

HOLLY TREE HOUSE  
16 LONGDALE LANE RAVENSHEAD  
NOTTINGHAMSHIRE NG15 9AD



Land & Estate Agents  
Property Consultants



The Country Property Specialists  
[www.smithandpartners.co.uk](http://www.smithandpartners.co.uk)



## HOLLY TREE HOUSE

Holly Tree House is a fine and substantial house of a striking contemporary Georgian design, offering a wonderful home of beautiful proportions and an impressive scale with the principal rooms radiating from a stunning galleried entrance hall. The house, completed as a self-build project by the present owners some 20 years ago, is impeccably maintained and appointed to a particularly high specification.

## RAVENSHEAD

Ravenshead is a large village set in wooded green belt countryside between the main centres of Nottingham and Mansfield. Lying adjacent to the grounds of Newstead Abbey Park, an area of outstanding natural beauty and historic interest, the village has useful amenities which include a range of shops centred around a small precinct, a Sainsburys local supermarket, library, medical centre, primary schooling, an 'active' church, several public houses and a well facilitated leisure centre.

From Ravenshead there is direct access into Nottingham centre and the surrounding regional centres of Mansfield, Southwell, Newark-on-Trent and South Yorkshire. A public transport service facilitates commuting to the neighbouring population centres, and there are bus collection points for both the Nottingham High Schools and Trent College independent schools close at hand.

## MILEAGES

|             |          |
|-------------|----------|
| Mansfield   | 5 miles  |
| M1 Motorway | 7 miles  |
| Nottingham  | 12 miles |
| Southwell   | 13 miles |
| EMA         | 25 miles |

PRICE GUIDE: £1.10 million

## GROUND FLOOR

### Magnificent Central Entrance - Dining Hall

An immediate and lasting impression of the scale and calibre of this exquisite family home is created on entering this remarkable open plan full house depth formal reception area, day room and dining hall.

The signature feature of the hall is a striking solid oak traditional staircase, with chamfered square balusters and bull nose threshold detailing, elevating to the landing and gallery above – a stunning and reflection of the scale and calibre of this exceptional 'one of a kind' family home.

This wonderful central space was designed to meet the requirements of day to day living, entertainment and relaxation, running through the heart of the house and linking in turn to the formal reception

A double sided multi fuel stove is positioned at the far end of the hall with the opposite side opening to the adjacent kitchen area creating a warming focal point for cooler evenings, when far end of the hall serves as a relaxing snug, with sealed unit double glazed French doors and side screens connecting to the sheltered rear gardens and alfresco terrace.

Striking porcelain stone flooring. Heavy traditional boarded main front entrance door with sealed unit double glazed side screen and two useful storage cupboards to either side of the entrance area.

Recessed ceiling lighting and corniced ceiling.

### Cloakroom/WC

Fitted contemporary suite comprising a low flush wc, separate Geberit gent's urinal and a wash hand basin, complemented by high grade oak wall boarding and flooring. Corniced ceiling.



### Separate Walk-Through Cloakroom

High grade oak flooring and doorway connecting to:

### Study

3.80m x 2.15m (12'6" x 7'0")

Sealed unit double glazed sash window to the side elevation. High grade oak flooring.

### Main Family Sitting Room

5.40m x 4.55m (17'9" x 15'0")

A well-proportioned principal reception room with a corniced ceiling and recessed lighting. High grade oak flooring. Sealed unit double glazed French doors connecting to the rear garden terrace. A focal point is created by a raised living flame gas fire of a contemporary design, served by a Class 1 flue.

### Second Sitting Room

5.40m x 3.50m (17'9" x 11'6")

High decorative corniced ceiling - recessed lighting. Two sealed unit double glazed sash windows to front garden aspect and further side elevation sash window. High grade polished oak flooring. The focal point of the room is created by a contemporary fireplace incorporating a living flame gas fire (Class 1 flue).

### Fine Dining Room

5.40m x 3.85m (17'9" x 12'6")

Fine in the truest sense, a superb traditional dining room with a handcrafted marble open fireplace with fluted detailing, creating an atmospheric warmth to the room. High corniced ceiling - recessed lighting. Two sealed unit double glazed sash windows to front aspect.



