



**The White House Loughbon, Orston,
Nottinghamshire, NG13 9NJ**

No Chain £475,000

Tel: 01949 836678

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Period Home
- 4 Bedrooms 2 Receptions
- Sympathetically Refurbished & Renovated
- Potential For Off Road Parking
- Wealth Of Character & Features
- Deceptive Accommodation
- Ground Floor Cloaks & Utility
- Low Maintenance Courtyard Style Garden
- Delightful Heart Of The Village Location
- Viewing Highly Recommended

We have pleasure in offering to the market this detached, period, double fronted village home, understood to date back approximately 200 years. The property affords an attractive painted facade beneath a pantiled roof with sash windows and a central front door. Behind the attractive exterior lies a versatile level of deceptive accommodation extending to approximately 1,400 sq.ft., boasting 2 main reception areas and 4 bedrooms as well as a wealth of character and features.

Over the years the property has seen a sympathetic programme of renovation and is tastefully presented throughout, having attractive natural floor coverings to the ground floor including Travertine flags through the main entrance hall and kitchen and exposed floor boards to the sitting room. In addition there are attractive fireplaces, high coved ceilings, deep skirtings and architrave, period doors and tasteful decoration throughout. This has been complemented by an updated kitchen finished in heritage style colours in keeping with the style of home.

In addition there is a useful utility room with cloak room off and a spacious dual aspect living/dining room which offers a delightful aspect across to the church and village green.

As well as the internal accommodation the property occupies a low maintenance plot with a south westerly rear aspect and the potential for off road parking with gated access to the side.

Overall this is a stunning, individual period home located at the heart of this highly regarded edge of Vale village.

ORSTON

The Conservation village of Orston has a highly regarded primary school, public house, village shop and riding school/livery yard and is located just off the A52 between the market town of Bingham and the village of Bottesford where there are further amenities including secondary schooling, shops and restaurants, doctors and dentists. The village is convenient for the A52 and A46 providing good access to the cities of Nottingham and Leicester. There is a railway station just outside the village linking to Grantham and Nottingham and from Grantham there is a high speed train to King's Cross in just over an hour.

AN ATTRACTIVE PERIOD ENTRANCE DOOR WITH DOUBLE GLAZED LIGHT ABOVE LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

14' x 5'11" (4.27m x 1.80m)

An attractive initial entrance vestibule having Travertine tiled floor, deep skirtings and architrave, spindle balustrade staircase rising to the first floor landing with useful under stairs alcove beneath and, in turn, further period doors to:

SITTING ROOM

14'4" x 11'4" (4.37m x 3.45m)

An attractive room having double glazed sash window to the front, the focal point to the room being a chimney breast with marble fire surround, slate hearth and inset cast iron fireplace with tiled inserts, alcoves to the side, part panelled walls, high coved ceiling, central heating radiator behind feature cover and attractive exposed floor boards.

L SHAPED BREAKFAST KITCHEN

16'10" x 14'4" max (5.13m x 4.37m max)

An attractive light and airy space benefitting from windows to two elevations as well as French doors leading out into the rear garden. The kitchen is tastefully appointed with a generous range of Shaker style wall, base and drawer units finished in heritage style colours with a combination of work surfaces, the main run being quartz, having undermounted Belfast style sink with brush metal swan neck mixer tap and tiled quartz splash backs, further butcher's block effect work surface with built in units beneath and integrated wine cooler, further integrated appliances including slim line dishwasher, full height fridge freezer, separate under counter freezer and pull out recycling drawer, space for free standing range, continuation of the Travertine tiled floor and deep skirtings, inset downlighters to the ceiling.

Returning to the initial entrance hall a further period door leads through into:

DINING ROOM

13'10" x 11' (4.22m x 3.35m)

A further versatile reception space currently utilised as formal dining and being open plan to the living room, having a pleasant dual aspect with sliding sash effect window and vertical sash to the front with pleasant aspects into the village. The room having attractive heavily beamed ceiling, deep skirtings and an open doorway leading through into:

LIVING ROOM

12' x 12' (3.66m x 3.66m)

An attractive space having sliding sash effect window to the side, feature fireplace with exposed brick hearth and back and timber lintel, shelf alcove to the side, heavily beamed ceiling, deep skirtings and further door leading to:

UTILITY ROOM

6'8" x 5'8" (2.03m x 1.73m)

