

THE DOWER HOUSE

GONALSTON LANE
HOVERINGHAM
NOTTINGHAMSHIRE
NG14 7JH



Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk



THE DOWER HOUSE

WITHOUT DOUBT AN EXEPTIONAL HOUSE

A fine and substantial detached house built within the grounds of The Manor House which has been aptly named to reflect the well-considered period design, which has been constructed to a high standard.

HOVERINGHAM

Hoveringham is a highly regarded unspoilt village on the northside of the River Trent, roughly equidistant from Nottingham and the Minster town of Southwell, with easy access to the larger market town of Newark.

The village which has a thriving residential community having the benefits of a traditional village inn adjacent to the cricket ground and a well- supported village hall which has been upgraded by National Lottery funding.

Close to hand the neighbouring village of Lowdham offers a useful range of day-to-day amenities and highly respected schooling , as does the thriving Minster town of Southwell.

MILEAGES

LOWDHAM	3 miles	SOUTHWELL	8 miles
NOTTINGHAM	11 miles	NEWARK	15 miles
MANSFIELD	20 miles	GRANTHAM	24 miles

East Coast London Mainline Service

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



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES





GROUND FLOOR

Entrance Area

An immediate indication of the calibre of the house. Stone flagged external threshold with low level rectangular pillars capped by period design planters.

Arched open storm porch with recessed main entrance door giving access into the stunning extensive ground floor layout which extends across the southeast elevation creating an appealing well balanced open plan range of reception rooms.

Main Reception Room

9.70m x 5.45m (31'9" x 17'9")

A large well-proportioned room with excellent natural lighting through a series of full height French doors in the main elevation having an easterly aspect into the garden, with further well positioned bay secondary windows positioned each side of the fireplace.

A handcrafted substantial fireplace which has been crafted principally from natural sandstone blocks reclaimed from the original village church and now forming the focal point of the house having a substantial raised cast iron dog grate with a herringbone pattern red brick fireback and wide stone shelf overmantel.

Within this exceptional room there is ample space to consider a well-balanced seating plan adjacent to the fireplace and scope within the remaining space to plan a more formal dining arrangement for those special family dining occasions.





GROUND FLOOR

Large Open Plan Kitchen

5.45m x 4.40m (17'9" x 14'6")

A contemporary 'minimalist' kitchen forming the hub of the ground floor plan successfully linking the stunning main reception room with the more conventionally sized sitting and dining rooms, creating a most appealing open plan ground floor layout.

The large central Island unit forms the focal point of the kitchen whilst providing extensive low level storage space beneath the stunning white Corian preparation surface which has an inset stainless-steel sink and first-class ceramic hob.

Concealed CDA freezer and Bosch dishwasher.

Separate full height "housekeepers" cupboard providing a full-length versatile tall kitchen storage unit, within which there is a double door multiple choice drinks server, a high-capacity Liebherr larder refrigerator and the Worcester central heating boiler.

Please note that within the kitchen design there are two further units along the opposite wall to the housekeeper's cupboard being general purpose storage units of a similar design, one being surfaced in white Corian.

Cloakroom - Utility Room

A combined cloakroom – utility room having a base storage unit with stainless steel sink. Concealed cistern low level WC with high level extraction fan.





GROUND FLOOR

Dining Room

5.20m x 3.25m (17'0" x 10'9")

A smaller conventional dining - breakfast room situated closer to the kitchen and better suited to more convenient regular family use. Understairs space for traditional dresser base. Central dining light and wall lighting.

Please note the open plan staircase giving an independent access to Bedroom Four.

Sitting Room

5.20m x 3.55m (17'0" x 11'6")

High vaulted ceiling with multiple high level Velux roof lights. Central heating radiator. Full width double casement French door access to a sheltered barbecue terrace with insulated small garden house.



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES



FIRST FLOOR

A returning open staircase access rises from the entrance area to an extensive first floor landing. High level Velux roof light over staircase.

Upper Landing

Central heating radiator and high-level Velux roof lights. Concealed large linen store.

Bedroom One

5.45m x 5.35m (17'9" x 17'6")

High vaulted ceiling and Gothic arched window. Integral wardrobe store and central heating radiator.

Large En Suite Bathroom

Contoured panelled bath with shower attachment. Vanity unit with rectangular surface mounted basin, Low level vanity storage and low-level WC. Vertical towel rail/central heating radiator. Large Velux roof light and high-level extraction fan.

