

THE SUMMER HOUSE
SCHOOL LANE COLSTON BASSETT
NOTTINGHAMSHIRE NG12 3FD



Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk

THE SUMMER HOUSE

0.38 Acres (or thereabouts)

The Summer House is a unique and rather special detached 'modern cottage' constructed by replica timber frame period building specialists Border Oak to a remarkably high standard offering a stunning energy efficient home in an enchanting country garden setting.

The cottage itself offers a range of charming heavily timbered two-bedroom accommodation capturing the essence of country living, complemented by a detached studio annex capable of providing a large third bedroom/sitting room and private shower arrangement, ideal for guests or independently minded family members. High grade double glazed oak windows with traditional steel furnishings offer sublime country garden aspects of the delightful semi-rural setting.

Set back from School Lane behind an extensive gravel drive and grass turning circle there is a large detached three bay cart shed garage, and a useful garden workshop / crafting studio. The privacy afforded within the rear garden and the far-reaching views are second to none.

Mellow brick and blue lias sedimentary stone plinthed elevations beneath a traditional Vale of Belvoir pantile roof of a timber oak framed construction by Border Oak.



COLSTON BASSETT

Quintessential Country Living...

Colston Bassett is without question one of the County's pre-eminent villages being protected by a Conservation Area designation, 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 pastime. 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.

PRICE GUIDE: £815,000

GROUND FLOOR

Traditional boarded solid oak entrance door with traditional steel furnishings connecting to:

L Shaped Entrance Hall

High grade polished limestone floor (sub-floor central heating system). Balustraded hand crafted oak staircase rising to first floor landing gallery with open vaulted ceiling and exposed structural timbers.

Cloakroom WC

Wall mounted wash hand basin with chrome mixer tap and fitted low flush wc. Polished limestone floor. Sealed unit double glazed window to front aspect. Latched oak doorway.

Stunning Open Plan Living Kitchen Arrangement

9.65m x 4.70m (31'6" x 15'6")

Beautifully designed in open plan format and comprising a distinct sitting room, central dining room and country kitchen, displaying a wealth of character with heavily exposed timbers and structural timber work of a traditional design. Described as follows:

Charming Sitting Room

Heavily timbered ceiling. Polished stone handcrafted fireplace set to a flagstone hearth – fitted log burning stove. Polished limestone floor. Three sealed unit double glazed picture windows with delightful country aspects to the rear. Sealed unit double glazed French door to rear garden terrace offering a beautiful view of the surrounding Vale of Belvoir countryside – something rather special. Open plan to:

Central Dining Area

Heavily exposed oak ceiling timbers and structural oak framing. Polished limestone floor. Useful enclosed understairs walk in storage cupboard – central heating manifold location. Latched oak doorway to rear garden room – main sitting room.





SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

Open Plan from the central dining area to:

[Hand Crafted Country Kitchen](#)

A classical country kitchen featuring a range of shaker style cabinets in contrasting willow green, cream and grey pastel tone heritage paint finishes forming a long L shaped wall run with granite and hardwood countertops – draining board above. Traditional Belfast sink unit with chrome mixer tap. Integrated automatic dishwasher, fitted traditional Britannia range cooker with five plate ceramic hob top and double oven beneath. Fitted extraction canopy. Enclosed boiler cupboard housing a Worcester Greenstar high flow 440 gas fired boiler serving to provide domestic hot water and central heating. Exposed oak timbers. Series of sealed unit double glazed picture windows, once again offering remarkable Vale of Belvoir aspects. Recessed ceiling downlighting.

Agents Note –there is an integrated hi fi speaker system.

Main Sitting Room

4.05m x 3.10m (13'3" x 10'3")

Polished limestone floor extending through from the connecting central dining area. Exposed oak frame timber work and heavily exposed oak ceiling. Multipaned French doors connecting to rear side garden terrace – traditional mares tail cast iron furnishings. A versatile room of appreciable character.



FIRST FLOOR

Central Landing of Character

Exposed oak structural timber work. Vaulted mono pitch ceiling above the stairwell incorporating a sealed unit double glazed conservation roof light. The landing is alighted from a traditional balustraded oak staircase with an attractive sealed unit double glazed oak window at the half stairway stage. Solid oak latched door to:

Bedroom One – reduced ceiling height 4.05m x 3.10m (13'3" x 10'3")

Attractive vaulted ceiling lines and exposed oak structural timber work. Two sealed unit double glazed windows with traditional cast iron furniture. Integrated hi-fi speakers.

En Suite Bathroom

A well-appointed ensuite featuring a large mosaic tiled shower area with thermostatically controlled chrome shower installation, wash hand basin and a low flush wc. Exposed timbers, vaulted ceiling line and recessed lighting.

Bedroom Two – reduced ceiling height 4.35m x 3.05m (14'3" x 10'0")

Exposed oak structural timber work – partially vaulted ceiling lines. Integrated hi-fi speakers. Ornamental burnished steel fireplace. Three sealed unit double glazed oak window frames with cast iron furniture. Enclosed oak latched cupboard giving access to first floor underfloor heating manifold.

Stunning House Bathroom

A stylish high grade house bathroom arrangement featuring a contemporary roll top freestanding bath with chrome mixer tap, bespoke oak full room width double washstand – vanity unit crafted in a natural oak finish featuring two circular polished stone wash hand basins each served by chrome pedestal mixer taps, with mirror lights and shaver points above. Useful open shelving and enclosed central medicine cupboard. Access to eaves storage. Low flush wc. Bidet. Recessed ceiling lighting and integrated hi-fi speakers. Sealed unit double glazed oak window frame to gable end elevation.