Having fitted 3/4 height larder unit and additional base unit finished in heritage style colours with reclaimed timber preparation surfaces above, under counter washing machine, larder unit housing the gas central heating boiler, period style tiled floor, double glazed windows to

two elevations (please note the current stained glass pitch pine door will be replaced with a pine door) and further door into:

GROUND FLOOR CLOAK ROOM

5'8" x 3'2" (1.73m x 0.97m)

Having a two piece suite comprising close coupled WC and wall mounted washbasin with chrome taps and William Morris style tiled splash backs, continuation of the period effect tiled floor and obscured glazed window. (please note the current pitch pine door will be replaced with a pine door)

RETURNING TO THE MAIN ENTRANCE HALL A SPINDLE BALUSTRADE STAIRCASE RISES TO:

FIRST FLOOR GALLERIED LANDING

Having deep skirtings and architrave, sash window to the front with a delightful aspect into the centre of the village and across to the village church.

Further stripped pine doors lead to:

BEDROOM 1

14'6" x 11'8" (4.42m x 3.56m)

An attractive double bedroom having chimney breast with period fireplace and alcoves to the side, deep skirtings and sash window with aspect into the village at the front.

BEDROOM 2

13'11" x 11' (4.24m x 3.35m)

A further double bedroom having a light and airy feel, benefitting from a dual aspect having window to the side and sash window looking across to the village church at the front. The room having deep skirtings.

Returning to the galleried landing and open doorway leads through into:

INNER LANDING

6'9" x 3'4" (2.06m x 1.02m)

Having further period doors leading, in turn, to:

BEDROOM 3

12' x 12'8" (3.66m x 3.86m)

Again a double bedroom offering a dual aspect with window to the side and French doors leading out onto a balcony at the rear, the focal point of the room being a chimney breast with cast iron fireplace with alcove to the side and attractive tiled hearth, the room having deep skirtings.

DRESSING ROOM

6'11" x 10'2" max into wardrobes (2.11m x 3.10m max into wardrobes)

Currently utilised as a dressing room and therefore having integrated furniture with full height wardrobes, built in shelved storage and complementing drawer unit. Alternatively the room

could be reconfigured to provide a further fourth bedroom if required. The room having attractive exposed floor boards, deep skirtings and architrave and sealed unit double glazed window overlooking the rear garden.

BATHROOM

8'3" x 6'10" (2.51m x 2.08m)

Having a three piece white suite comprising panelled bath with chrome tap and shower over, close coupled WC and pedestal washbasin, tiled splash backs, contemporary towel radiator and obscured glazed window.

EXTERIOR

The property occupies a delightful position right at the heart of the village, benefitting from a pretty aspect across to the village church. The property occupies what is a low maintenance plot fronting Loughbon but with a side access of Chapel Street, having ledge and brace gates that could, potentially, provide off road parking. However these aren't currently utilised as the garden is given over to a paved and gravelled seating area which benefits from a south westerly rear aspect, making it a delightful sun trap in the summer months and links back into the kitchen, providing a useful outdoor entertaining space. The garden encompasses a timber storage shed and bin store with adjacent established borders.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band E

TENURE

Freehold

ADDITIONAL NOTES

We are informed the property is on mains gas, electric, drainage and water (information taken from Energy performance certificate and/or vendor).

Part of the rear fence has a shared responsibility with the neighbouring property.

The property is located within the village conservation area.

