

The Covert Sutton Lane, Elton,
Nottinghamshire, NG13 9LA

Offers Over £799,950

Tel: 01949 836678

RICHARD & WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Barn Conversion
- 4 Bedrooms 3 Bathrooms
- Spacious Dining Kitchen
- Fantastic Plot Approaching 2.8 Acres
- Substantial Gated Driveway
- Approaching 2,700 Sq.Ft.
- 4 Main Receptions
- Generous Garage Block
- Superb Panoramic Views
- Delightful Village Location

We have pleasure in offering to the market this interesting detached conversion of a former period barn, offering a versatile and significant level of internal accommodation lying in the region of 2,700 sq.ft. The property occupies a truly stunning plot, tucked away off a gated private driveway, providing a considerable level of off road parking with detached garage block with securely fenced, extensive gardens and paddock which, combined, extend to approximately 2.8 acres. In addition the property benefits from a westerly aspect to the rear affording wonderful panoramic views across adjacent fields and countryside beyond, overall creating a superb vista which can be seen from both the gardens and house.

Internally the property offers a considerable level of versatility in its layout, having four bedrooms and three bath/shower rooms, the master bedroom benefitting from ensuite facilities as well as access out onto a balcony at the rear which again affords wonderful views. To the ground floor there are four main reception areas and a well proportioned farmhouse style dining kitchen with useful utility and ground floor cloak room off. The property could offer potential for ground floor living if required but overall would provide an excellent level of accommodation ideal for families.

Overall this is a really interesting individual home in what is a delightful setting with viewing coming highly recommended to appreciate both the location and accommodation on offer.

ELTON ON THE HILL

The village of Elton lies close to the A52 which provides excellent road access to the cities of Nottingham and Leicester, the A1 and M1. The neighbouring village of Orston has an excellent primary school and secondary schooling can be found in Bingham at Toothill, or in Grantham with the King's Grammar School for boys and South Kesteven Grammar School for girls. From the village there are excellent walks and bridleways through the Vale of Belvoir.

A DOUBLE GLAZED ENTRANCE DOOR LEADS INTO:

BOOT ROOM/ENTRANCE HALL

12'7" x 12'6" (3.84m x 3.81m)
An L shaped space having a tiled floor, beamed ceiling, deep skirtings, staircase rising to the first floor secondary landing and further cottage latch doors to:

UTILITY ROOM

6'9" x 5'10" (2.06m x 1.78m)
A useful space having fitted base unit with laminate preparation surface over, inset sink and drain unit, plumbing for washing machine, space for further free standing appliance, built in larder unit and overhead storage cupboard, wall mounted Worcester Bosch boiler and double glazed window.

GROUND FLOOR CLOAK ROOM

5'2" x 4'9" (1.57m x 1.45m)
Having a two piece suite comprising close coupled WC and pedestal washbasin, tiled floor, beamed ceiling and double glazed window.

STUDY

15'8" x 8'3" (4.78m x 2.51m)
A versatile space which would be useful as a home office, playroom or teenage snug having beamed ceiling, deep skirtings and double glazed window.

From the entrance hall a further double glazed entrance hall leads through into:

DINING KITCHEN

23'10" x 15'1" (7.26m x 4.60m)
A fantastic, well proportioned, open plan dining kitchen affording a delightful aspect across the garden and countryside beyond creating a wonderful panoramic vista. The kitchen is beautifully appointed having been tastefully refurbished with a generous range of Shaker style wall, base and drawer units finished in heritage style colours, having generous runs of laminate preparation surfaces, one with inset sink and drain unit with matt black swan neck mixer tap. Further integrated appliances include Neff induction hob, fan assisted oven and combination microwave and dishwasher, larder unit with alcove designed for free standing American style fridge freezer and attractive built in dresser unit providing additional storage. This room is more than capable of hosting a large dining table, having attractive tiled floor, exposed beams to the ceiling and a further door leading through into:

LIVING ROOM

15'7" x 16'2" (4.75m x 4.93m)
A versatile reception space which links back into the kitchen providing an informal sitting room, having an attractive heavily beamed ceiling, deep skirtings and a spindle balustrade staircase rising to the first floor landing.

A further cottage latch door leads through into:

FAMILY ROOM

15' x 12'11" (4.57m x 3.94m)
A versatile, well proportioned reception currently utilised as a home office ideal for today's way of working, tucked away at the end of the house with access into the garden room at the side. The room offers a wealth of character with an attractive heavily beamed ceiling, deep skirtings, exposed floor boards, double glazed windows to two elevations and French doors leading into the sun room.

