

ASCOT HOUSE
SCHOOL LANE COLSTON BASSETT
NOTTINGHAMSHIRE NG12 3FD



Land & Estate Agents
Property Consultants



The Country Property Specialists
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ASCOT HOUSE

A stunning country home of appreciable character, bordering open countryside, nestling in the heart of Colston Bassett, one of the most highly regarded villages in the charming, pastoral rural landscape of the Vale of Belvoir, and unquestionably deserving of a Conservation Area designation.

This is the first time Ascot House has been on the open market for some 30 years. Comprising an extensive complex of period barns, configured in a 'U'-shaped formation converted and restored with considerable regard for the inherent character of the original buildings, offering an extensive range of flexible accommodation capable of providing a self-contained or independent living arrangement – if required.

Price Guide £1.8m



COLSTON BASSETT

Colston Bassett is without question one of the County's pre-eminent villages being protected by a Conservation Area designation and set in the unspoilt picturesque countryside of the Vale of Belvoir, having useful amenities close to hand in the neighbouring market towns of Bingham and Melton Mowbray, with relatively direct road access into the main regional centres of Nottingham, Leicester, Newark on Trent and Grantham.

The thriving centre of West Bridgford, home of the famous Trent Bridge Cricket Ground, offers superb retail, social and leisure opportunities as well as a wide range of activities and professional services, and Radcliffe on Trent, a larger village to the west of Colston Bassett offers excellent amenities and a highly rated golf club

There is wonderful village inn, The Martins Arms, which is a focal point for the village. On the village outskirts, in the lee of the ancient ruins of a Norman church, St Marys, there is an active cricket club, croquet club and a bowls facility for a more sedate sporting pursuit. There is a village hall for hosting events and gatherings, a small independent preparatory school on School Lane itself and famously Colston Bassett is of course synonymous with Stilton cheese.

GROUND FLOOR

Fine Galleried Central Entrance Hall

4.90m x 4.75m (16'0" x 15'6")

An immediate indication of the scale and character of this remarkable home.

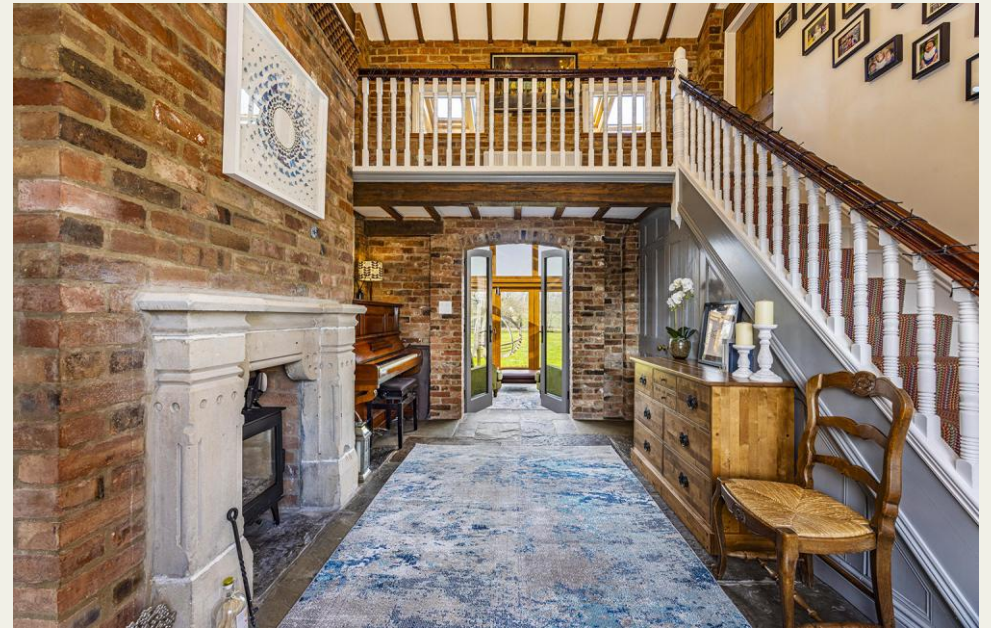
A stunning arched profile recently fitted entrance doorway connects to the hall which features a striking stone fireplace with a working log burner and flagstone flooring, which extends through to the connecting oak framed garden room through an arched profile internal doorway. Balustraded staircase rising to the first floor landing gallery above.

Understairs Cloakroom WC

'Prime Oak' Garden Room

3.70m x 3.40m (12'0" x 11'0")

A high calibre garden room with a stunning open aspect across the garden and bordering Vale of Belvoir countryside.



GROUND FLOOR CONT...

Family Room 6.15m x 4.60m (20'3" x 15'0") *maximum dimensions*
Striking Victorian period design fireplace – multi fuel stove.

Large Country Kitchen
8.90m x 4.65m (29'3" x 15'3")

Having a handcrafted artisan pine country kitchen installation. Fitted gas fired three oven Aga cooking range. Flagstone flooring extending through to the connecting informal dining/living area. Two sets of French doors connecting to a large flagstone garden terrace. Large enclosed walk-in pantry.



