



BEECH HOUSE
NORWELL ROAD CAUNTON NOTTINGHAMSHIRE NG23 6AF

Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk



BEECH HOUSE

Beech House is a fine and substantial detached late Victorian house offering a first-class home in an appealing village edge setting, standing centrally in a deep country garden of 1.02 Acres or thereabouts bordering to open countryside.

The property has been the subject of a well-considered restoration over recent times including internal refurbishment, the bespoke in frame country kitchen is arguably the signature feature, together with a large rear garden room-orangery extension and a substantial detached three car garage completed to a high standard.

Many original features have been retained during the 21st Century restoration and upgrading of Beech House ensuring the original stature and character of the house has been conserved whilst introducing the lifestyle features and requirements of present-day living; this exquisite village house is offered with early vacant possession, and internal inspection is highly recommended.

CAUNTON

Caunton is an unspoilt village, protected by a Conservation Area designation having an extensive range of local amenities; the recently reopened gastro-pub restaurant, a traditional village inn, an active Church, a tennis club and the village is within the catchment area of the Minster School in Southwell and accessible to the main regional centres of Newark on Trent, Lincoln and Nottingham.

The Minster town of Southwell offers a range of retail amenities, professional services, a sports and leisure centre and schooling is of a renowned standard across the age ranges.

The market town of Newark on Trent, offers a more extensive range of retail amenities, professional services, restaurants and sport/leisure facilities and a marina.

Fast East Coast Main Line Rail Service

From Newark there is direct access to the A1 national road network and a fast direct rail link into London Kings Cross in a scheduled journey time of 80/85 minutes.

DISTANCES

Southwell	6 miles	Newark on Trent	8 miles
Mansfield	17miles	Nottingham	23 miles
Lincoln	23 miles	Grantham	23 miles

PRICE GUIDE: £1,250,000



GROUND FLOOR

Traditional Open Canopy Porch

Approached across Yorkshire stone terrace with a flagstone stepped threshold, with a traditional fielded entrance door.

Fine Entrance Hall

An immediate indication of the elegant and spacious proportions of this wonderful period home.

Striking traditional tiled floor, corniced ceiling, dado rail and deep skirting boards. Replacement sealed unit double glazed sash window. Polished steel column radiator. A fine traditional two flight period staircase rises to the first and upper floor landings above.

Cloakroom/WC

Fitted traditional heritage suite comprising a low flush WC and pedestal wash hand basin with a limestone tiled splashback. Striking polished limestone flooring. Thermostatically controlled underfloor heating.

Main Sitting Room

6.30m x 4.35m (20'9" x 14'3")

The focal point of the room is a traditional stone fireplace. Striking replacement sealed unit double glazed bay window overlooking the front garden. Two polished steel column radiators.



Smaller Sitting Room – Dining Room

4.95m x 4.35m (16'3" x 14'3")

A well-proportioned room with a striking period marble fireplace with decorative tiling and cast-iron detailing. Two polished steel column radiators. High corniced ceiling. Replacement sealed unit double glazed sash bay window giving an open aspect across the grounds.

Study

4.30m x 3.70m (14'0" x 12'0")

Striking marble period fireplace. Polished steel radiator. Replacement double glazed sash window to side aspect.



GROUND FLOOR CONTINUED.....

Inner Hall – Secondary Staircase Hall

In practice this entrance would serve as the main day to day access point into Beech House.

Original winding secondary period staircase rising to the first floor with enclosed understairs storage space. Replacement sealed unit double glazed sash window. Polished steel column radiator.

Stunning Bespoke Country Kitchen

6.35m x 4.35m (20'9" x 14'3")

A high grade new in-frame country kitchen installation finished in contrasting Heritage pastel paint finishes.

The cabinets are of an English revival Shaker design with extensive polished quartz countertops and a substantial central island unit with low level storage. The main run of units offers excellent base and wall storage capacity with a Neff induction hob having an extraction canopy, two inline Neff electric ovens and an integrated Haier integrated dishwasher, One and a half bowl Belfast style sink with brass mixer tap- boiling tap.

Full height Hailer freezer unit and separate refrigerator and a pullout double bay recycling bin.

Striking ceramic stone flooring extending throughout the kitchen and the utility wing and the garden room. Three replacement sealed unit double glazed windows. Recessed downlighting and fitted over island lighting. Polished steel column radiator.



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

GROUND FLOOR CONT...

Utility Room – Boot Room

A range of fitted cabinets of a comparable standard to the main kitchen having quartz countertops offering superb additional storage space.

Replacement sealed unit double glazed window.

Fielded door connecting to rear courtyard and garage.

Large Traditional Walk-in Shelved Pantry

Fitted traditional pine shelving.

