



**The Vicarage Hawksworth Road, Scarrington,  
Nottinghamshire, NG13 9BS**

**Chain Free £1,600,000**

**Tel: 01949 836678**

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- Detached Former Vicarage
- 6 Double Bedrooms
- Plot Totalling Approx. 5.9 Acres
- Garaging & Outbuildings
- Considerable Potential
- Approaching 3,700 Sq.Ft.
- 4 Receptions
- Generous Gated Driveway
- Wealth Of Character & Features
- No Upward Chain

A rare opportunity to purchase an interesting detached period home, formerly the old vicarage, located in a semi rural location on the fringes of the well regarded village of Scarrington and occupying a substantial plot extending to approximately 5.9 acres including formal gardens and grass paddocks.

The property itself offers and excellent level of versatile accommodation spanning three floors, extending to approximately 3,700 sq.ft. and retaining much of its inherent character with high deep corniced ceilings, architraves and skirtings, sash windows and period style fireplaces. The main reception and bedrooms offer spacious accommodation expected in a house of its period.

The property offers up to 4 reception rooms as well as a dining kitchen, a well proportioned boot room, ground floor cloak room and cellars. There are 6 double bedrooms spread out over two floors with both a well proportioned main bathroom, ensuite facilities to the principle bedroom and separate WC.

The property offers considerable character with a great deal of potential, requiring a general programme of modernisation and refurbishment which allows a prospective purchaser to design it to their own tastes and requirements.

As well as the internal accommodation the property occupies a stunning plot with around 1.8 acres of formal gardens and a large sweeping driveway providing a considerable level of off road parking together with attached garaging and workshop space. To the rear there are attractive semi wooded formal gardens to the rear which encompass the unusual feature of a London underground locomotive which will be included in the sale (The train will NOT be removed and is the responsibility of any purchaser). As well as the formal gardens there are approximately 4 acres of grazing land lying adjacent to the main house with their own separate access off Hawksworth Road.

The property is offered to the market with no upward chain and provides a unique opportunity to purchase an interesting, very individual, period home within this highly regarded location.

## SCARRINGTON

The village of Scarrington lies close to the market town of Bingham, close to the A46 and A52. There is a children's nursery and public house in the nearby village of Car Colston and

primary schools in the nearby villages of Aslockton and Orston. Further amenities are available in Bingham including secondary schooling, a range of shops, doctors, dentists and leisure centre.

A PERIOD GOTHIC ARCHED ENTRANCE DOOR LEADS THROUGH INTO:

## INITIAL ENCLOSED PORCH

6'11" x 5'11" (2.11m x 1.80m)

Having a high vaulted ceiling, encaustic tiled floor, sash window with integral shutters and a pair of glazed internal doors leading, in turn, into:

## MAIN ENTRANCE HALL

34' x 7' (10.36m x 2.13m)

A well proportioned initial entrance vestibule having an attractive spindle balustrade staircase rising to the first floor, deep skirtings and architraves, high deep corniced ceiling, picture rail and, in turn, further doors leading to:

## LIVING ROOM

18'11" x 15'10" (19'9" max into bay) (5.77m x 4.83m (6.02m max into bay))

A well proportioned formal reception having a high corniced ceiling, deep skirtings and picture rail; chimney breast with marble fire surround, mantel and hearth and inset open grate with exposed brick back; sash windows to the west and southerly side overlooking the rear garden.

## DINING ROOM

18'10" x 15'8" (5.74m x 4.78m)

A grand formal dining space having a delightful southerly aspect into the rear garden, the focal point being a chimney breast with marble fire surround, mantel and hearth and inset open grate with exposed brick back; alcove to the side, high deep corniced ceiling, deep skirtings and sash window with integral shutters.

## DINING KITCHEN

19'9" x 15' max (6.02m x 4.57m max )

A well proportioned space with sash windows to the front elevation. The kitchen is fitted with a generous range of handcrafted wall, base and drawer units with hand painted door fronts and glazed display cabinets as well as a complementing dresser unit which combined create a good level of storage. In addition the kitchen having L shaped granite preparation surfaces providing a good working area, additional central island unit, ceramic sink, granite upstands, floor standing Aga range and under counter dishwasher and fridge.

A further door leads through into:

## SITTING ROOM

13' x 14'10" (3.96m x 4.52m)

A versatile reception which could be utilised for a variety of purposes, whether it be a home office overlooking the driveway or alternatively an additional snug or dining room lying

adjacent to the kitchen. The focal point to the room is a chimney breast with marble fire surround, mantel and inset cast iron insert. In addition the room having deep skirtings, high corniced ceiling, picture rails and sash windows to two elevations.

Returning to the kitchen a further doors lead to:

### INNER HALLWAY

11'7" x 4'5" (3.53m x 1.35m)

Having a secondary staircase rising to the first floor, access down into the cellar and further doors leading to:

### STUDY

19'8" x 9' (5.99m x 2.74m)

A versatile reception which has been utilised as a home office fitted with a range of integrated furniture and near full height dresser unit with low level storage cupboards and book case over; deep skirtings and a pleasant dual aspect with sash windows to the front and rear.

### GROUND FLOOR CLOAK ROOM

9' x 4'7" (8' max into alcove) (2.74m x 1.40m (2.44m max into alcove))

A L shaped room having a two piece traditional style suite with high flush WC and pedestal washbasin, a useful alcove and an obscured glazed sash window.