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES



GROUND FLOOR CONT...

Boot Room and Secondary Entrance

In practice this entrance forms the main day to day entry into Ascot House from the picturesque walled entrance court.

Main Sitting Room

6.10m x 4.50m (20'0" x 14'9") *maximum dimensions*

A charming principal reception room overlooking the rear garden. Striking Victorian style marble fireplace – living flame gas fire.

Music Room

4.35m x 3.55m (14'3" x 11'6")

Period design pine fire surround – fitted living flame gas fire.

Library/Study

5.40m x 4.45m (17'9" x 14'6")

Fireplace with exposed brick chimney breast and timbered ceiling.

Home Cinema and Games Room

6.90m x 4.85m (22'6" x 15'9")



FIRST FLOOR

Central Landing Gallery

Exquisite Primary Bedroom Suite

Stunning Bedroom

8.45m x 4.95m (27'9" x 16'3")

A large scale room of wonderful proportions, the equal of which is rarely found in any class of property.

En Suite Bathroom with Shower and

Dressing Table Area

Recently re-appointed to a particularly high standard.

Walk-In Dressing Room

Bedroom Two

4.95m x 4.15m (16'3" x 13'6")



SOUTHWEST WING

Ground Floor

Bedroom Three 4.45m x 3.55m (14'6" x 11'6")

Long Internal Hall – Landing

Modern Secondary Kitchen / Laundry 4.75m x 3.35m (15'6" x 11'0")

Ground Floor Bedroom Four 3.35m x 3.30m (11'0" x 10'9")

Ground Floor Bedroom Five 3.35m x 3.25m (11'0" x 10'9")

First Floor

Accessed via two separate staircases from the long hall.

Luxury Shower Room - Private Landing Gallery

Recently re-appointed to a particularly high standard.

Bedroom Six - Private Landing Gallery 4.45m x 4.05m (14'6" x 13'3")

Luxury Bathroom Two

Once again, recently re-appointed to a particularly high standard.



ESTABLISHED COUNTRY GARDENS & VEHICULAR STANDING AND DOUBLE GARAGE

Ascot House is approached from School Lane through a central gated entrance opening into a walled entrance court. A high level of privacy is ensured by the perimeter brick boundary wall, protecting the house from the charming street scene of School Lane.

The rear garden is a delight and a particular feature of the sale, with an expansive level lawn and a wonderful alfresco terrace; a garden pergola, ideal for covered alfresco dining, and a traditional summerhouse offer delightful vantage points to enjoy the beauty of the garden setting, bordering to totally unspoilt countryside, capturing wonderful open aspect views.

The main entrance courtyard offers excellent car standing and turning space circulating around a central lawned turning circle, with access to an attached double garage with mezzanine room above.

A secondary five bar gated entrance on the northeastern boundary provides useful ancillary parking and access to the rear of Ascot House.



GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES
- NOT TO SCALE

SERVICES

All mains' services are connected to the house. A smoke alarm is linked to the mains electricity circuit. CCTV security system is installed.

Please note that none of the mains service connections, appliance installations or appliances have been tested by the selling agents and no warranties are given or implied.

Available Broadband

Standard 3 Mbps Superfast 48 Mbps (Fibre)

Available Mobile Coverage (based on calls indoors)