Bedroom Two

5.65m x 3.20m (18'6" x 10'6")

High vaulted ceiling with arched Gothic window. Central heating radiator and wardrobe store. Wall mounted Philips television,

En Suite Bathroom

Contoured panel bath with high level shower attachment and pivotal shower screen, Fixed vanity unit, with rectangular wash basin and low-level WC. Combined heated towel rail/radiator. Half wall tiled wall tiling - separate floor tiling, High level Velux roof light.





FIRST FLOOR

Bedroom Three

5.40m x 3.15m (17'9" x 10'3")

maximum dimensions

High vaulted ceiling with Velux roof light.

Central heating radiator and wardrobe store.

En Suite Bathroom

Contoured panel bath with high level shower attachment and pivotal shower screen,

Vanity unit with rectangular basin and low- level WC.

Combined heated towel rail/central heating radiator, Low voltage down lighting and Velux roof light.

Bedroom Four

5.10m x 3.25m (16'9" x 10'9")

Please note that Bedroom Four whilst on first floor level is accessed from the dining room by a stylish part enclosed staircase.

A well-proportioned bedroom having a prominent east facing window and small wardrobe store.

Central heating radiator

En Suite Wet Room

An intriguing creatively planned wet room making effective use of the limited space,

Fixed wall mounted shower installation having a watering can shower head and shower handset. Central floor drain and substantial floor tiling.



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES



GARDENS AND GROUNDS

The Dower House has been constructed (2020) within the wooded grounds of The Manor House accessed by a shared private drive leading from Gonalston Lane (opposite the village church) leading through substantial gates (remote control) into the sheltered garden and grounds.

The Dower House stands in the northeast corner of the garden, where a carefully planned screened entrance - outside seating area has been created close to the small insulated "garden cottage".

The south garden is a more extensive area bounded by a mature tree screening and lower-level shrubberies around a central lawned area.



GENERAL INFORMATION & FLOORPLANS - FLOORPLANS FOR IDENTIFICATION PURPOSES - NOT TO SCALE

SERVICES

Mains water, gas, electricity and drainage are connected. Worcester gas fired central heating circulating principally to underfloor heating on the ground plan floor and through conventional steel radiators on first floor level.

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

The Government supplies information relating to the flood risk of the land around the property, not the building itself which can be checked on the following website;

<https://check-long-term-flood-risk.service.gov.uk/postcode>

FIXTURES AND FITTINGS

Please note that the property is sold subject to the inclusion of the fixtures and fittings detailed in these sales particulars, although the Sellers reserves the right to exclude the chandelier and the cast iron dog grate in the main reception room - subject to negotiation.

TENURE

We understand the property is freehold and will be offered with vacant possession on completion of the sale.

