



ST. MICHAEL'S COTTAGE
GONALSTON LANE HOVERINGHAM NOTTINGHAMSHIRE NG14 7JH

Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk



ST MICHAEL'S COTTAGE

An intriguing and substantial period property of immense character in a secluded location on the southern edge of the village having a remarkable aspect across an open stretch of unspoilt countryside to the Trent Hills in the distance.

St Michaels Cottage is a fine Grade II Listed building believe to date from a time when the Vicar of the Parish earned his stipend through farming land owned by the Church and it is understood that is one such example.

HOVERINGHAM

A highly regarded and largely undeveloped Conservation village set in Trent Valley countryside between the main regional centres of Nottingham and Newark on Trent, close to an extensive range of more local amenities in the nearby historic Minster town of Southwell.

The village itself offers the essentials of traditional English life with a thriving community centred around the village hall and The Reindeer Inn, which is a very decent watering hole bordering to the village cricket ground, whilst along the aptly named Boat Lane there is access to unspoilt walks along the River Trent.

The neighbouring larger village of Lowdham offers a useful range of day-to-day amenities with direct road - rail access into Nottingham centre, whilst the historic market town of Southwell is a well facilitated local main population centre which meets all day-to-day needs.

MILEAGES

LOWDHAM	3 miles	SOUTHWELL	8 miles
NEWARK	16 miles	NOTTINGHAM	11 miles
MANSFIELD	20 miles	GRANTHAM	24 miles

East Coast London Mainline 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.



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GROUND FLOOR

Entrance Porch

A traditional entrance porch having double glazed main entrance door with herringbone panelling and a separate cloakroom with low-level WC. *Please see the later notes on the Utility Room*

Large Central Drawing Room

8.00m x 5.75m (26'3" x 18'9") *maximum dimensions*

A large heavily beamed reception room (historically two rooms) creating an appealing central area of the house with an open south-westerly aspect across unspoilt pastureland.

Full height exposed mellow red brick chimney with inset woodburning stove on a natural stone flagged hearth with full height shelved storage cupboards.

Small Garden Hall – Inner Hall

An intriguing space linking the ground floor areas and giving direct access through a traditional pitched roof porch into the private south garden. Contemporary central heating radiator

Evening Sitting Room

4.25m x 4.15m (14'0" x 13'6")

A smaller comfortable sitting room having an open aspect across the south garden and fields beyond. Handcrafted wall panelling and contemporary cast steel central heating radiator. Henley 'stone fired surround with double sided woodburning stove.

Large Breakfast Kitchen

7.00m x 3.65m (23'0" x 12'0")

A contemporary installation by Harvey Jones completed to a high standard incorporating a large central island unit – breakfast bar close to double casement opening doors into the south garden.

Extensive range of kitchen units with Corian work surface areas and a combined housing for Fisher and Paykel kitchen appliances - an electric oven – grill oven, separate microwave oven, double section larder refrigerator and separate freezer drawer.

A Fisher and Paykel gas hob and low level pull out pan storage and a wine cooler have been incorporated into the central island - breakfast bar.

Contemporary central heating radiator. Conservation rooflights.

Utility Room

Please note that the utility room is accessed from the courtyard porch offering useful storage space, with space for a washing machine and tumble drier.

Ground Floor Bedroom Five

4.45m x 4.15m (14'6" x 13'6")

(maximum dimensions)

A room with the flexibility to be used as a guest bedroom with bathroom, or as an "office from home" having an access though the rear hall into the courtyard.





FIRST FLOOR

Central Half Stage Landing

An intriguing winding staircase from the 'garden hall' rises through a quaint half stage landing to the south landing which has a York-slide sash window with an unspoilt open aspect across the meadows to the southwest of St Michaels Cottage giving access to Bedrooms One and Two.

Bedroom One

4.40m x 4.15m (14'6" x 13'6")

maximum dimensions

Handcrafted wall panelling and fitted wardrobe unit and chest of drawers. Contemporary central heating radiator and period fire surround.

Bedroom Two

4.40m x 4.25m (14'6" x 14'0")

Central heating radiator and period fire surround.

Inner Landing

A narrow landing connecting the original section of the house to what were believed to be originally grain and fruit storage outbuildings. Contemporary central heating radiator.

Bedroom Three

3.95m x 3.20m (13'0" x 10'6")

A smaller beamed bedroom with a lovely period feel having a wide access up to a solid floored loft. Central heating radiator.

