



BEECH HOUSE
NORWELL ROAD CAUNTON NOTTINGHAMSHIRE NG23 6AF

Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk



BEECH HOUSE

Beech House is a fine and substantial detached late Victorian period house offering a first-class home in a delightful village edge setting, standing centrally in a deep country garden of 1.02 Acres or thereabouts bordering to open countryside.

The property has been the subject of a well-considered restoration and modernisation programme over recent times including internal refurbishment, the bespoke brand new in frame country kitchen is arguably the signature feature, together with a large rear garden room-orangery extension and a superb new detached triple garage.

Many original features have been retained during the 21st century restoration and upgrading of Beech House ensuring the original stature and character has been conserved whilst introducing the lifestyle features and requirements of present-day living; this exquisite village house is offered with early vacant possession, and internal inspection is highly recommended.

CAUNTON

Caunton is an unspoilt rural village, protected by a Conservation Area designation, having an extensive range of amenities, a tennis club, a church and two village inns. It is within the catchment area of the Minster School in Southwell and accessible to the main regional centres of Newark on Trent and Nottingham.

The thriving Minster town of Southwell offers a wider range of retail amenities, professional services, a sports – leisure centre, and Southwell schooling is of a renowned standard across the age ranges.

The larger market town of Newark on Trent, offers a more extensive range of retail amenities, professional services, restaurants and leisure facilities including a sport centre and marina.

Fast East Coast Main Line Rail Service

From Newark there is direct access to the A1 national road network and a fast direct rail link into London Kings Cross in a scheduled journey time of 80/85 minutes.

SCHEDULE OF DISTANCES

Southwell	6 miles	Newark on Trent	6 miles
Newark Northgate Station	7 miles	Nottingham	23 miles
Lincoln	23 miles	Grantham	23 miles
Mansfield	17 miles	Leicester	42 miles

PRICE GUIDE: £1,250,000



GROUND FLOOR

Traditional Open Canopy Porch Entrance

Approached from a Yorkshire stone front terrace with a flagstone stepped threshold, with an imposing traditional fielded entrance door connecting to:

Fine Entrance Hall

An immediate indication of the elegant and spacious proportions of this wonderful period home.

Striking traditional tiled floor, corniced ceiling, dado rail and deep skirting boards. Replacement sealed unit double glazed sash window. Polished steel column radiator. A fine traditional two flight period staircase rises to the first and upper floor landings above.

Cloakroom/WC

Fitted traditional heritage suite comprising a low flush wc and pedestal wash hand basin with a limestone tiled splashback. Striking polished limestone flooring. Replacement sealed unit double glazed translucent sash window. Thermostatically controlled underfloor heating.

Main Sitting Room

6.30m x 4.35m (20'9" x 14'3")

The focal point of the room is a traditional stone open stone fireplace. Striking replacement sealed unit double glazed cant bay window to front garden aspect. High corniced ceiling. Two polished steel column radiators.

Second Sitting Room – Music Room

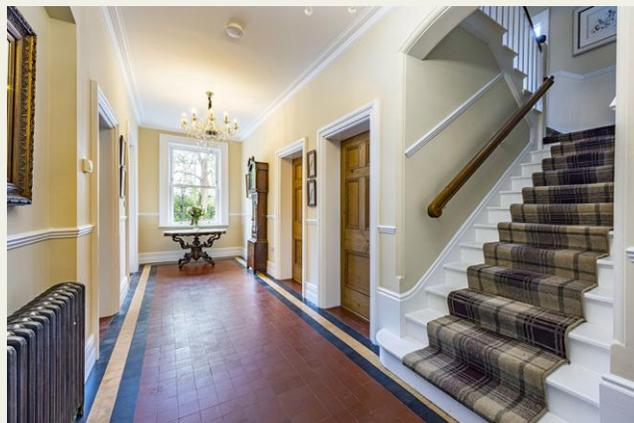
4.95m x 4.35m (16'3" x 14'3")

Again, a well-proportioned room with a striking period marble open fireplace relieved by inset decorative glazed tiling and beaded cast iron detailing. Two polished steel column radiators. High corniced ceiling. Replacement sealed unit double glazed cant sash bay window to front aspect.

Snug - Study

4.30m x 3.70m (14'0" x 12'0")

Striking marble period open fireplace. Sealed unit double glazed replacement sash window to side aspect. Polished steel column radiator.



GROUND FLOOR CONT...

A fielded quarter panelled pine door from the rear of the main entrance hall connects to:

Outer hall – Secondary Staircase and Rear Entrance

In practice this entrance would serve well as the main day to day access point for Beech House. Traditional tiled floor surface. Period fielded quarter panelled rear entrance door connecting conveniently to the front drive and garage block. Fitted open shelving. Replacement rear sealed unit double glazed sash window. Polished steel column radiator. Original winding secondary period staircase rising to the first floor. Useful enclosed understairs storage space.

