



**The Old Stables Lombard Street, Orston,  
Nottinghamshire, NG13 9NG**

**£795,000**

**Tel: 01949 836678**

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

- Modern Farmhouse Style Character Property
- Ensuite, Shower Room & Main Bathroom
- Wealth Of Character & Features
- Gardens & Paddock In The Region Of 1.2 Acres
- Highly Regarded Village
- Up To 4 Bedrooms & 2 Receptions
- Potential For Ground Floor Living
- Delightful Established Plot
- Ample Off Road Parking & Garage
- Viewing Recommended

We have pleasure in offering to the market this really interesting, detached property that takes many internal and external design cues from two adjacent 18th century farm houses. The property was constructed in 2002 using recovered facing materials to give the benefits of modernity combined with period character. Overall the property provides a fascinating and versatile level of accommodation spanning two floors with significant scope for expansion.

The property extends to approximately 1,900 sq.ft., providing two main reception areas, including an attractive dual aspect sitting room with a wonderful feature exposed brick fireplace and beamed ceilings. In turn this links through into a stunning L shaped orangery with a clear glass roof which provides a fantastic additional reception space, large enough to accommodate both living and dining areas, and looks out onto both the courtyard garden and down towards the paddock. In addition there is a tastefully appointed breakfast kitchen that also links through into the orangery which, combined, creates an excellent flow perfect for everyday living. The kitchen is fitted with a generous range of bespoke units and integrated appliances with a useful utility/drying room off.

Leading off the central hallway is a ground floor double bedroom or alternatively an additional reception and this is serviced by an adjacent bathroom, perfect as a guest or teenage suite or could be utilised in later life allowing the property to function as purely a single storey home. To the first floor there are three further bedrooms with the master being a particularly generous suite with walk through dressing area, walk in wardrobe and ensuite bathroom, affording a pleasant aspect into the property's garden.

As well as the interesting and versatile internal accommodation the property benefits from a stunning position tucked away off Lombard Street with a generous level of parking and integral garage which affords additional storage and workshop space. A loft void in the eaves could offer scope to expand the accommodation. Planning permission has been granted for two large windows compliant with fire safety requirements. The windows have not yet been installed but are included in the sale along with a considerable quantity of building materials.

Both the formal gardens and paddock extend to approximately 1.2 acres providing a fantastic outdoor space. Approximately 0.4 acres of part formal and part wild life gardens lead out into a 0.8 acre paddock to the westerly side which could accommodate a small pony potentially making it ideal for an equestrian user. Alternatively, the attractive tree lined space could provide a multi purpose extension to the garden.

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

## ORSTON

The Conservation village of Orston has a highly regarded primary school, public house and riding school/livery yard and is located just off the A52 between the market town of Bingham and the village of Bottesford where there are further amenities including secondary schooling, shops and restaurants, doctors and dentists. The village is convenient for the A52 and A46 providing good access to the cities of Nottingham and Leicester. There is a railway station just outside the village linking to Grantham and Nottingham and from Grantham there is a high speed train to King's Cross in just over an hour.

ATTRACTIVE TIMBER FRAMED STORM PORCH LEADS TO A TRADITIONAL STYLE HARDWOOD ENTRANCE DOOR WITH LEADED STAINED GLASS LIGHTS AND, IN TURN, INTO:

## MAIN ENTRANCE HALL

17'10" max into stairwell x 6'10" (5.44m max into stairwell x 2.08m)

Having a good level of integrated storage with built in cloaks cupboard, spindle balustrade staircase rising to the first floor landing, useful walk in under stairs cupboard beneath, attractive vertical contemporary column radiator and, in turn, further doors leading to:

## GROUND FLOOR BEDROOM 4

18' x 10'4" (5.49m x 3.15m)

A particularly versatile room which could be utilised as an additional reception but makes an excellent ground floor double bedroom ideal as a guest space or even for dependent relatives looking for ground floor living. The room having exposed beams to the ceiling, contemporary radiator, window to the front and useful built in wardrobe.

## GROUND FLOOR BATHROOM

7'8" x 5'7" (2.34m x 1.70m)

Having a suite comprising tiled panelled bath with chrome mixer tap with integral shower handset and bifold screen, close coupled WC, granite vanity surface with elliptical washbasin with chrome mixer tap, fully tiled walls, towel radiator and double glazed window.

