



Portland House Main Street, Sibthorpe,
Nottinghamshire, NG23 5PN

£750,000

Tel: 01949 836678

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Family Home
- 3 Receptions
- Double Garage & Studio
- South To Westerly Facing Landscaped Garden
- Stunning Garden/Family Room
- 4 Bedrooms
- Utility & Ground Floor Cloak Room
- Ample Off Road Parking
- Modern Fixtures & Fittings
- Viewing Highly Recommended

We have pleasure in offering to the market this impressive individual detached contemporary home with an excellent level of internal accommodation lying in excess of 2,100 sq.ft.; providing four bedrooms and three receptions making it ideal for families.

Originally completed in the 1990s to an attractive design with aesthetically pleasing brick and stone elevations beneath a pantiled roof behind which lies a versatile level of accommodation, the property has more recently undergone a significant programme of improvements including updated double glazed windows, tastefully appointed kitchen and bathrooms and neutral decoration. The property has also benefitted from the addition of a double garage with a studio off, designed to complement the main house. A re-landscaped frontage has added additional parking. The property also benefits from the installation of photovoltaic panels, an air source heat pump and connection to mains drainage. Combined this all creates a more efficient home.

The property blends both modern and traditional elements with a bespoke kitchen finished in heritage style colours with a useful utility off, a light and airy sitting room with access out into the rear garden and a useful study. A central boot room provides a fantastic level of storage and leads through into a further impressive reception large enough to accommodate both living and dining with an attractive part vaulted ceiling and glazed gable end with views across the garden and fields beyond. In addition there is a ground floor cloak room leading off a central hallway and a staircase rising to a galleried landing. To the first floor there are four bedrooms, the principal of which benefits from ensuite facilities, and separate main bathroom.

In addition the property occupies a delightful landscaped plot which lies in the region of 1/5 of a acre with ample off road parking, beautifully landscaped well stocked gardens surrounding the house and a private south to westerly facing rear garden with an aspect across to adjacent fields.

Overall this is a stunning unique home within this pleasant hamlet but still located within easy reach of the amenities of the market towns of both Bingham and Newark.

Viewing comes highly recommended to appreciate both the location and accommodation on offer.

SIBTHORPE

Sibthorpe is a small hamlet located just off the A46 between the market towns of Bingham and Newark with good road access to the A52, A1 and M1. Amenities are available in the nearby market towns of Bingham and Newark with well regarded primary schools in the adjacent villages of Orston, Flintham and East Bridgford and within the catchment area for Toothill School and with bus links to Kesteven & Grantham Girls School and Kings School, both in Grantham. From Newark there is a high speed train to King's Cross in just over an hour.

AN ATTRACTIVE TRADITIONAL STYLE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

11' x 11'8" (3.35m x 3.56m)

An attractive initial entrance vestibule having spindle balustrade turning staircase with half landing rising to a galleried landing above, stone flooring and oak internal doors leading to:

GROUND FLOOR CLOAK ROOM

6'8" x 2'10" (2.03m x 0.86m)

Having a contemporary suite comprising close coupled WC and vanity unit with inset washbasin; panel effect walls,, contemporary towel radiator and continuation of stone effect flooring.

SITTING ROOM

20'6" x 17'2" max (6.25m x 5.23m max)

A well proportioned L shaped reception flooded with light benefitting from windows to two elevations including French doors into the rear garden; the focal point is a finished stone fire surround, mantel and hearth with inset herringbone back and a Heta stove; panel affect walls, deep cornicing to the ceiling with central roses and a further door leading through into:

STUDY

8'8" x 8' (2.64m x 2.44m)

A really useful space ideal as a home office perfect for today's way of working; traditional style column radiator and window overlooking the rear garden.

KITCHEN

18' x 13'3" max (5.49m x 4.04m max)

A well proportioned light and airy space benefitting from windows to three elevations; tastefully modernised with a generous range of bespoke furniture with oak hand painted door fronts with brush metal fittings and granite preparation surfaces; undermounted ceramic sink with swan neck mixer tap and granite upstands; integrated appliances including AEG induction hob, twin ovens, fridge and dishwasher; complementing central island unit providing a further working area with storage beneath and integrated power points; travertine style tiled floor, traditional style column radiator and a further door leading to:

UTILITY

10' x 6'8" (3.05m x 2.03m)

Beautifully appointed with a generous range of integrated cupboards, work surface with inset sink unit with swan neck mixer tap, alcove designed for double stacking washing machine and tumble dryer, integrated full height fridge and freezer, stone tiled floor, traditional style column radiator and window to the front.

Returning to the initial entrance hall an open doorway leads through into:

INNER VESTIBULE

8' x 9'6" (2.44m x 2.90m)

A really useful space which has been thoughtfully fitted with a range of integrated storage creating a boot room; having built in cloaks hanging wardrobes/storage cupboards, further low level seating unit with integrated storage and cloaks hanging above; panel effect walls and a glazed oak internal door leading through into:

GARDEN/FAMILY ROOM

25'9" x 9'6" (12'10" max) (7.85m x 2.90m (3.91m max))

A fantastic well proportioned light and airy reception offering a great deal of versatility, ideal as additional sitting or dining room; an interesting architectural room with pitched ceiling, exposed timbers and inset skylights, double glazed gable end and French doors into the rear garden.