Detached Separate Studio

/ Guest Annexe Arrangement

8.95m x 4.05m (29'3" x 13'3")

A first-class guest annexe arrangement suitable to a variety of uses to reflect the needs and requirements of individual purchasers. This wonderful annexe presently is in the form of one large open plan oak framed studio room with a high open vaulted ceiling incorporating a series of six sealed unit double glazed Velux conservation roof lights. Shuttered sealed unit double glazed French door with matching side screens opening to front garden courtyard – attractive elliptical port hole aspect through a mature yew hedge. Striking polished stone flooring.



Shower Room

High grade polished stone shower cubicle with sliding glass door enclosure and thermostatically controlled shower, wall mounted wash hand basin and low flush wc with concealed cistern. Wall mounted Thema gas fired boiler serving to provide hot water and underfloor heating. Attractive traditional oak open shelving. Sealed unit double glazed window to rear garden aspect.



STUNNING COUNTRY GARDENS 0.38 Acres (or thereabouts)

The Summer House is approached from School Lane through a traditional five bar gated entrance and cobble stone granite set threshold rising to a gravel parking court with a central grass turning circle providing excellent hardstanding and turning space.

Triple Bay Cart Shed Garage

Comprising one conventional closed garage bay, one open bay, and one glazed bay (easily converted for parking if required) of brick and pantile construction.

Bay One – Garage

Having light and power facility, exposed structural timber work and brick walling. Double timber doors.

Open Bay Two

Light and power facility. Partial glazed internal division.

Bay Three

Having sealed unit double glazed French doors and glazing sections which could be removed to create one open bay if required.



Garden Workshop – Utility Room

Plumbing for automatic washing machine, white enamel laundry sink and hand shower, ideal for dog cleaning and grooming. Open vaulted ceiling. Painted concrete floor. Light and power facility.

Gardeners WC

Useful external low flush wc, wall mounted wash hand basin and wall mounted electric hand dryer.

The Summer House is set back from the gravel parking court behind a York stone threshold, with level lawns to each side. A high degree of privacy is created by mature yew hedgerows, a partially walled boundary and two ancient apple trees.

ENCHANTING COUNTRY GARDEN

A particular feature of the sale of The Summer House is the enchanting garden setting which affords a high degree of privacy and seclusion bordering onto the pastoral landscape of the Vale of Belvoir with an unrivalled open field aspect.

A sheltered flagstone terrace and gravelled seating area offers a wonderful vantage point to appreciate the setting and view. Shaped lawns are relieved by a stocked shrubbery island with mature ornamental trees and bushes. A small, raised bed kitchen garden area borders the open field boundary of The Summer House.

The garden lawns extend to the side and in turn the front of the property and a secondary garden area featuring further well planted shrubbery borders and a gravelled morning terrace.

In short, the garden setting is something rather special.



GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES - NOT TO SCALE



SERVICES

All mains services are connected to The Summer House. Gas central heating circulates underfloor with thermostatic control. High grade sealed unit double glazed windows.

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#> the risk of flooding is considered very low and the property is not known to have flooded in the last five years.

Available Broadband

Basic 3 Mbps
Superfast 46 Mbps (Fibre)
Ultrafast 1800 Mbps

Available Mobile Coverage

(based on calls indoors)

O2 - ● Vodafone - ●
EE - ✓ Three - ✓
✓ = Good ● = Variable X = Poor

LOCAL AUTHORITY

Council Tax Band B
Rushcliffe Borough Council
Rushcliffe Arena, Rugby Road
West Bridgford
Nottingham NG2 7YG
www.rushcliffe.gov.uk
0115 981 9911

TENURE

We understand the property is freehold.

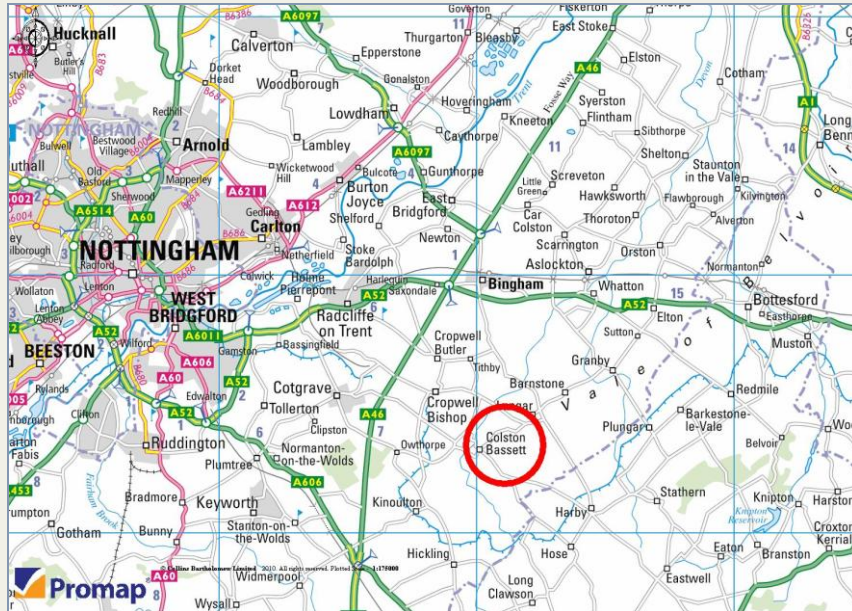
VIEWING ARRANGEMENTS

If you are interested in The Summer 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 RATING - C

A copy of the EPC can be viewed at
<https://www.epcregister.com/searchReport.html>
Ref No: 0100-1425-0522-5624-3463

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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