



SQUIRREL'S LEAP
HALL GROUNDS COLSTON BASSETT NOTTINGHAMSHIRE NG12 3FB

Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk



SQUIRREL'S LEAP

The sale of Squirrel's Leap represents a rare opportunity to acquire an intriguing five-bedroom detached bungalow with a remarkable westerly open aspect, set in wonderful mature grounds of c1.00 Acres/0.40 hectares in the much coveted and sought after Hall Grounds setting of Colston Bassett.

The property has been in the ownership of the family since it was built in 1968 and will be of interest to a range of potential buyers seeking a large-scale property on a beautiful plot with far reaching westerly views.

Interestingly, within the near vicinity of Squirrel's Leap several 'grand design' residential redevelopment projects have been completed over recent years, and subject to Statutory planning and Building Regulation considerations, the setting and land area would seem to be perfect for an imaginative redevelopment of the property

COLSTON BASSETT

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.



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

Entrance Porch

High grade replacement entrance door with matching sealed unit double glazed full height side screens and corner window. Oak flooring. Internal oak framed glazed door and side screens opening to:

Spacious L Shaped Central Hall

An immediate indication of the scale and calibre of Squirrel's Leap with a wide, open archway and steps leading down to the main living area which captures remarkable open country views across the private terrace and lawned grounds.

Wide gauge oak flooring. Useful enclosed cloaks / general purpose / walk in storage closet. Coved ceiling.

Cloakroom WC

Fitted wall mounted wash hand basin and low flush wc. Wide gauge oak flooring.

Elegant Main Sitting Room

6.65m x 5.40m (21'9" x 17'9")

An impressive well-proportioned room with stunning views over the private lawned grounds and open countryside beyond. The focal point of the room is the Adam style fireplace, with marble slips and hearth incorporating a fitted living flame gas fire and to either side of the fireplace there is a stepped access through open archways up to the connecting dining room. Detailed ceiling cornice. Sealed unit double glazed sliding patio doors (full room breadth) opening to the flagstone terrace and main garden.



Dining Room

4.55m x 4.25m (15'0" x 14'0")

Sealed unit double glazed picture bow window overlooking the main garden – remarkable open aspect. Corniced ceiling.

Spacious Dining Kitchen

5.00m x 4.40m (16'3" x 14'6")

Extensive range of fitted contemporary cabinets of an ivory white fielded design with brushed steel furnishings complemented by black star granite countertops in a long L shaped wall run. 1.5 bowl stainless steel sink unit. Built in Neff double oven, microwave oven and warming drawer. John Lewis four plate induction hob with extraction canopy above. Matching dresser unit. Doorway connecting to secondary accommodation wing – possible annexe.



MAIN BEDROOM WING – OUTER HALLWAY

An outer L shaped hallway connects to the main entrance hall and leads to the primary sleeping accommodation described below.

Enclosed airing cupboard housing a lagged hot water cylinder – fitted electric emersion heater probe. Access to roof void.

Primary Bedroom Suite

Private Landing – Relaxation Area

Forming part of an impressive large scale primary bedroom suite leading to the main bedroom, bathroom and shower room. High corniced ceiling. Arch profile display niche. Arched opening with fluted column detailing and steps leading down in open plan to:

Lower Hall

Bathroom

large corner bath with gold mixer taps and marble surround. high cornice ceiling and two translucent sealed unit double glazed windows.

Spacious Shower Room

Fully tiled corner shower fitted thermostatically controlled Mira shower with a Showerlux glass door enclosure, Ideal pedestal wash hand basin with cabinet surround and a low flush wc. Translucent sealed unit double glazed window.

An arched opening with fluted column detailing from the lower hallway connects to:

Superb Main Bedroom

4.60m x 5.05m (15'0" x 16'6")

High corniced ceiling and full room width sealed unit double glazed picture bow window overlooking the garden – stunning open aspect. Arched opening with fluted column detailing connecting to:

Walk in Dressing Room – Wardrobe



En Suite Bedroom Two

5.55m x 2.70m (18'3" x 8'9")

Spacious south facing double bedroom with two leaded sealed unit double glazed windows to the side garden aspect. Range of built in wardrobes – double bedhead fixture with canopy cupboards above.

En Suite Shower Room

Large recessed fully tiled shower cubicle – thermostatically controlled shower, pedestal wash hand basin and low flush wc. Chrome towel rail.

En Suite Bedroom Three

3.90m x 3.15m (12'9" x 10'3")

Range of built in wardrobes – double bedhead fixture with canopy cupboards above Sealed unit double glazed picture window.



En Suite Shower Room

Recessed fully tiled shower cubicle. Fitted Mira Event shower installation with double glass door enclosure. Ideal Standard pedestal wash hand basin and a low flush wc. Sealed unit double glazed translucent window. Chrome towel rail.

En Suite Bedroom Four

3.15m x 3.10m (10'3" x 10'3")

Sealed unit double glazed window to front aspect.

En Suite Shower Room

Fully tiled shower cubicle, glass double door enclosure and fitted Tritan shower installation. Ideal Standard pedestal wash hand basin and low flush wc. Chrome towel rail.



SECONDARY ACCOMMODATION WING – POTENTIAL ANNEXE ARRANGEMENT

Entrance Porch – Boot Room

Replacement high grade stable design split doorway. Useful storage cupboards. Working surface and fitted coat pegs.
Oak framed glazed doorway to:

Inner Hall

Sitting Room / Snug

3.95m x 3.90m (13'0" x 12'9")

maximum dimensions

A pleasant evening sitting room with a leaded sealed unit double glazed bay window offering an attractive light woodland aspect. Recessed ceiling lighting.