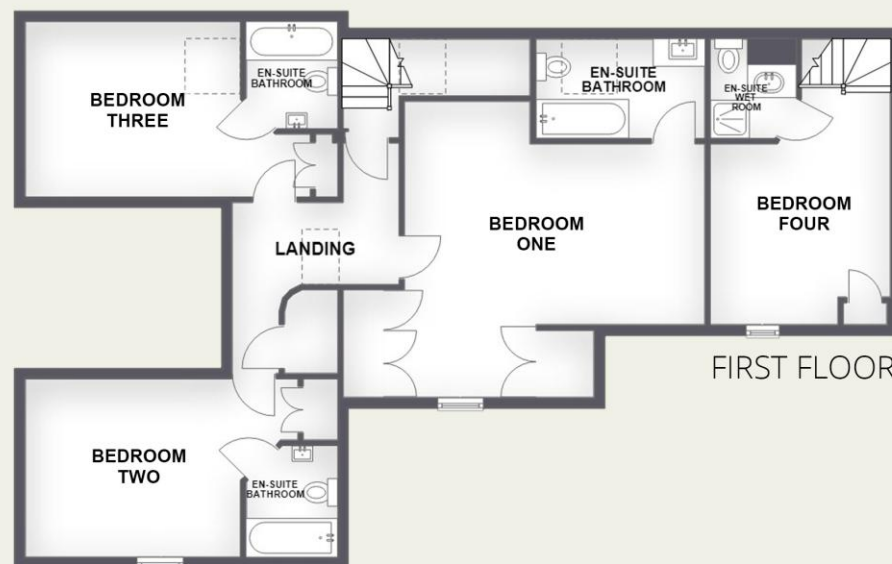
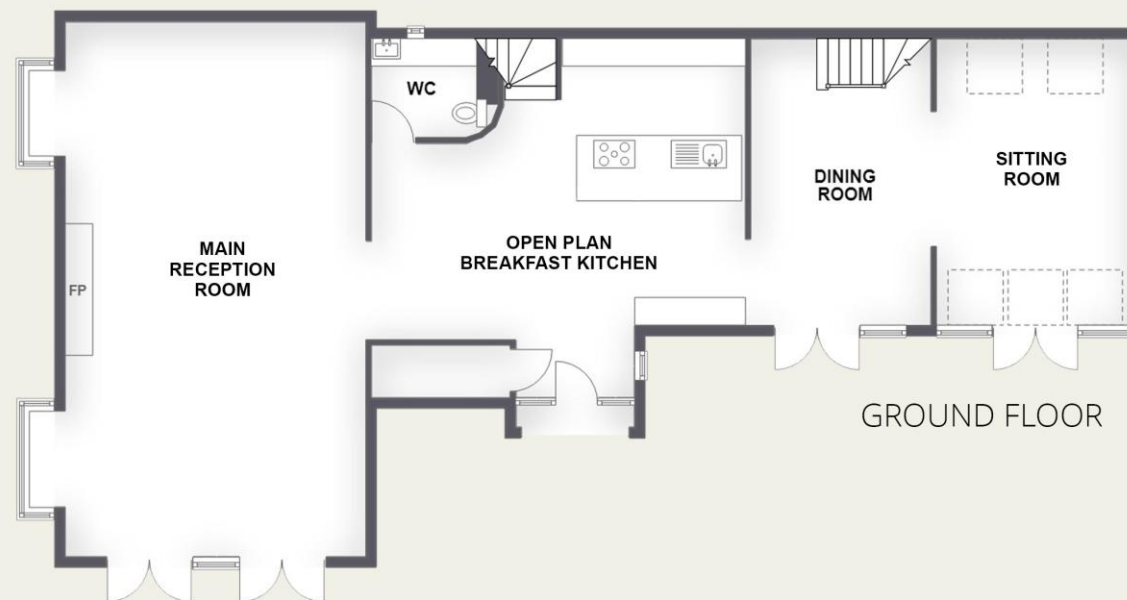
LOCAL AUTHORITY

Council Tax Band F

Newark & Sherwood District Council
Castle House, Newark on Trent, NG24 1BY
www.newark-sherwooddc.gov.uk
01636 650 000

VIEWING ARRANGEMENTS

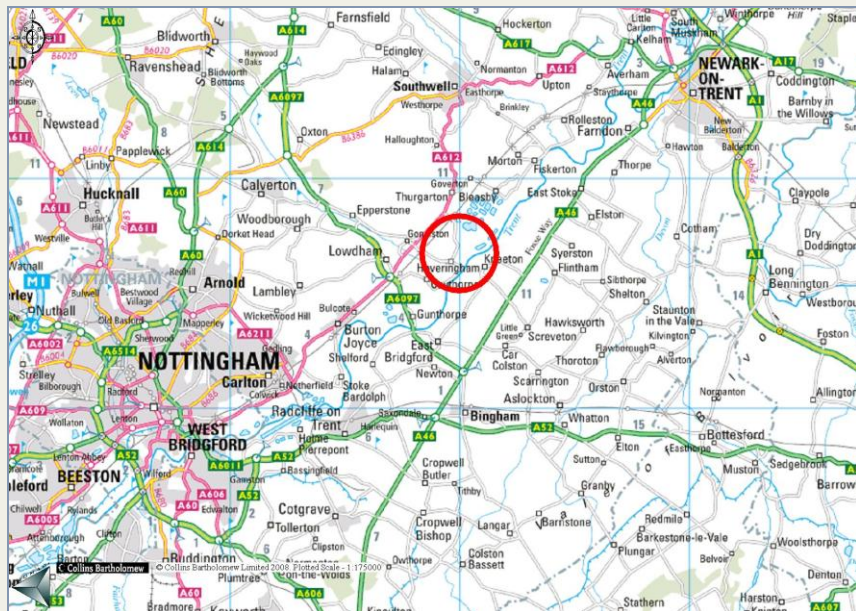
If you are interested in viewing The Dower House please contact us on 01636 815544, or alternatively by e-mail; sales@smithandpartners.co.uk
www.smithandpartners.co.uk



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: 7100-1749-0322-7402-3863

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

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



O.S. Business Copyright Licence Number: ES100003874



SMITH & PARTNERS
LAND & ESTATE AGENTS
16 MARKET PLACE SOUTHWELL
NOTTINGHAMSHIRE NG25 0HE

01636 815544

sales@smithandpartners.co.uk



www.smithandpartners.co.uk