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:-

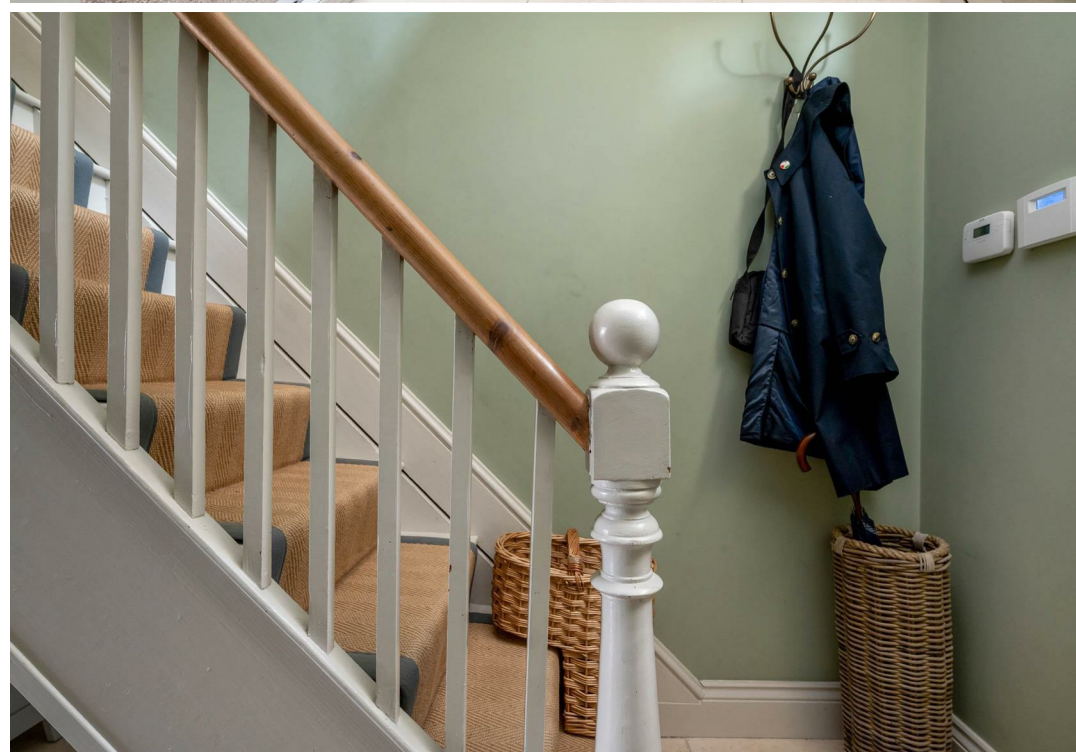
<https://reports.ofsted.gov.uk/>

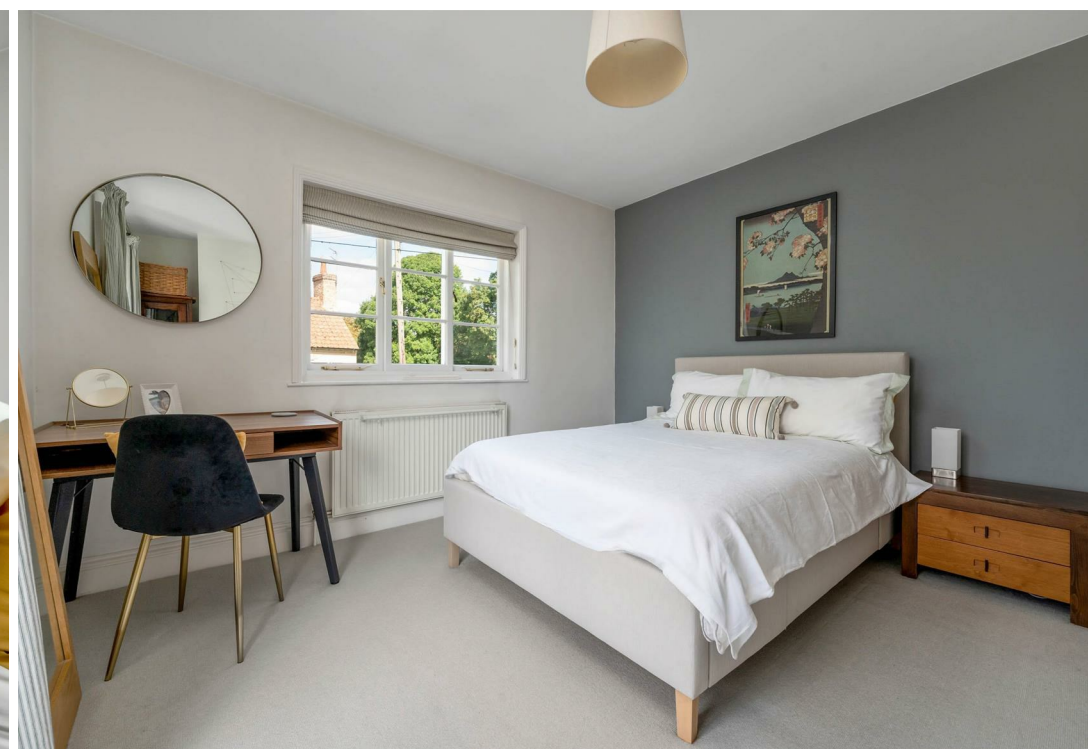
Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>