Family Bathroom

Freestanding roll top bath, pedestal wash basin and WC, Large rectangular shower cubicle with rainwater shower head and separate shower handset. Central heating radiator and concealed cylinder cupboard. Medicine cabinet and vanity shelving. High level extraction fan

Bedroom Four

4.65m x 4.45m (15'3" x 14'6")

Courtyard aspect and central pitch pine period beaming. Central heating radiator

En Suite Bathroom

Pivotal door shower installation with high level rainwater shower and separate handset. Chrome ladder towel rail.





GARDENS AND GROUNDS

St Michael's Cottage stands in one of the most appealing and sheltered locations in the village bordering to unspoilt Nottinghamshire Greenbelt countryside stretching across to the Trent Hills in the distance – without a residential property being visible across the wide horizon.

The entrance into the property passes between the adjacent St Michael's Farmhouse and the neighbouring former Milking Shed - as marked on plan by a red arrow.

The private gravelled courtyard gives ample parking space concealed from Gonalston Lane, whilst affording level vehicular access into a three-bay garage which has been substantially constructed in a mellow red brick under a natural clay pitched pantile roof having two enclosed vehicle bays and an open centre bay.

An extensive level south facing lawned garden enclosed by handcrafted substantial steel railings creates a very private level garden to the west of the house with the high traditional northern boundary giving effective shelter from the wind.



GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES - NOT TO SCALE



SERVICES

Mains gas, electricity, water drainage are connected.
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.

Available Broadband
Basic 5 Mbps / Superfast 80 Mbps

Available Mobile Coverage
(based on calls indoors)
O2 - ✓ Vodafone - ✓
EE - ✓ Three - ✓
✓ = Good • = Variable X = Poor

LOCAL AUTHORITY

Council Tax Band F
Newark & Sherwood District Council
Castle House, Newark on Trent,
Nottinghamshire NG24 1BY

www.newark-sherwooddc.gov.uk
01636 650 000

VIEWING ARRANGEMENTS

If you are intrigued by St. Michael's Cottage and would like to arrange a viewing, please contact us on 01636 815544

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ENGLISH HERITAGE LISTING

ST MICHAEL'S COTTAGE, GONALSTON LANE
National Grid Reference: SK 69668 46577

HOVERINGHAM GONALSTON LANE

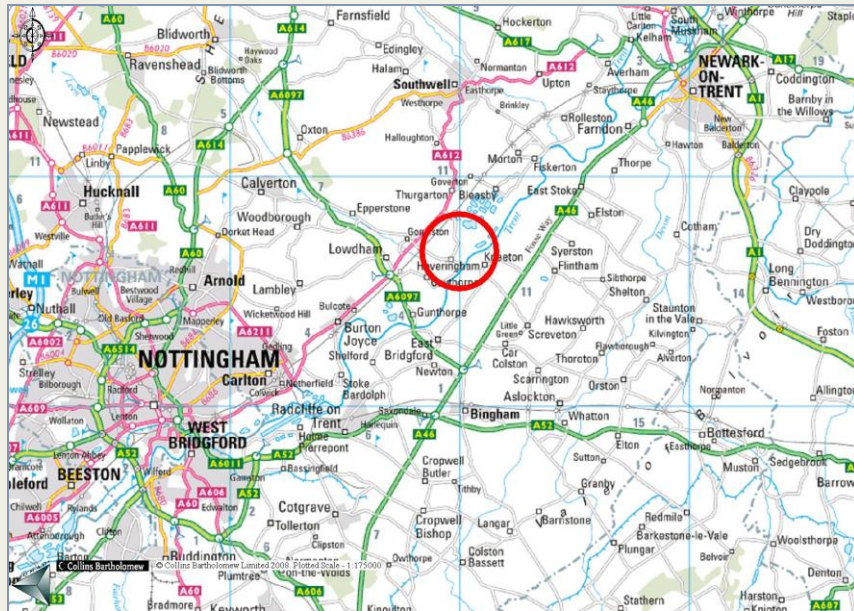
SK 64 NE (south side) 4/72
St. Michael's Cottage G.V. II Cottage. Early C19. Render over red brick. Slate roof. 2 red brick and render gable stacks. Raised eaves band. Set on a plinth. 2 storeys, 3 bays with a first-floor band. Central gabled and closed C19 rendered porch with plain tile roof and bargeboards. Panelled door with glazing bar over-light. Either side are single tripartite sashes under segmental arches. Above are 2 similar sashes with single, similar, smaller central sash. To the rear are 2 storey wings and extensions.
Listing NGR: SK6966846577

SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

MAPS & ENERGY PERFORMANCE RATINGS

REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



ENERGY PERFORMANCE CERTIFICATE RATING - D

A copy of the EPC can be viewed at
<https://www.epcregister.com/searchReport.html>
Ref No: 9063-3061-9204-8426-2204

LOCATION PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



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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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