### Bespoke Handcrafted Kitchen

5.40m x 4.30m (17'9" x 14'0")

A wonderfully conceived, well-appointed breakfast kitchen completed by a local artisan kitchen specialist offering an array of cabinets complemented by a large central granite topped culinary island/breakfast bar and matching perimeter countertops.

Integrated and fitted appliances comprise a Samsung American style fridge/ice maker, separate low-level fridge and freezer units, CDA microwave oven, a 5-ring dual fuel three oven Smeg range cooker and a Samsung wine fridge. Double Belfast sink unit – chrome mixer tap.

The cabinets, with brushed steel furnishings, provide ample base and wall storage capacity, and an open wine rack and cocktail shelving is an attractive design feature. Porcelain stone tiled floor.

Feature brick dressed wall and square arched opening to the garden room and a separate internal door to:

### Utility Room/Boiler Room

Two fitted Vaillant gas fired boilers, one serving underfloor ground floor central heating and the other serving first floor radiators and the unvented high-capacity hot water cylinder. Further range of useful storage cabinets, matching the main kitchen installation. Plumbing for automatic washing machine. Single drainer stainless steel sink unit. Stable door connecting to the rear. Smartvac integrated vacuum-cleaning system with two connection points at both ground and first floor level.

### Garden Room

5.40m x 3.55m (17'9" x 11'6")

A delightful informal relaxation area linking in open plan to the kitchen and connecting in turn to the rear alfresco terraces and woodland garden. Striking high open vaulted ceiling lines - exposed roof purlins. Porcelain stone floor tiling. Sealed unit double glazed French doors and matching side screens, additional sealed unit double glazed side French door, each linking to the alfresco terrace/patio, and a double-glazed sash side window.



## FIRST FLOOR

### Stunning Central Landing Gallery

Alighted from a striking feature oak staircase with a high open ceiling above, this is a stunning design feature of this fine and substantial family home.

Recessed ceiling lighting and traditional decorative ceiling cornice. High grade polished oak flooring.

### Magnificent Primary Bedroom Suite

#### Impressive Main Bedroom

5.40m x 4.95m (17'9" x 16'3")  
*maximum dimensions*

Two principal front facing sealed unit double glazed sash windows and two translucent side elevation sealed unit double glazed sash windows, creating excellent natural ambient light. Recessed ceiling lighting complimented by a deep decorative ceiling cornice.

#### Stunning Bespoke En Suite Bathroom

Contemporary freestanding roll top design bath, pedestal chrome mixer tap, superb walk in full room width shower with start stop control, glass screen enclosure and thermostatically controlled chrome shower installation - striking cutting edge contemporary design, oak framed wash stand cabinet, with two circular wash basins set to a glass plinth top and independent chrome pedestal cascade taps. Low flush wc. Tissilo ladder towel rail. Shaver point. Recessed lighting.

#### Large Enclosed Walk In Wardrobe Closet



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### Rear Guest Bedroom Suite

#### Double Bedroom

5.40m x 3.40m (17'9" x 11'0")

Having a Juliet balcony and two French doors overlooking the gladed woodland gardens - a haven for bird life. Recessed ceiling lighting and deep decorative ceiling cornice.

#### En Suite Shower Room

Spacious corner shower having a curved glass enclosure and fitted thermostatically controlled chrome shower installation, corner elliptical wash basin and fitted pedestal chrome mixer tap, and a low flush wc. Mosaic design floor tiling with marine pattern detailing. Recessed lighting. Chrome ladder towel rail.

#### Rear En Suite Bedroom Three

5.40m x 3.05m (17'9" x 10'0")

*maximum dimensions*

Two sash windows to gladed rear woodland garden aspect. French doors to side elevation Juliet balcony. Recessed ceiling lighting and decorative ceiling cornice.

#### Luxury En Suite Bathroom/House Bathroom

A particularly well-appointed bathroom with a contemporary freestanding roll top bath, large corner shower cubicle with curved glass enclosure and thermostatically controlled chrome shower installation, contemporary glass topped hardwood framed washstand - fitted circular wash basin, chrome pedestal mixer tap and a low flush wc. Chrome ladder towel rail. Shaver point. Striking mosaic tiled floor finish with marine pattern detailing. Large, enclosed cylinder cupboard housing a high-capacity pressurised unvented hot water cylinder. Doorway returning to the main landing.