RETURNING TO THE INITIAL ENTRANCE HALL A SPINDLE BALUSTRADE TURNING STAIRCASE WITH HALF LANDING RISES TO:

FIRST FLOOR GALLERIED LANDING

Having panel effect walls, built in airing cupboard housing pressurised hot water system, access to loft space, window and oak doors leading to:

BEDROOM 1

18'2" into wardrobes x 11'4" (5.54m into wardrobes x 3.45m)

A well proportioned tastefully presented principal suite having a good range of integrated storage with full height wardrobes, panel affect walls, traditional style column radiators, two windows to the front elevation and a further door leading to:

ENSUITE SHOWER ROOM

8'3" x 7'5" (2.51m x 2.26m)

Beautifully appointed with a contemporary suite comprising large shower enclosure with glass screen and wall mounted digital shower mixer; WC with concealed cistern set in vanity surround; separate vanity unit with low level drawer and cupboard, marble effect vanity surface over with washbasin with chrome mixer tap; fully tiled walls, contemporary towel radiator and window to the side.

BEDROOM 2

17'3" x 10'7" (5.26m x 3.23m)

A further well proportioned double bedroom flooded with light benefitting from a dual aspect with windows to the front and rear with stunning views across the garden and fields beyond; integrated wardrobes and dressing table, traditional style column radiators and panel effect wall.

BEDROOM 3

11'3" x 8' (3.43m x 2.44m)

A further double bedroom with delightful aspect to the rear; panel effect walls and traditional style column radiator.

BEDROOM 4

9'10" x 9'10" into alcove (3.00m x 3.00m into alcove)

Large enough to accommodate a double bed but makes a generous single having open views to the rear; built in wardrobes, panel effect wall and traditional style column radiator.

MAIN BATHROOM

8' x 7'4" (2.44m x 2.24m)

Tastefully appointed with a contemporary suite comprising double ended bath with centrally mounted chrome mixer tap and wall mounted electric shower, WC with concealed cistern and vanity surface over with inset washbasin, chrome mixer tap and tiled splash backs; contemporary towel radiator and window to the side.

EXTERIOR

The property occupies a stunning landscaped plot generous by modern standards having been redesigned over recent years and comprises an initial double field gate access onto a generous slate chipping driveway providing ample off road parking and in turn leads to a generous detached garage. Adjacent to the garage is a useful bin store. Leading off the driveway is a further enclosed area housing an air source heat pump and EV charger. A timber courtesy gate gives access onto a paved pathway and terrace and, in turn, the front door with an attractive oak canopy; a slate bordered forecourt with central stone raised planter, sleeper beds and useful log store creating a pleasant seating area secluded from the road. A further timber courtesy gate gives access into the rear garden which is a delightful feature of the property offering a good degree of privacy, benefitting from a westerly rear aspect; having a large paved terrace providing a wonderful outdoor entertaining space linking back into the main receptions, brick edged circular lawn, well stocked perimeter borders with an abundance of trees and shrubs; to the foot of the garden a further is a further decked seating area with timber pergola over providing a delightful aspect across fields to the rear and back to the pretty rear elevation of the house.

GARAGE

19' deep x 8'10" wide (5.79m deep x 2.69m wide)

A detached garage finished to complement the main house with rendered brick and stone elevations; having electric sectional door, power and light, courtesy door to the side and a further door leading through into:

STUDIO/STORE

10' x 8'8" (3.05m x 2.64m)

Located within the garage is a purpose built studio providing a useful space currently utilised as a home gym but potentially could provide office space or simply excellent storage, having pitched roof with inset skylight.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band F

TENURE

Freehold

ADDITIONAL NOTES

The property is understood to have mains drainage, electricity and water. Heating is by way of an electric air source heat pump. The property also benefits from solar panels, which are in ownership of the property. (information taken from Energy performance certificate and/or vendor).

The property has had a prior claim for subsidence (over ten years ago.), relating to tree and shrubs in close proximity. These were removed and remedial works completed in 2016, with no further issues.

There is a covenant in the title with a neighbouring property relating to maintenance of soakaways.