Magnificent Bespoke Country Kitchen

6.35m x 4.35m (20'9" x 14'3")

A high grade new in frame country kitchen installation finished in contrasting muted heritage pastel tone paint finishes. The cabinets are of an English revival shaker design with brass furnishings, complemented by polished quartz countertops and a large culinary island. The main L shaped wall run of cabinets offers excellent base and wall storage capacity. Integrated appliances comprise a Neff induction hob with extraction canopy above, two inline Neff double ovens, Haier integrated dishwasher, integrated Haier full height freezer and separate refrigerator and a pullout double bay recycling bin. One and a half bowl Belfast style sink with brass mixer/boiling tap. Striking ceramic stone flooring extending through to the rear utility wing and garden room. Three replacement sealed unit double glazed sash windows. Recessed downlighting and fitted over island lighting. Polished steel column radiator. Fielded pine door connecting:



GROUND FLOOR CONT...

Outer Hall

Utility Room – Boot Room

A further range of fitted cabinets matching the main kitchen installation complemented by polished quartz countertops offer a superb additional storage space. Fitted Belfast sink unit. Replacement sealed unit double glazed window. Coat pegs as fitted. Fielded door connecting to rear courtyard and garage. Fielded doorway connecting to:

Large Traditional Walk-in Shelved Pantry – Storeroom

Fitted pine shelving. Sealed unit double glazed replacements sash window.

Boiler Room – Laundry

Again, additional range of cabinets matching the main kitchen installation complemented by a polished quartz countertop. Fitted Belfast sink unit with brass mixer tap. Integrated waist height quartz plinthed internal shelving designed for side-by-side washer and dryer appliances. Fitted replacement Grant oil fired boiler unit.

Magnificent Orangery – Garden Room

6.70m x 4.15m (22'0" x 13'6")

A recent extension to this fine and substantial period house offering a relaxing room with wonderful aspects over the surrounding gardens and open countryside. Featuring a high sealed unit double glazed lantern roof with surrounding ceiling downlighting and a series of sealed unit double glazed picture windows and three sets of double French doors opening to York stone terracing with lawns beyond. Striking ceramic stone flooring – underfloor heating with thermostatic control.



FIRST FLOOR

Fine Main Central Landing

Alighted from a striking period oak dressed two flight staircase which connects at the half landing stage to the secondary staircase. The staircase rises in two further flights to the second-floor landing gallery above. Corniced ceiling and picture rail. Polished steel column radiator.

Front Bedroom One

4.95m x 4.35m (16'3" x 14'3")

Striking marble fireplace with decorative cast iron William Morris floral design inlays and traditional cast iron hob grate. Replacement sealed unit double glazed twin section sash window to front aspect. Polished steel column radiator. Doorway connecting to:

Dressing Room En Suite

Range of built in open fronted wardrobes and drawer chest sections. Replacement sealed unit double glazed sash window to side elevation. Fielded doorway returning to the main landing.

Front Bedroom Two

6.30m x 4.35m (20'9" x 14'3")

maximum dimensions

High corniced ceiling. Recessed built in double wardrobe closet.

Striking stone fireplace with burnished steel decorative inlay and traditional hob grate. Polished steel column radiator. Replacement sealed unit double glazed double sash window to front aspect.

Rear Bedroom Three

4.05m x 3.80m (13'3" x 12'6")

Replacement sealed unit double glazed sash window to side aspect. High corniced ceiling. Ornamental period fireplace of an arts and crafts design with delft style decorative tiled inlay. Recessed small storage/wardrobe closet.

Luxury House Bathroom

High grade traditional white Burlington suite comprising a ball and claw foot freestanding bath with floor mounted chrome pedestal tap/hand shower, large corner shower cubicle with thermostatically controlled overhead shower, separate hand shower and a glass framed enclosure, traditional pedestal wash hand basin with chrome mixer taps and a high flush wc. Sealed unit double glazed replacement sash window. Combination towel rail radiator. Striking gloss green half wall tiling and full internal tiled shower detailing.

Outer Landing

Rear Bedroom Four

4.35m x 3.50m (14'3" x 11'6")

maximum dimensions

Traditional ornamental period fireplace. Recessed wardrobe closet. Replacement sealed unit double glazed sash window. Polished steel column radiator.

House Shower Room

High grade replacement suite comprising a large corner shower with internal interior tiling and glass door enclosure – thermostatically controlled chrome shower, pedestal wash hand basin and a low flush wc. Two replacement sealed unit double glazed sash windows.



SECOND FLOOR

Upper Landing Gallery

The scale and proportions of this wonderful family home are such that even at second floor level there is generous height and scale to the rooms.

Access to tank room, two high-capacity pressurised hot water cylinders housing domestic hot water for the house.

Front Bedroom Five

5.65m x 4.35m
(18'6" x 14'3")

Ornamental period fireplace. Replacement sealed unit double glazed sash window. Polished steel column radiator.

En Suite Shower Room

Corner shower with tiled interior and a glass screen enclosure – fitted chrome thermostatically controlled shower installation, wall mounted wash hand basin and a low flush wc. Chrome ladder towel rail.

