

Apartment 7, Ollerton Hall Main Street, Ollerton, Nottinghamshire, NG22 9AD

£235,000

Tel: 01636 611 811

RICHARD & WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Spacious 2 Bedroom Apartment
- Exclusive Development of 10 Luxury Apartments
- Contemporary Kitchen Integrated CDA Applicances
- Approximately 2 Acres of Communal Grounds
- 999 Year Lease & Nil Ground Rent
- Grade II* Listed Country House Circa 1700
- Beautifully Refurbished Throughout
- Stylish Bathrooms with Poshins Instinct Sanitaryware
- Ample Parking
- EPC Rating D

This exclusive development of ten luxury apartments ranging in size and price are set within Ollerton Hall, an outstanding Grade II* Listed country house dating back to circa 1700.

Set within approximately two acres of beautifully maintained communal grounds overlooking the River Maun. The Hall effortlessly combines the elegance and character of its rich heritage with the comfort and convenience of modern living. Throughout the apartment, careful attention has been paid to blending modern specification with the character expected within a historic building. Large sash windows flood the accommodation with natural light whilst offering attractive views across the grounds.

LOCAL AREA & AMENITIES

Ollerton Hall enjoys an enviable position in the heart of Old Ollerton Village, offering the charm of a peaceful village setting whilst remaining exceptionally well connected. A selection of everyday amenities are within walking distance, including the popular Bella Vita Italian Restaurant, local shops, hair and beauty salons, with the wider facilities of neighbouring New Ollerton just moments away. Here you'll find a large Tesco Superstore, Asda, doctors' surgery, dental practice, caf☏s, pubs, schools and a range of independent retailers, together with regular bus services to Mansfield, Worksop and Nottingham.

Surrounded by some of Nottinghamshire's most celebrated countryside, residents can enjoy easy access to Sherwood Forest, Rufford Abbey Country Park, Sherwood Pines and Clumber Park, all offering exceptional walking, cycling and outdoor leisure opportunities. For commuters, Ollerton is ideally positioned with excellent road links via the A1, A614 and A46, providing convenient access to Newark, Mansfield, Retford, Nottingham, Lincoln, Doncaster, Grantham and Leicester. East Coast Main Line rail services are available from Retford, with direct services to London King's Cross in approximately 90 minutes and Leeds in around 50 minutes, while East Midlands Airport is approximately 40 miles away.

OLLERTON HALL

Ollerton Hall is an outstanding Grade II* Listed country house dating back to circa 1700, now thoughtfully transformed into an exclusive collection of just ten luxury apartments. Set within approximately two acres of beautifully maintained communal grounds overlooking the River Maun. The Hall effortlessly combines the elegance and character of its rich heritage with the comfort and convenience of modern living. Throughout the apartment, careful attention has been paid to blending modern specification with the character expected within a historic building. Large sash windows flood the accommodation with natural light whilst offering attractive views across the grounds.

SPECIFICATION

Beautifully restored original sash windows
Bespoke shaker-style kitchens with central island units (where applicable)
Integrated CDA appliances including oven, hob, fridge/freezer and dishwasher
Durable laminate work surfaces
Contemporary bathrooms with Pochins Instinct sanitaryware
Stylish porcelain wall and floor tiling to bathrooms and en-suites
Strom electric wet central heating system with hot water cylinder
High-quality flooring throughout

PARKING & GROUNDS

Ollerton Hall is approached via a sweeping gravel driveway leading to generous residents' parking, all set within approximately two acres of beautifully maintained communal grounds. The landscaped gardens provide an exceptional setting for the Hall, with expansive lawns, mature trees and established planting creating a peaceful parkland atmosphere. The grounds gently descend to the picturesque River Maun, offering residents the opportunity to enjoy tranquil riverside walks, picnics and an abundance of wildlife, whilst providing a rare sense of space and seclusion seldom associated with apartment living. Combining the grandeur of a historic country house with the convenience of low-maintenance living, the grounds are undoubtedly one of Ollerton Hall's defining features.

SERVICES

Mains water, electricity, gas and drainage are all connected to the property.