#### Front Bedroom Four 5.40m x 3.85m (17'9" x 12'6")

Two sealed unit double glazed sash windows to front aspect. Recessed ceiling lighting detective ceiling cornice.

#### Rear Bedroom Five 4.85m x 4.00m (15'9" x 13'0")

French doors to rear Juliet balcony - again offering a wonderful gladed woodland garden aspect and affording great privacy and seclusion. Access to roof void.



### **Large Detached Studio Garage – Guest Annex**

The original large detached double garage structure is enhanced by a well-appointed suite of useful ancillary accommodation comprising a rear ground floor entrance/kitchen area, first floor shower room and a large studio room described as follows:

#### Rear Ground Floor Contemporary Breakfast Kitchen

L-shaped wall run of cabinets in a pastel light grey tone with brushed steel furnishings complemented by a polished quartz countertop and breakfast bar. Fitted Zanussi double oven and four plate induction hob.

Plumbing for automatic dishwasher and washing machine. Single drainer sink unit with mixer tap. Two sealed unit double glazed windows to rear alfresco terrace aspect. Two sealed unit double glazed sash windows to rear alfresco terrace aspect.

Open oak dressed staircase rising to first floor landing.

#### Landing

#### Shower Room

Fitted contemporary suite comprising a recessed shower, modern washstand and low flush wc. Sealed unit double glazed sash window to rear aspect.

#### Studio/Home Office/Guest Bedroom

Having vaulted ceiling lines, two Velux sealed unit double glazed roof lights and a feature arched profile sealed unit double glazed window to the front aspect. Wide gauge polished oak finish flooring.

### **GLADED WOODLAND GARDEN**

A particular feature of the sale is the delightful rear garden taking the form of a picturesque woodland glade, and accompanying alfresco terracing, breeze house and sun deck terrace.

The Indian Sandstone alfresco courtyard and patio terracing extends across the entire rear of the property to create two main seating areas ensuring sun or shade can be enjoyed for much of the day.

The terracing is finished in high grade Yorkstone with a low-profile brick retaining wall and stepped access up to the woodland garden beyond. The brick wall has fitted external mood lighting and an adjacent contemporary water feature.



### **Decked Sun Terrace**

Offering a vantage point from which to enjoy the serenity of the garden with an aspect towards the rear of the house.

### **The Woodland Garden**

A series of grass walkways provide relaxing meandering walks through this unique informal woodland garden, which incorporate numerous specimen ornamental and indigenous trees, and a number of established rhododendron thickets.

### **Breeze House**

A wonderful outdoor breeze house can be found in the main offering a first-class relaxation amenity, with heating and power enabling use throughout the seasons of the year.

### **Secondary/Occasional Side Lane Access**

A secondary lane runs parallel to the side boundary and provides occasional vehicular access, with a useful gate entrance to the rear garden - ideal garden projects etc.