Sealed unit double glazed replacement sash window.

Boiler Room – Laundry

A further range of cabinets matching the main kitchen installation having polished quartz countertop.

Fitted Belfast sink unit with brass mixer tap. Integrated waist height quartz plinthed internal shelving designed for side-by-side washer and dryer appliances.

Fitted replacement Grant oil fired boiler unit.

Magnificent Orangery – Garden Room

6.70m x 4.15m (22'0" x 13'6")

A recent extension to this fine period house extending into the garden having an ealing aspect over the garden and the surrounding countryside.

High double glazed lantern roof with low voltage down lighting and a series of sealed unit double glazed windows having three double casement French doors opening to York stone terracing with lawns beyond.

High grade ceramic stone flooring with thermostatically controlled underfloor heating.



FIRST FLOOR

Main Central Landing

Alighted from a striking period oak dressed two flight staircase which connects at the half landing stage to the secondary staircase. The staircase rises in two further flights to the second-floor landing gallery above. Corniced ceiling and picture rail. Polished steel column radiator.

Front Bedroom One

4.95m x 4.35m (16'3" x 14'3")
Period marble fireplace having William Morris floral design inlays and cast-iron grate. Replacement sealed unit double glazed twin section sash window to Polished steel column radiator.

Dressing Room En Suite

Extensive range bespoke wardrobes and drawer chest sections. Replacement sealed unit double glazed sash window to side elevation.

Front Bedroom Two

6.30m x 4.35m (20'9" x 14'3")
maximum dimensions
Stone fireplace with burnished steel inlay and traditional hob grate. Polished steel column radiator. Replacement sealed unit double glazed window overlooking garden.

Bedroom Three

4.05m x 3.80m (13'3" x 12'6")
Replacement sealed unit double glazed sash window to side aspect. Period fireplace of an Arts and Crafts design with delft style decorative inlay. Recessed small storage/wardrobe closet.

House Bathroom

High grade traditional Burlington suite, having a freestanding ball and claw bath, a large corner shower cubicle with thermostatically controlled shower, separate hand shower and a traditional pedestal wash basin with chrome mixer taps and a high flush WC. Sealed unit double glazed sash window. Central heating radiator – towel rail.

Bedroom Four

4.35m x 3.50m (14'3" x 11'6")
maximum dimensions
Traditional ornamental period fireplace. Recessed wardrobe closet. Replacement sealed unit double glazed sash window. Polished steel column radiator.

House Shower Room

High grade replacement suite comprising a large corner shower cubicle with internal tiling and glass door enclosure – thermostatically controlled chrome shower, pedestal wash hand basin and a low flush WC. Two replacement sealed unit double glazed sash windows.



SECOND FLOOR

Upper Landing Gallery

The scale and proportions of this wonderful family home are such that even at second floor level there is generous height and scale to the rooms.

Access to tank room, two high-capacity pressurised hot water cylinders housing domestic hot water for the house.

Front Bedroom Five

5.65m x 4.35m
(18'6" x 14'3")

Ornamental period fireplace. Replacement sealed unit double glazed sash window. Polished steel column radiator.

En Suite Shower Room

Corner shower with tiled interior and a glass screen enclosure – fitted chrome thermostatically controlled shower installation, wall mounted wash hand basin and a low flush wc. Chrome ladder towel rail.

Front Bedroom Six

4.95m x 4.35m
(16'3" x 14'3")

Sealed unit double glazed sash window polished steel column radiator.

Rear Bedroom Seven

4.40m x 4.35m
(14'6" x 14'3")

Replacement sealed unit double glazed sash window to side aspect. Polished steel column radiator. Skilfully designed panelled wall feature incorporating a doorway connecting to a walk-in wardrobe/dressing room with open fronted wardrobes, box storage and a series of integrated drawer chests.

Stunning House Bathroom – RAK Ceramics

High grade contemporary white suite and striking contrasting floor and full wall tiling are features of this stunning modern bathroom comprising a large contoured freestanding contemporary bath with chrome pedestal waterfall tap and hand shower, spacious recessed shower cubicle with overhead rain shower and separate hand shower in a matt black finish with a thermostatic control and a glass door enclosure, granite topped vanity unit incorporating a wash hand basin with waterfall mixer tap and a low flush wc with concealed cistern. Recessed ceiling downlighting. Velux roof light.



GARDENS AND GARAGING

Beech House stands centrally within a rectangular garden of essentially one acre having an extensive frontage to Norwell Road to Norwell Road enclosed by traditional steel estate railings and an avenue of mature trees including a specimen beech tree from which the house derives its name.

A pair of tall wrought iron reclaimed entrance gates and a pillared entrance with stone coping detailing and a flagstone threshold creates an impressive entrance to the wonderful home. The gates open onto a gravel approach drive culminating in a parking court adjacent to the house.