Utility Room

Extensive range of cabinets with brushed steel furnishings. Single drainer stainless sink unit. Plumbing for automatic washing machine. Fitted British Gas 330 boiler providing domestic hot water and central heating.

Outer Hall

An enclosed walk-in shelved linen/general purpose storage cupboard. Fielded doorway with step down to:

En Suite Bedroom Five

5.05m x 3.80m (16'6" x 12'6")

Sealed unit double glazed window overlooking the rear garden with far reaching rural aspect.

En Suite Bathroom

Fitted jacuzzi bath with thermostatically controlled shower above and curved glass fitted splash screen, Roca pedestal wash hand basin and a low flush wc. Chrome towel rail. Translucent leaded sealed unit double glazed window.



EXTENSIVE PRIVATE GROUNDS

Squirrel's Leap is delightfully and peacefully situated at the end of a private access road forming part of the exclusive Hall grounds enclave with a secure remote controlled gated entrance leading to an extensive tarmacadam vehicle court – turning circle, relieved by a mature topiarised yew tree, ornamental box hedging and an established semi-circular flower bed.

Outer flagstone vehicle court

Large Workshop Garage

Electrically operated up and over access door, light and power facility and side personnel door.

Garage Two / Tractor House / Implement Store

With up and over doors at each end.



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

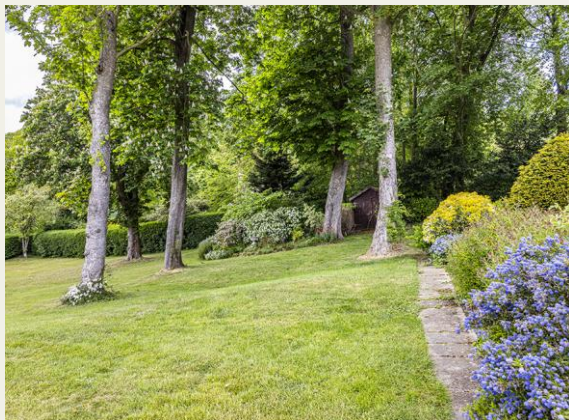
Delightful Mature Gardens

A particular feature of the sale is the expansive mainly lawned gardens and grounds which fall away gently from an elevated full width flagstone terrace, offering a wonderful vantage point over the adjacent lawns and open countryside beyond.

A large circular water feature lies beneath the main terrace with a central stepped pathway leading down to the water feature itself.

The gardens are protected by a number of fine mature standing trees and well managed established perimeter boundary hedgerows ensuring a high degree of privacy.

The unspoilt open country aspect is without doubt an important feature of the sale.



GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE



SERVICES

Mains electricity, gas and water are connected. Private septic tank drainage. Primary gas fired central heating circulating to radiators. Secondary underfloor electric heating is understood to be available, although we understand not commissioned and superseded by the conventional radiator gas central heating. *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 or during its lifetime.

Available Broadband

Basic 4 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

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.

PRICE GUIDE OFFERS OVER £1.25 million

VIEWING ARRANGEMENTS

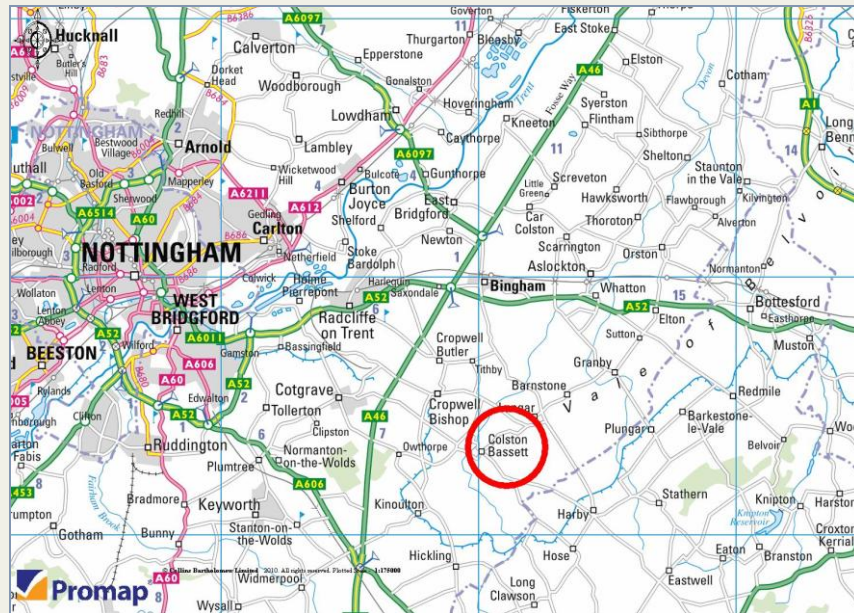
If you are interested in Squirrel's Leap and would like to arrange a viewing, please contact us on 01636 815544

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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: 2836-9225-4600-0428-2202

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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SMITH & PARTNERS
LAND & ESTATE AGENTS

16 MARKET PLACE SOUTHWELL NOTTINGHAMSHIRE NG25 0HE

01636 815544 sales@smithandpartners.co.uk

SD / TD



www.smithandpartners.co.uk