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/>

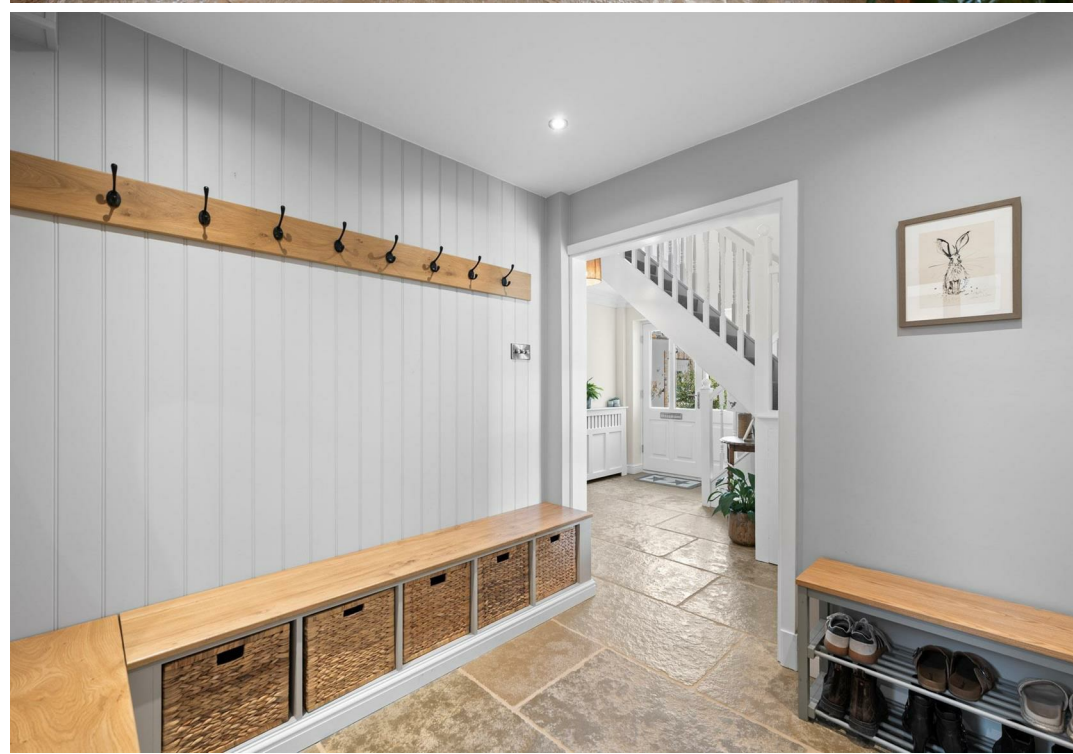
Planning applications:-

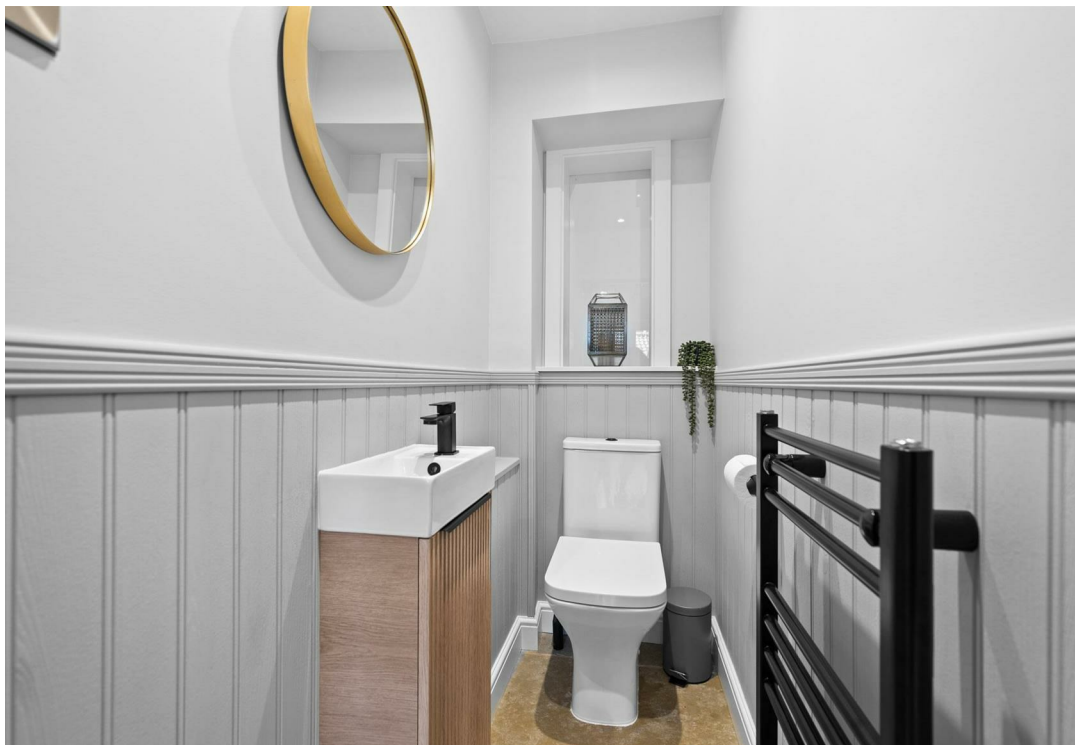
<https://www.gov.uk/search-register-planning-decisions>























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.

Produced by Potterplans Ltd. 2026





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		
	81	83
England & Wales		EU Directive 2002/91/EC

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

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



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10 Market Street,
Bingham NG13 8AB
Tel: 01949 836678
Email: bingham@richardwatkinson.co.uk

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