The large recently constructed triple garage is a particular feature of the sale.

Brick and Slate Triple Garage 8.90m x 5.40m (29'3" x 17'9")

Striking York stone forecourt threshold and a series of three traditional timber double doors. Light and power facility.

External oil storage tank.





Extensive Country Gardens

– approaching 1.02 Acres / 0.41 Hectares

The gardens are mainly lawned and slope gently from the roadside to the rear boundary and Beech

House enjoys a commanding position standing centrally on the plot ensuring a great presence and stature in what is in our opinion a wonderful setting for this exquisite home.

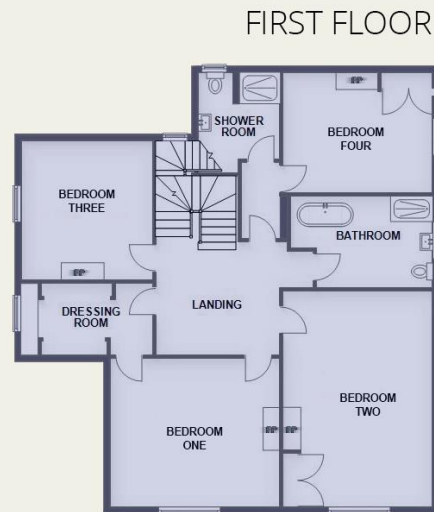
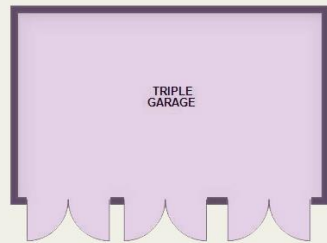
Mature orchard area.

Traditional railing fence enclosures.



GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION
NOT TO SCALE



SERVICES

Mains water and electricity are connected to the house which has septic tank drainage.

There is no mains gas service to the village.

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.

Environmental Considerations – Flooding

By reference to <https://check-long-term-flood-risk.service.gov.uk/risk#>

Please note the risk of flooding is considered low.

Available Broadband

Basic 21 Mbps / Superfast 80 Mbps

Available Mobile Coverage

(based on calls indoors)

O2 - ● Vodafone - ●

EE - ✓ Three - ✓

✓ = Good ● = Variable X = Poor

LOCAL AUTHORITY

Council Tax Band G

Newark & Sherwood District Council
Castle House, Newark on Trent, NG24 1BY

www.newark-sherwooddc.gov.uk

01636 650 000

VIEWING ARRANGEMENTS

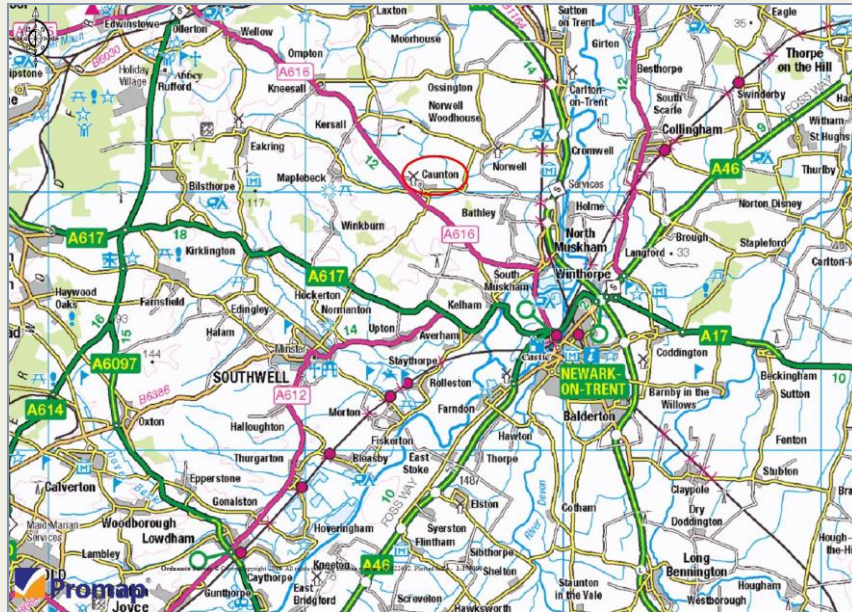
If you would like to arrange a viewing of Beech House, please contact us on 01636 815544

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>
Ref No: 2809-3921-1200-0702-8200

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 to, 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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SMITH & PARTNERS
LAND & ESTATE AGENTS

16 MARKET PLACE SOUTHWELL NOTTINGHAMSHIRE NG25 0HE

01636 815544 sales@smithandpartners.co.uk

TD5672



www.smithandpartners.co.uk