Front Bedroom Six

4.95m x 4.35m
(16'3" x 14'3")

Ornamental period fireplace. Replacement sealed unit double glazed sash window to front aspect. Polished steel column radiator.

Rear Bedroom Seven

4.40m x 4.35m
(14'6" x 14'3")

Replacement sealed unit double glazed sash window to side aspect. Polished steel column radiator. Skilfully designed panelled wall feature incorporating a doorway connecting to a walk-in wardrobe/dressing room with open fronted wardrobes, box storage and a series of integrated drawer chests.

Stunning House Bathroom – RAK Ceramics

High grade contemporary white suite and striking contrasting floor and full wall tiling are features of this stunning modern bathroom comprising a large contoured freestanding contemporary bath with chrome pedestal waterfall tap and hand shower, spacious recessed shower cubicle with overhead rain shower and separate hand shower in a matt black finish with a thermostatic control and a glass door enclosure, granite topped vanity unit incorporating a wash hand basin with waterfall mixer tap and a low flush wc with concealed cistern. Recessed ceiling downlighting. Velux sealed unit double glazed roof light.



OUTSIDE

Beech House enjoys a long frontage to Norwell Road defined by traditional estate railings and an avenue of mature trees including a specimen beech tree from which the house derives its name.

A high grade wrought iron reclaimed entrance gates and a pillared entrance with stone coping detailing and a flagstone threshold creates an impressive entrance to the wonderful home. The gates open onto a gravel approach drive culminating in a parking court adjacent to the house.

The large recently constructed triple garage is a particular feature of the sale.

Brick and Slate Triple Garage 8.90m x 5.40m (29'3" x 17'9")
Striking York stone forecourt threshold and a series of three traditional timber double doors. Light and power facility.

External oil storage tank.





Extensive Country Gardens

– approaching 1.02 Acres / 0.41 Hectares

The gardens are mainly lawned and slope gently from the roadside to the rear boundary and Beech

House enjoys a commanding position standing centrally on the plot ensuring a great presence and stature in what is in our opinion a wonderful setting for this exquisite home.

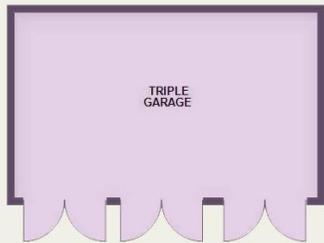
Mature orchard area.

Traditional railing fence enclosures.



GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES
- NOT TO SCALE



SERVICES

Mains water, drainage and electricity are connected.
There is no mains gas service to the village.

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 low and the property is not known to have flooded in the last five years.

Available Broadband

Basic 21 Mbps / Superfast 80 Mbps

Available Mobile Coverage

(based on calls indoors)

O2 - ● Vodafone - ●

EE - ✓ Three - ✓

✓ = Good ● = Variable X = Poor

LOCAL AUTHORITY

Council Tax Band G

Newark & Sherwood District Council
Castle House, Great North Road
Newark on Trent, Nottinghamshire NG24 1BY
www.newark-sherwooddc.gov.uk
Tel: 01636 650 000

TENURE

The property is freehold in tenure.

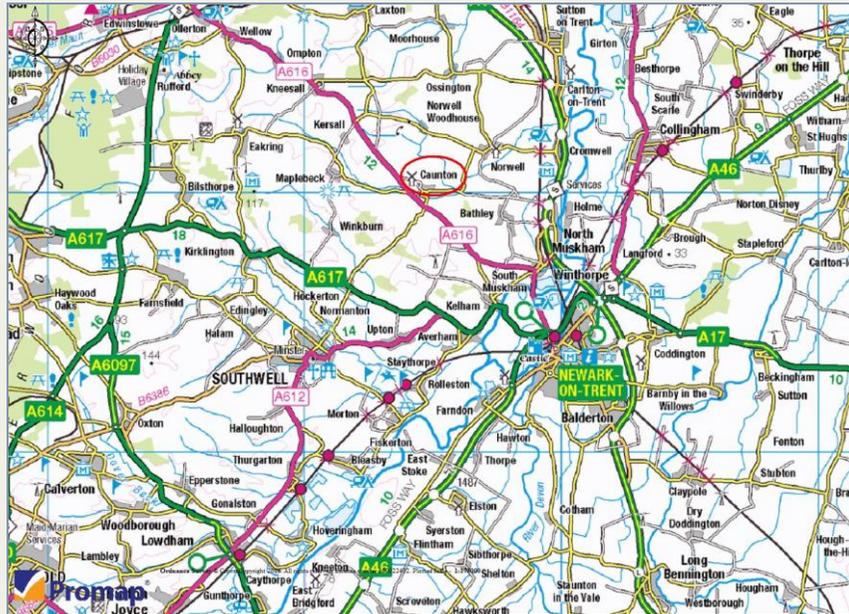
VIEWING ARRANGEMENTS

If you are interested in Beech 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 RATINGS

A copy of the EPC can be viewed at
<https://www.epcregister.com/searchReport.html>
Ref No: 2809-3921-1200-0702-8200

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.

LOCATION PLAN

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