SUN ROOM
28'10" x 10' (8.79m x 3.05m)
A well proportioned, light and airy space offering a further versatile reception area ideal as an additional sitting room and affording fantastic panoramic views across the property's own gardens and paddock and countryside beyond. The room having a wealth of character with part vaulted ceiling with exposed timbers, Travertine style tiled floor, deep skirtings, double glazed windows and French doors to two elevations and including an attractive glazed gable end looking into the garden. A further pair of glazed double doors return to the dining kitchen.

RETURNING TO THE LIVING ROOM A SPINDLE BALUSTRADE STAIRCASE RISES TO:

FIRST FLOOR LANDING
16' x 8' (4.88m x 2.44m)
An attractive space having pitched beamed ceiling with central purlin, exposed brick internal elevation, spindle balustrade, two windows to the rear elevation and further cottage latch doors leading to:

PRINCIPAL BEDROOM
16'3" x 13' (4.95m x 3.96m)
A well proportioned double bedroom having an attractive vaulted ceiling with exposed timbers, a range of fitted furniture with full height wardrobes, overhead storage cupboards and complementing side and dressing table, an air conditioning unit and windows to two elevations as well as French doors leading out onto a balcony which affords fantastic panoramic views to the rear.

A further cottage latch door leads through into:

ENSUITE SHOWER ROOM
8'4" x 8'4" (2.54m x 2.54m)
A well proportioned space having a suite comprising double width shower enclosure with glass screen and wall mounted electric shower, vanity unit providing an excellent level of integral storage, WC with concealed cistern, washbasin and bidet, contemporary towel radiator, pitched ceiling with exposed timbers and double glazed window.

SHOWER ROOM
8'4" x 7' (2.54m x 2.13m)
Having a contemporary suite comprising quadrant shower enclosure with curved sliding double doors and wall mounted electric shower, close coupled WC and pedestal washbasin, tiled splash backs, pitched ceiling with exposed timbers and double glazed window.

FROM THE MAIN LANDING A FURTHER DOOR GIVES ACCESS THROUGH INTO:

INNER LANDING
12' x 5' (3.66m x 1.52m)
Having an attractive pitched ceiling with exposed timbers, exposed internal brick elevation, double glazed window and further cottage latch doors leading to:

BEDROOM 3
12'2" x 11' (3.71m x 3.35m)
A further double bedroom affording wonderful views to the rear, having an attractive pitched ceiling with exposed timbers, exposed brick internal elevation, deep skirtings and double glazed window.

BEDROOM 2
16'7" x 11'9" (5.05m x 3.58m)
A well proportioned double bedroom having an attractive pitched ceiling with exposed timbers, deep skirtings, windows to two elevations, exposed internal brickwork, fitted air conditioning unit and a further cottage latch door giving access into:

JACK N' JILL ENSUITE BATHROOM
12'11" x 5'7" (3.94m x 1.70m)
Having a three piece suite comprising panelled bath with chrome mixer tap and integral shower handset, close coupled WC and pedestal washbasin, pitched ceiling with exposed beams, access to under eaves storage, built in airing cupboard, Velux skylight affording wonderful views to the rear and a further cottage latch door giving access to:

SECONDARY STAIRWELL
Having a staircase descending to the ground floor utility area and side entrance hall, having pitched ceiling with exposed timbers, double glazed window to the side and a further cottage latch door leading to:

BEDROOM 4
11'10" x 11'10" max (3.61m x 3.61m max)
An L shaped double bedroom having pitched ceiling with exposed beams, useful under eaves storage, deep skirtings, an attractive dual aspect with double glazed window to the side and Velux window at the rear affording wonderful panoramic views across the Nottinghamshire countryside.

EXTERIOR
The property occupies a stunning plot of generous proportions, tucked away off the lane on an electric gated access which sweeps onto substantial gravelled driveway providing a considerable level of off road parking. The property sits in an elevated position which affords wonderful panoramic views to the rear across the property's own gardens and paddock and out onto the Nottinghamshire countryside beyond. The plot in total extends to approximately 2.8 acres. The gardens and paddocks are securely fenced, making it ideal as a child or dog friendly outdoor space. Leading off the driveway is an attractive brick and pantiled double garage with adjacent car port.