### **Garden Shed & Log Store**

### **Outside Water Points and Power Supply**

### **Front Gardens, Vehicle Court and Double Garage**

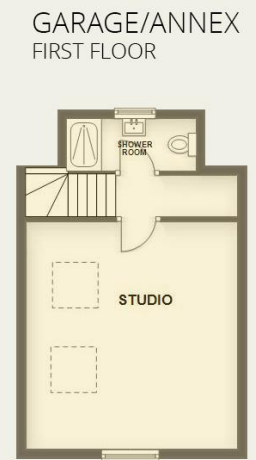
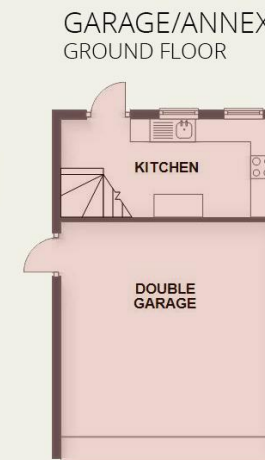
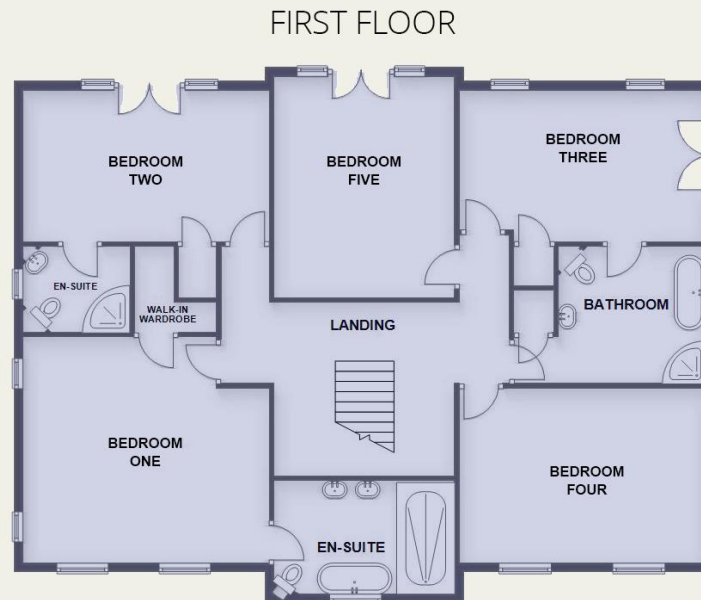
A sliding secure gated entrance and intercom gives access to a block paved driveway with car parking and turning space for numerous vehicles and access to the double garage.

Front/rear side pedestrian access.



# GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES - NOT TO SCALE



## SERVICES

Mains water, electricity, gas and drainage are connected. Gas central heating circulating underfloor at ground level and to radiators on the first floor.

*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

We are advised that the property has not flooded in its history nor within the last five years with a low risk rating on the advisory .gov.uk website.

## Available Broadband

Basic 8 Mbps / Superfast 80 Mbps / Ultrafast 1000 Mbps

## Available Mobile Coverage

(based on calls indoors)

O2 - ✓ Vodafone - ✓

EE - ✓ Three - ✓

✓ = Good ● = Variable X = Poor

## LOCAL AUTHORITY

*Council Tax Band G*

Gedling Borough Council

Civic Centre

Arnot Hill Park

Arnold

Nottingham

NG5 6LU

[www.gedling.gov.uk](http://www.gedling.gov.uk)

## TENURE

We understand the property is freehold.

## VIEWING ARRANGEMENTS

If you are interested in Holly Tree House and would like to arrange a viewing,

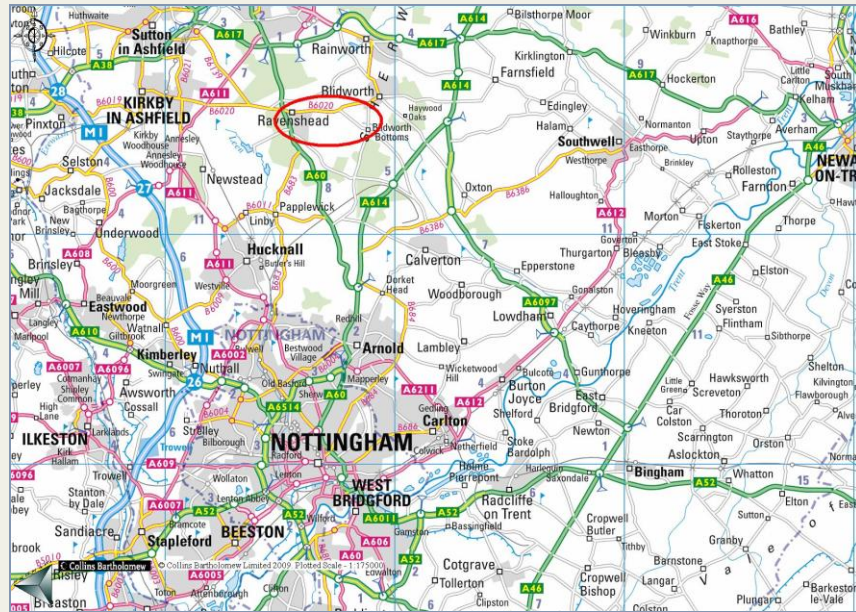
please contact us on 01636 815544

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# 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: 5636-9024-8200-0075-8296

## LOCATION PLAN

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## 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.





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