O2 - X Vodafone - ● EE - ● Three - ●

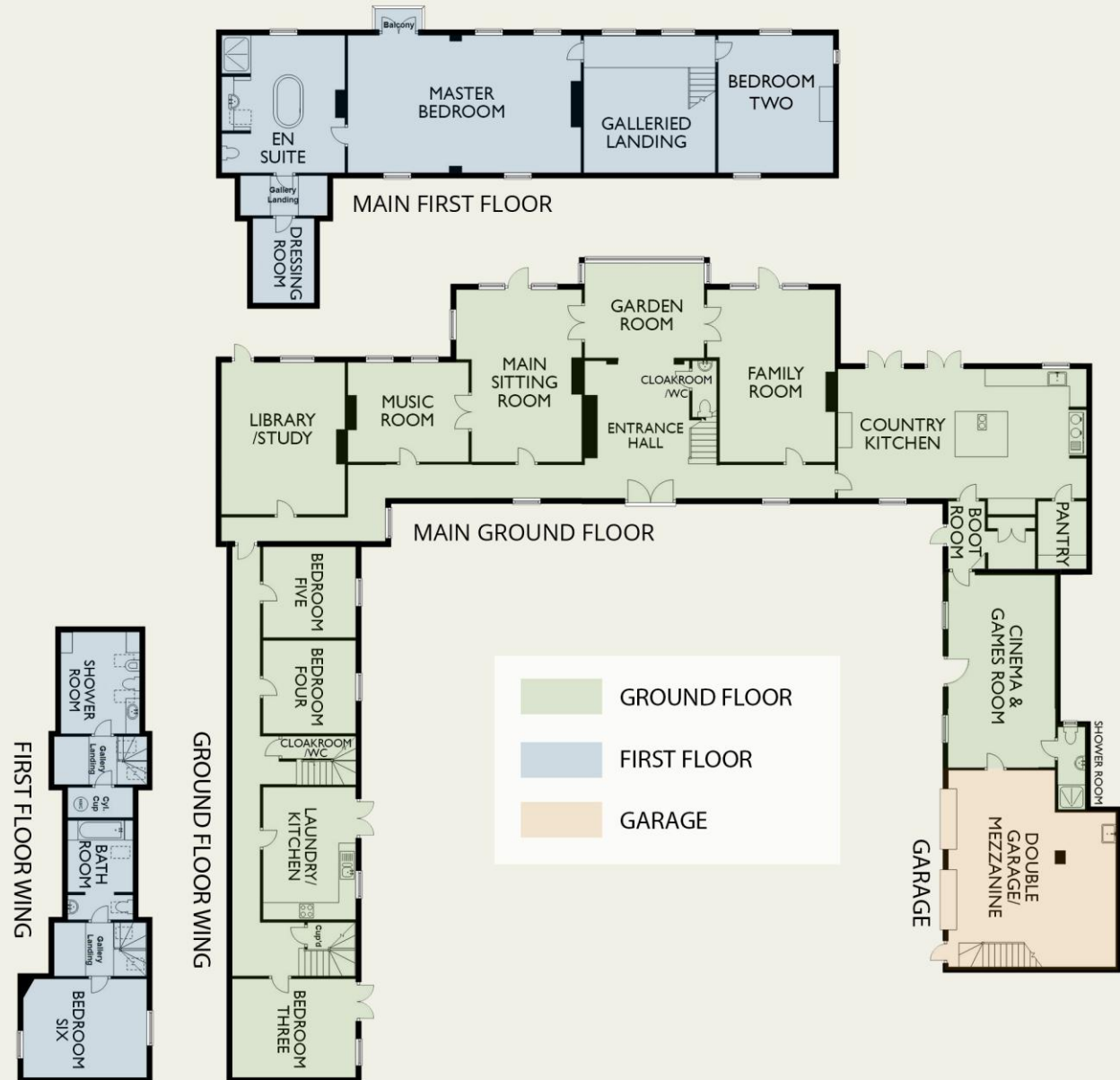
√ = Likely ● = Limited X = Poor

LOCAL AUTHORITY Council Tax Band G

Rushcliffe Borough Council
Civic Centre, Pavillion Road, West Bridgford
Nottingham NG2 5FE

VIEWING ARRANGEMENTS

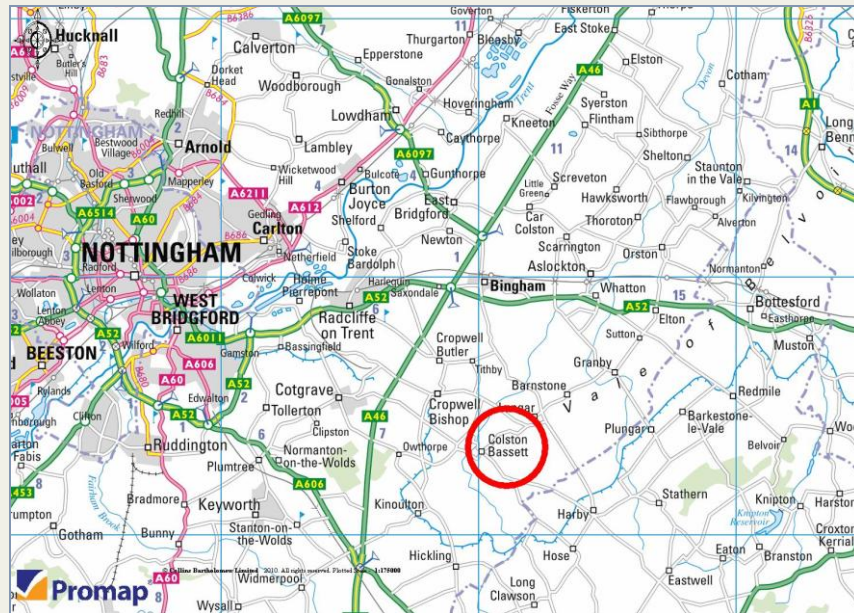
If you are interested in Ascot House and would like to arrange a viewing, please contact us on 01636 815544
www.smithandpartners.co.uk



MAPS & ENERGY PERFORMANCE RATINGS

REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



ENERGY PERFORMANCE CERTIFICATE RATINGS

A copy of the EPC can be viewed at

<https://www.epcregister.com/searchReport.html?RRN=9338-7078-7206-0486-0984>

Conditions of Sale

These particulars are issued on the distinct understanding that all negotiations are conducted through Smith and Partners. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility can be accepted for any loss or expense incurred in viewing. Smith and Partners for themselves and for the vendors of this property whose agents they are, give notice that: 1 These particulars do not constitute, nor constitute any part of, an offer or contract. 2 None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. 3 Any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of the statements contained in these particulars.

LOCATION PLAN

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