DOUBLE GARAGE
23' wide x 18'6" deep (7.01m wide x 5.64m deep)
An attractive brick and pantiled garage having twin up and over doors, power and light, 9' ceiling, three windows to the rear, courtesy door to the side and pull down aluminium ladder giving access into a substantial storage space situated in the eaves above.

CAR PORT
10' wide x 17' deep (3.05m wide x 5.18m deep)
A brick car port providing further car standing or a covered storage area, having a flagstone base and open sides.

GARDENS
The initial formal gardens have been landscaped for relatively low maintenance living having substantial paved and gravelled seating areas, raised borders with inset shrubs, useful timber storage sheds and pergola. This level area flows back into the kitchen and sun room creating a fantastic outdoor entertaining space and looks out across the property's own grass paddock, large enough to accommodate a small pony and providing a wonderful vista with far reaching views beyond.

COUNCIL TAX BAND
Rushcliffe Borough Council - Band F

TENURE
Freehold

ADDITIONAL NOTE RE PADDOCK
Please note that the vendor purchased a parcel of land from British Gypsum which extends to approximately 1.9 acres. In addition to this, the vendors also rent a small parcel of land which lies in the region of 0.9 of an acre. This is currently rented at £30 per quarter and although inquiries would have to be made prior to purchasing the property we understand that it's likely that a future proprietor would be able to continue to rent this area of land if required.

ADDITIONAL NOTES
The property is understood to have mains electricity, gas and water. Drainage is by way of a private system (septic tank) (information taken from Energy performance certificate and/or vendor).

ADDITIONAL INFORMATION
Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:_
https://check-long-term-flood-risk.service.gov.uk/risk#

Broadband & Mobile coverage:-
https://checker.ofcom.org.uk/en-gb/broadband-coverage