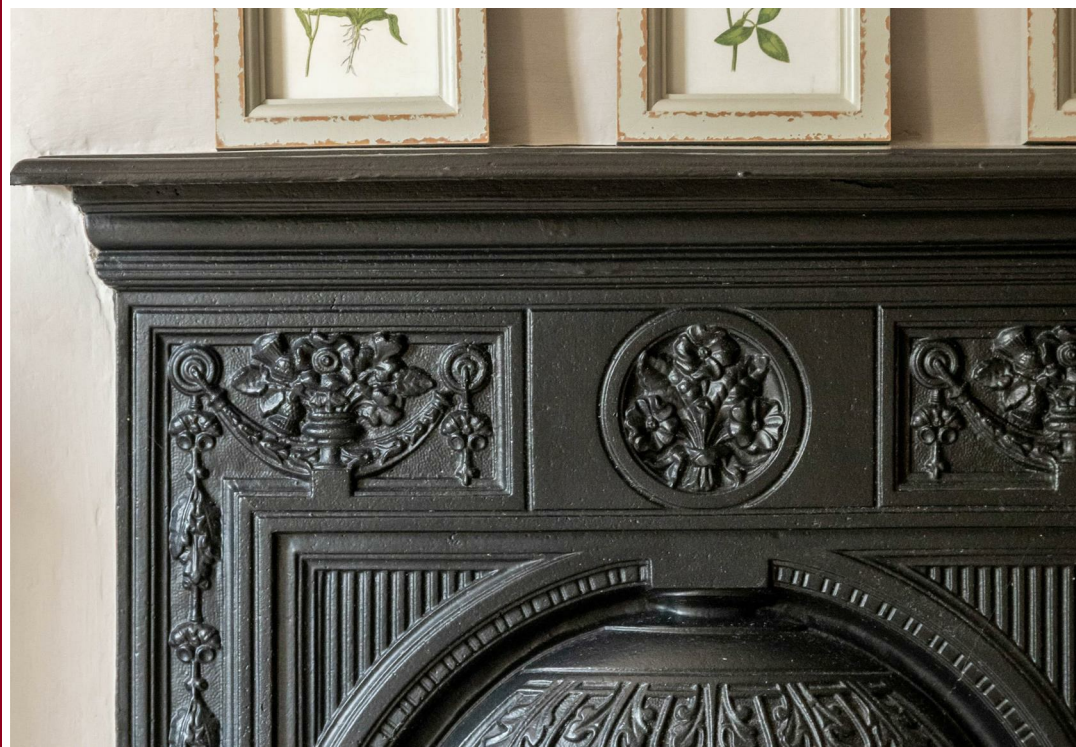




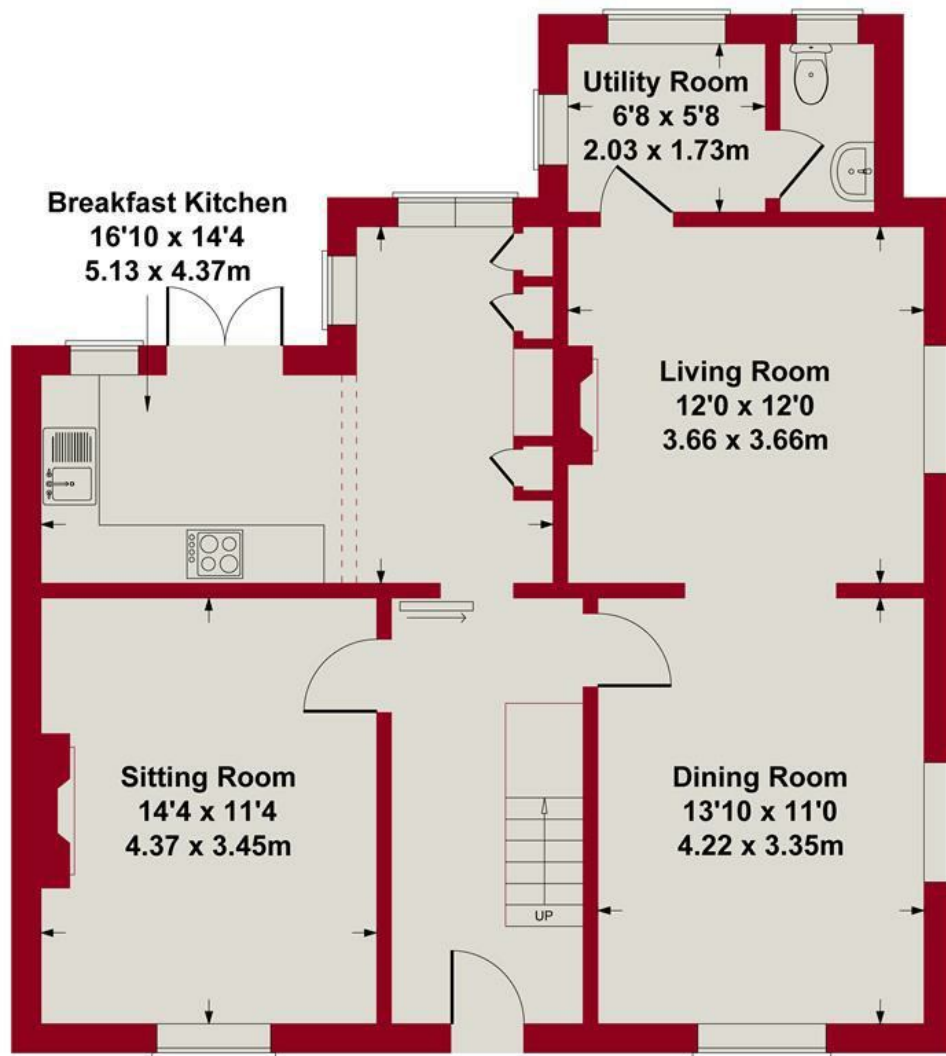




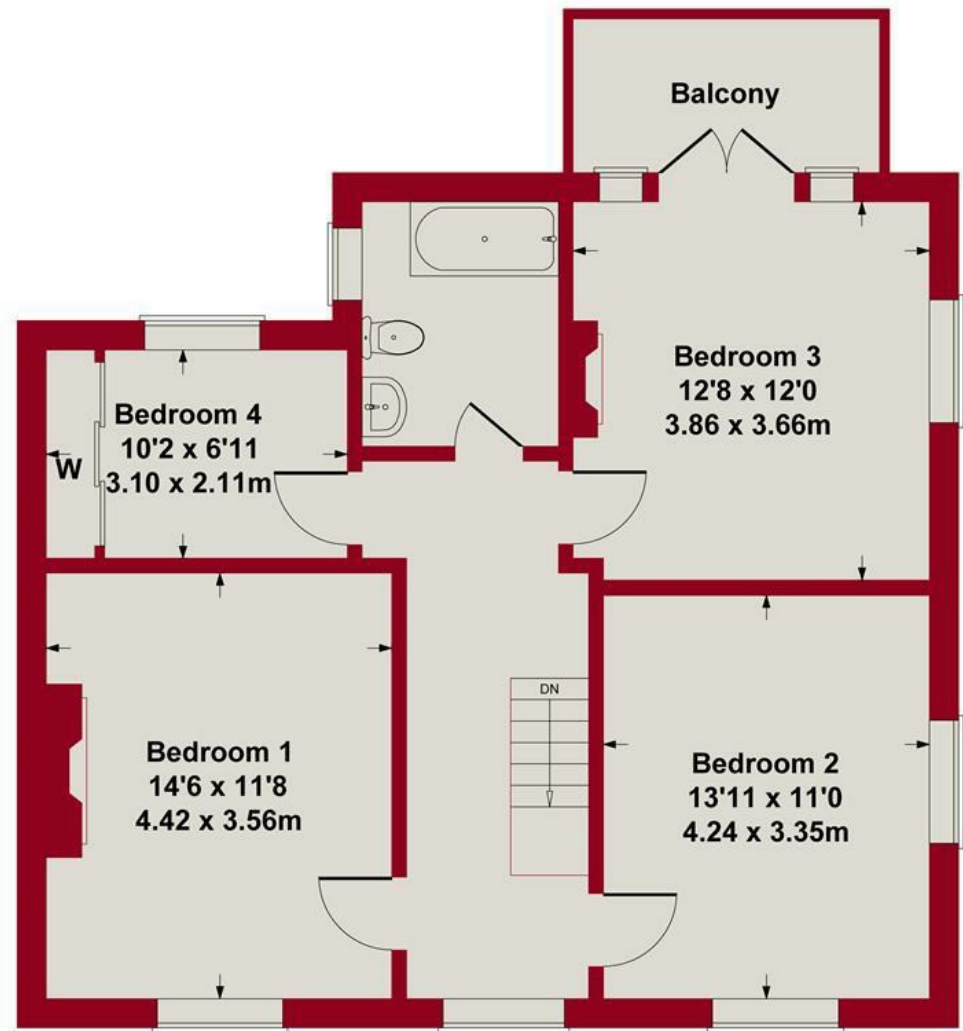








GROUND FLOOR



FIRST FLOOR

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	79
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



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