AVAILABILITY

Ollerton Hall comprises an exclusive collection of just ten individually designed luxury apartments, offering a range of one, two, three and four-bedroom apartments. Prices currently start from £129,995, with each home individually designed to make the most of the Hall's unique character and period features. For further information on current availability, pricing or to arrange a viewing, please contact Richard Watkinson & Partners.

TENURE

The apartments are offered with the benefit of a 999-year lease and nil ground rent. Each owner will also hold a share of the freehold, ensuring residents have a vested interest in the long-term management and preservation of this exceptional historic building. A residents' management company will be responsible for the maintenance of the building and its beautifully maintained communal grounds, funded by an appropriate service charge. (tbc)

VIEWING

Strictly by appointment with the selling agents.













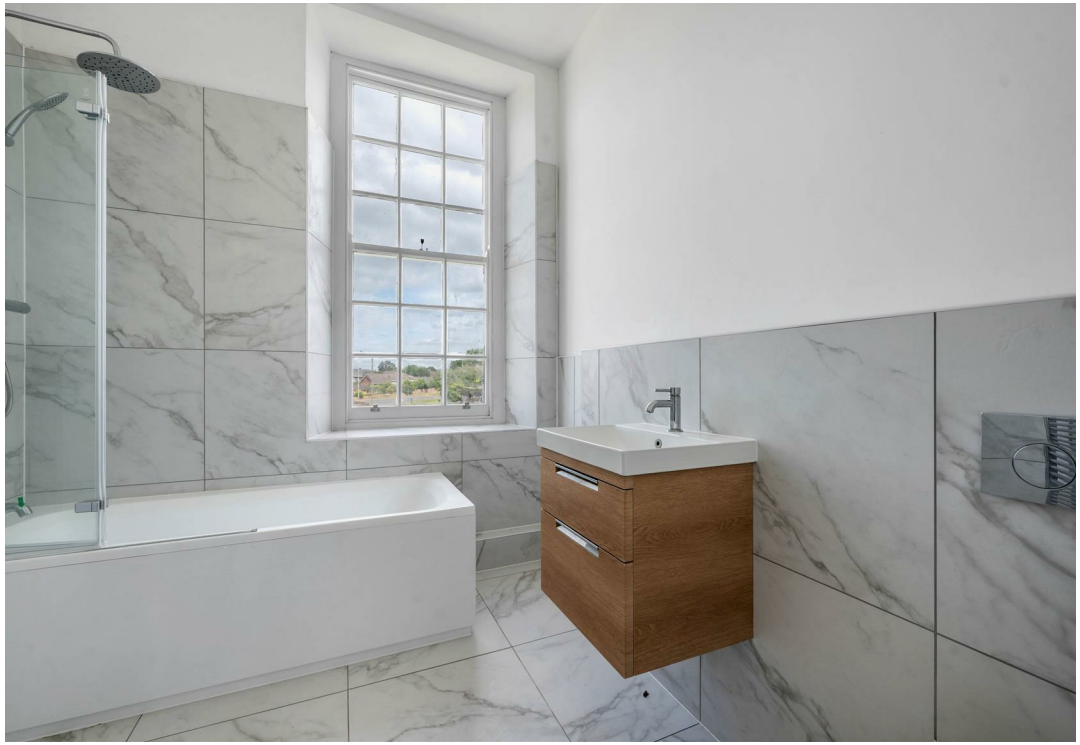




















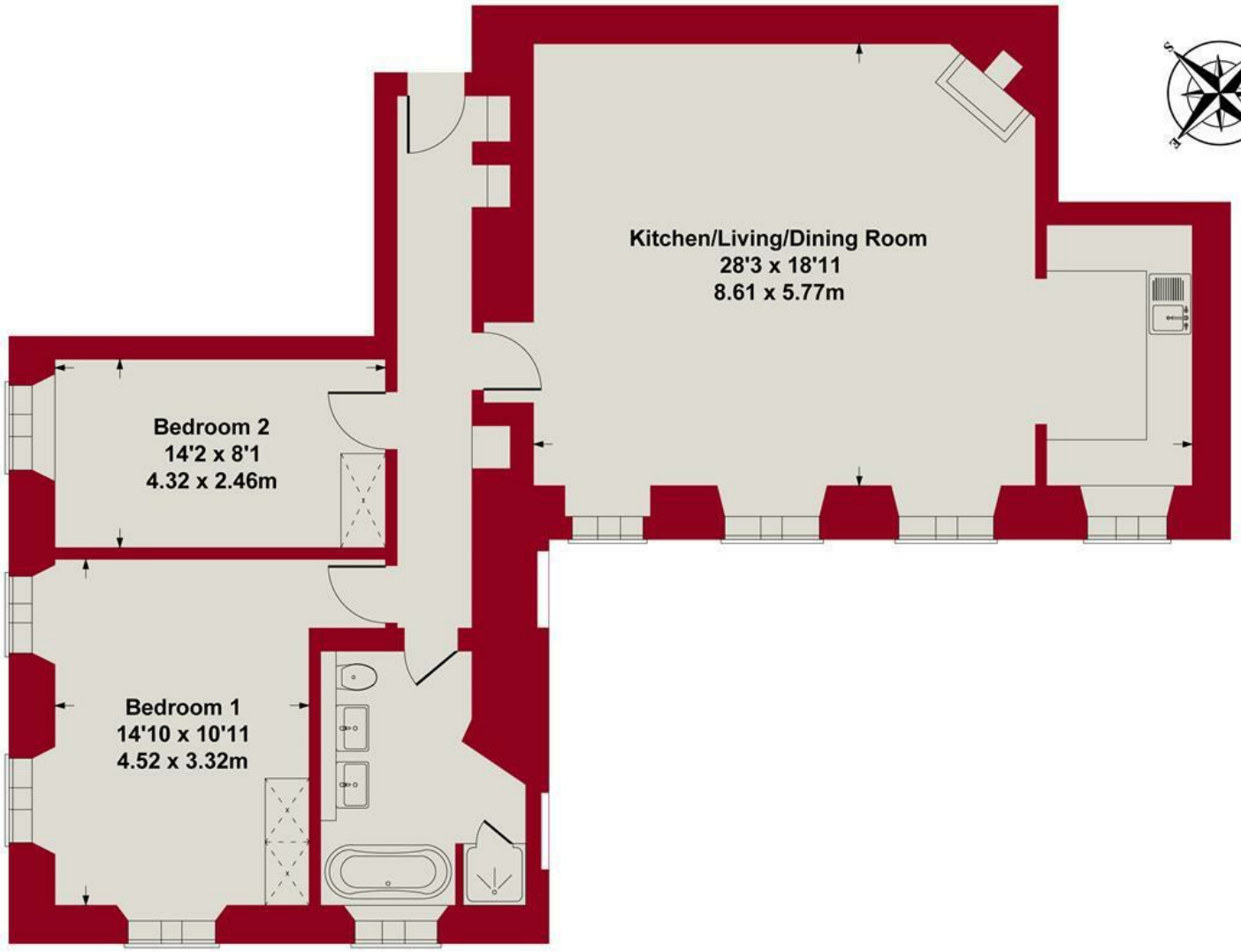






OLLERTON HALL, MAIN STREET, OLLERTON, NEWARK

Apartment	Description	Sq.ft	Richard Watkinson	List Value
1	4 Bedroom	141m²	1518	£345,000
2	1 Bedroom	97m²	1044	£245,000
3	1 Bedroom	83m²	893	£225,000
4	1 Bedroom	47m²	506	£129,995
5	1 Bedroom	77m²	829	£199,995
6	1 Bedroom	106m²	1141	£280,000
7	2 Bedroom	92m²	990	£235,000
8	3 Bedroom	121m²	1302	£305,000
9	2 Bedroom	103m²	1109	£249,995
10	1 Bedroom	69m²	743	£185,000