Radon Gas:-
https://www.ukradon.org/information/ukmaps

School Ofsted reports:-
https://reports.ofsted.gov.uk/

Planning applications:-
https://www.gov.uk/search-register-planning-decisions


THE
COVERT
















Reebok

























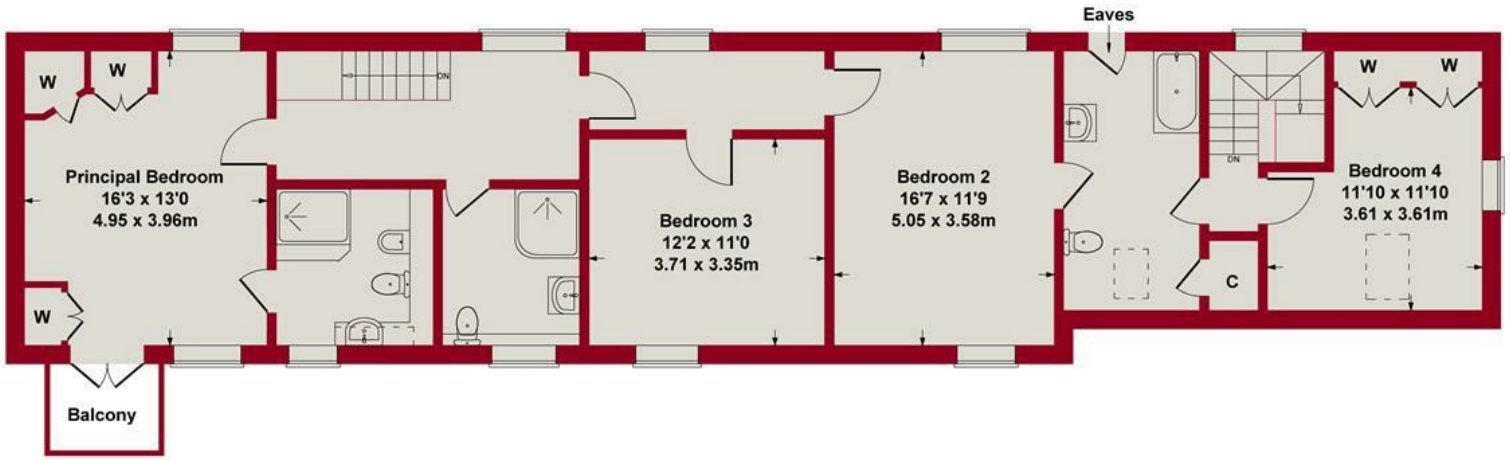




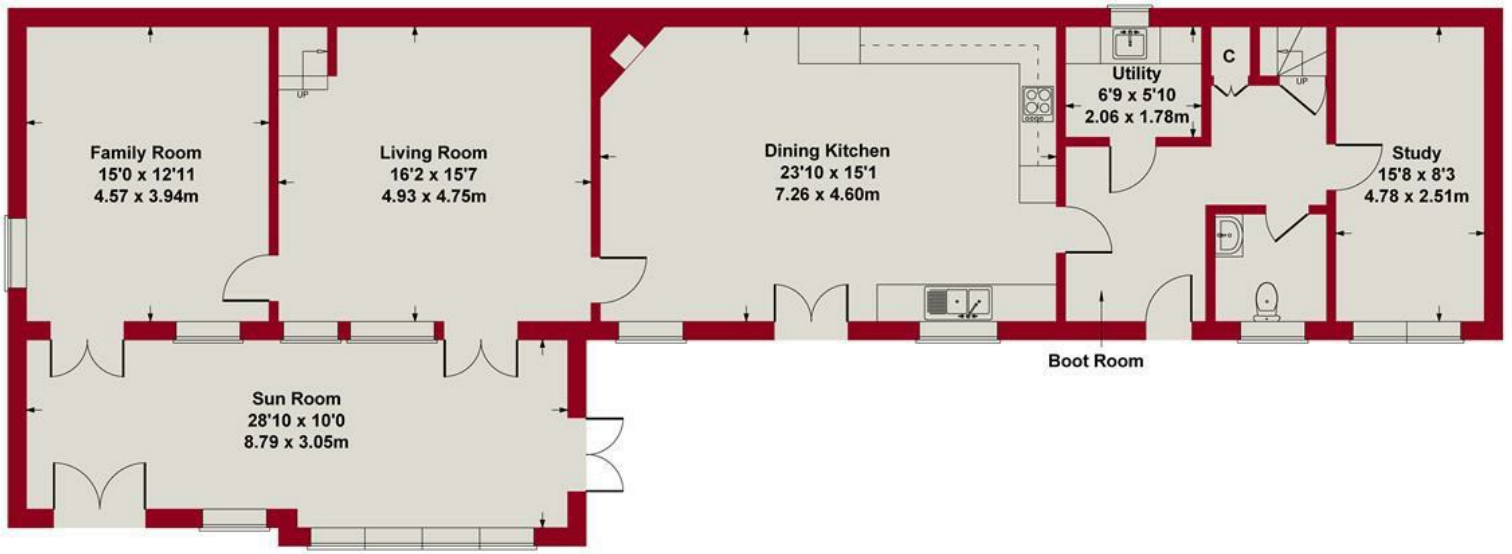




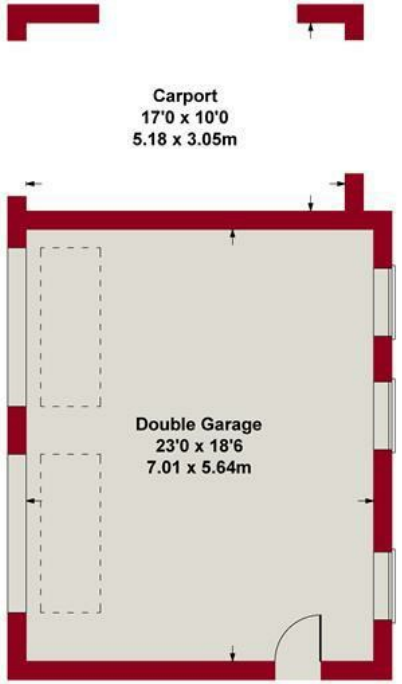




FIRST FLOOR



GROUND FLOOR



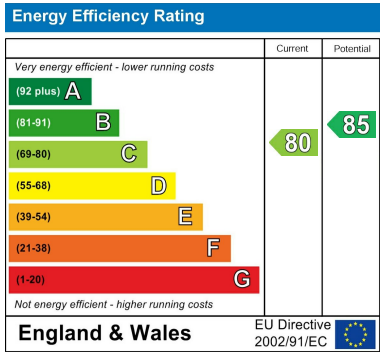
GARAGE

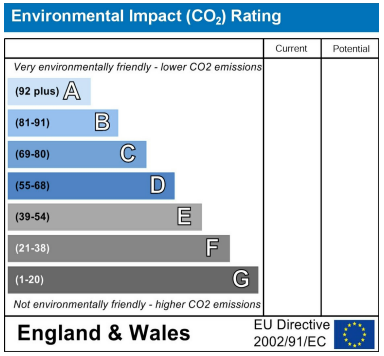
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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RICHARD WATKINSON & PARTNERS







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RICS
The Property Ombudsman

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