### UTILITY ROOM

15' x 9'7" (4.57m x 2.92m)

A useful well proportioned space fitted with wall, base and drawer units providing a useful level of storage; plumbing for washing machine, space for further free standing appliances, Belfast style sink, double doors leading out into a courtyard garden at the side and a further door leading through into:

### REAR ENTRANCE PORCH

11'7" x 5'4" (3.53m x 1.63m)

Having a cottage latch door with glazed light above, block set floor and a further cottage latch door leading through into:

### WORKSHOP

12'5" x 14'5" (3.78m x 4.39m)

A useful brick workshop having access out into the rear garden, cold water feed, access to high level loft void above, double glazed windows and an open doorway leading through into:

### SINGLE GARAGE

20'11" deep x 8'6" wide (6.38m deep x 2.59m wide)

A further useful workshop or car storage space having ledge and brace doors, cold water tap, power and light. Attached is a further garage/workshop space.

### GARAGE

13' wide x 16' deep approx (3.96m wide x 4.88m deep approx)

Additional workshop/storage space having a UPVC double glazed window to the front.

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

### FIRST FLOOR SPLIT LEVEL LANDING

Having a sash window to the side and leading off into the main landing having picture rail, deep skirtings and architraves and, in turn, stripped pine doors leading to:

### BEDROOM 1

19' x 16'1" (5.79m x 4.90m)

A well proportioned double bedroom benefitting from ensuite facilities and having an attractive dual aspect with south to westerly views; high ceilings, deep skirtings, picture rail, sash windows to the side and rear and a further door leading through into:

### ENSUITE BATH/SHOWER ROOM

12'2" x 7' (3.71m x 2.13m)

Having a suite comprising panelled bath with chrome mixer tap and shower handset, separate quadrant shower enclosure, mid flush WC and pedestal washbasin and sash windows to the side.

### BEDROOM 2

19' x 16'1" (5.79m x 4.90m)

A further well proportioned double bedroom benefitting from a southerly aspect into the rear garden, having a high ceiling, picture rail, chimney breast with inset cast iron fireplace, deep skirtings and sash window.

### BEDROOM 3

15'2" x 13'4" (4.62m x 4.06m)

Again a well proportioned double bedroom having a westerly aspect to the side, chimney breast with attractive stone fire surround and mantel and inset cast iron insert, alcoves to the side, deep skirtings and sash window.

### CLOAK ROOM

11'7" x 4' (in total) (3.53m x 1.22m (in total))

Having a two piece suite comprising close coupled WC and pedestal washbasin and sash window.

RETURNING TO THE HALF LANDING STEPS LEAD UP INTO AN:

### L SHAPED INNER LANDING

14'10" max x 10'3" max (4.52m max x 3.12m max)

Having a secondary staircase descending to the ground floor, large walk in airing cupboard and further doors, in turn, leading to:

#### BEDROOM 4

15'2" x 10'10" (4.62m x 3.30m)

A further well proportioned double bedroom having an aspect to the side; an attractive stone fire surround and mantel with inset cast iron insert, dresser unit to the side, deep skirtings and sash window.

#### BATHROOM

12'5" x 8'10" (3.78m x 2.69m)

Having a suite comprising free standing roll top double ended bath with mixer tap and integral shower handset, mid flush WC, bidet and pedestal washbasin; sash windows overlooking the driveway with aspect across the fields beyond.

RETURNING TO THE INNER LANDING A FURTHER STAIRCASE RISES TO THE SECOND FLOOR AND, IN TURN, TWO FURTHER ROOMS SITUATED IN THE EAVES

#### BEDROOM 5

14'11" x 14'10" (4.55m x 4.52m)

A further double bedroom having fantastic elevated views, exposed beams, access to a loft void and chimney breast with cast iron fire surround.

#### BEDROOM 6

14'10" into wardrobes x 11'3" (4.52m into wardrobes x 3.43m)

A further double bedroom having a fantastic aspect to the side across the properties own garden and paddocks and fields beyond. The room having a run of fitted wardrobes with mirrored sliding door fronts, chimney breast with inset cast iron fireplace and a sash window.

#### EXTERIOR

The property occupies an impressive, established, plot which in total extends to approximately 5.9 acres and includes an initial formal garden surrounding the house which extends to approximately 1.8 acres. The property is accessed via an electric field gate onto a sweeping gravelled driveway which provides a considerable level of off road parking and, in turn, leads to the brick built garage. The front garden is bordered by a brick wall with an additional courtyard area to the side, the garden having well stocked borders with a range of trees and shrubs. The gardens at the rear are mainly laid to lawn having an initial paved terrace immediately to the rear of the house which leads out onto a central lawned area, again with established trees and shrubs, creating a semi wooded outdoor space with a great deal of privacy. Located within the garden is the unusual feature of a London underground train which will be included within the sale and is considered to be a fixture.

As well as the formal gardens the property also benefits from an adjacent level grass paddock to the north east which extends to approximately 2.7 acres and a smaller paddock to the south west side which extends to approximately 1.3 acres, enclosed in the main by established hedging and post and rail fencing with gated access off Hawksworth Road,

#### COUNCIL TAX BAND

Rushcliffe Borough Council - Band G

#### TENURE

Freehold

#### ADDITIONAL NOTES

The property is understood to have mains, electricity and water (drainage to be confirmed). Central heating is oil fired (information taken from Energy performance certificate and/or vendor).

The underground train is included in the sale and will NOT be removed.

There are covenants relating to parts of the land, particularly the paddock to the SW side, restricting the erection of any buildings.

#### 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>





















































**TOTAL AREA: 451.06 m²**

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| 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 |         |                         |
|                                             | 39      | 79                      |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                         |
|                                                                 |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |



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



**RICS**



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