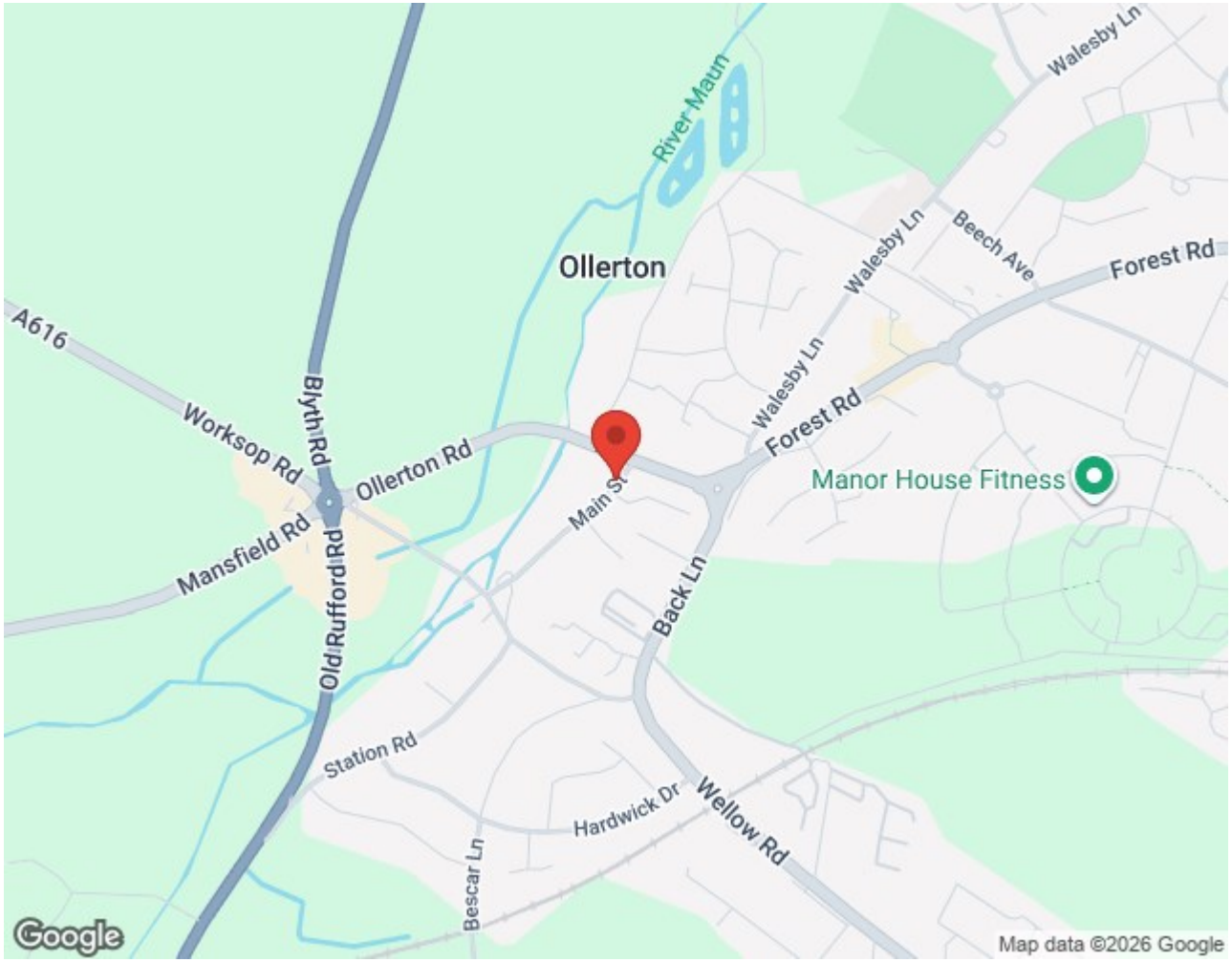
GROUND FLOOR
(APARTMENT 7)

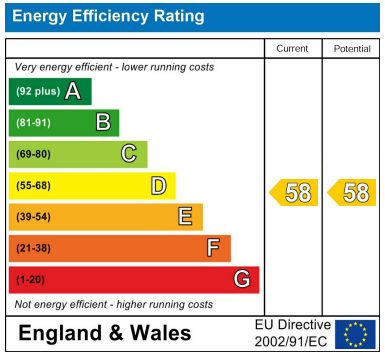
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

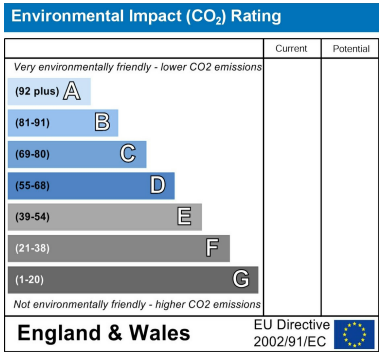
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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RICHARD WATKINSON PARTNERS







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RICS

The Property Ombudsman

Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
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