## BREAKFAST KITCHEN

16'6" x 14'6" (5.03m x 4.42m)

A well proportioned, light and airy space, benefitting from a south to westerly aspect and linking through into both the main living room and orangery creating a versatile everyday room which will undoubtedly become the hub of the home. The kitchen is fitted with a generous range of German manufactured wall, base and drawer units including a corner carousel unit, built in, pull out, butler's pantry, further obscured glazed wall cabinets, integral wine racks, German Schock quartz effect preparation surfaces, undermounted sink and drain unit with brush metal swan neck mixer tap and glass tiled splash backs, further integrated appliances including dishwasher Siemens ceramic hob, Neff combination microwave with fan

assisted oven beneath, fridge and freezer, central island providing additional storage and preparation area with integral butcher's block breakfast bar providing an informal dining space. In addition the room having exposed beam to the ceiling, inset downlighters, contemporary radiator, sealed unit double glazed windows to two elevations and a further door leading through into:

#### **UTILITY ROOM**

8'6" x 5'8" (2.59m x 1.73m)

Having fitted wall and base units complementing the main kitchen, laminate preparation surfaces, Belfast style ceramic sink with articulated mixer tap, plumbing for washing machine, wall mounted Worcester Bosch gas central heating boiler, useful towel dryer, additional radiator and exterior door to the rear.

Returning to the kitchen a further door leads through into:

#### **SITTING ROOM**

19'3" x 14' (5.87m x 4.27m)

A well proportioned light and airy space offering a wealth of character, benefitting from windows to two elevations including access into the orangery as well as French doors giving a delightful aspect into mature and established rear garden. The focal point to the room is an attractive exposed brick chimney breast with quarry tiled hearth and inset solid fuel stove with alcoves above. The room also having central exposed beam, engineered oak flooring and two central heating radiators.

French doors lead through into:

#### **ORANGERY**

19'9" max x 14'7" max (6.02m max x 4.45m max)

A versatile, light and airy L shaped space, flooded with light having a double glazed clear glass roof, windows to three elevations, exposed brick base, quarry tiled sills and attractive marble effect tiled floor. This room offers a good level of floor area currently providing both a living and dining space which cleverly links back into both the kitchen and main reception and gives access to both the front and rear, including French doors out into the rear garden.

RETURNING TO THE MAIN ENTRANCE HALL A SPINDLE BALUSTRADE STAIRCASE RISES TO:

#### **SPLIT LEVEL FIRST FLOOR LANDING**

Flooded with light having part pitched ceiling with inset Velux skylight, contemporary column radiator and further doors, in turn, leading to:

#### **MASTER SUITE**

A fantastic well proportioned master bedroom which benefits from both an initial walk through dressing area, ensuite bathroom and separate dressing room as well as the main double bedroom.

#### **INITIAL WALK THROUGH DRESSING AREA**

12'10" x 7'3" (3.91m x 2.21m)

Having a good level of integral storage having built in wardrobes, central heating radiator and two inset skylights to the ceiling. This room opens out into:

#### **DOUBLE BEDROOM**

12'2" x 11' (3.71m x 3.35m)

Benefitting from a dual aspect with fantastic elevated views into the rear garden, having contemporary radiator, access to under eaves, double glazed windows to both the side and rear and further access into:

#### **WALK IN WARDROBE**

7'10" x 6'8" (2.39m x 2.03m)

Having fitted rails with overhead storage.

#### **ENSUITE BATHROOM**

10'5" x 8'2" (3.18m x 2.49m)

Tastefully appointed with a suite comprising tiled panelled bath with chrome mixer tap and separate shower handset, vanity unit with twin undermounted elliptical washbasins and Travertine surround, a good level of integrated storage, close coupled WC, contemporary column radiator, integral mirror, access to under eave and double glazed window affording a fantastic view across the rear garden.

#### **BEDROOM 2**

18' max x 10'3" max (5.49m max x 3.12m max)

A fantastic, dual aspect, double bedroom with ample office space having an attractive part pitched ceiling with exposed timber purlins, access to loft space above, contemporary radiator, access to under eaves and being flooded with light having a large Velux skylight to the rear and a further double glazed window to the front.

#### **BEDROOM 3**

15'4" x 8'7" (4.67m x 2.62m)

A further double bedroom benefitting from a dual aspect, having double glazed windows to the front and side, access to loft space above and contemporary radiator.

#### **SHOWER ROOM**

8'9" x 6'9" max into shower enclosure (2.67m x 2.06m max into shower enclosure)

Having a suite comprising shower enclosure with glass screen and wall mounted shower mixer, close coupled WC with concealed cistern and wall mounted contemporary stainless steel round bowl washbasin with glass vanity surround and chrome mixer tap, tiled splash backs, towel radiator, exposed timber purlin to the ceiling and skylight to the side.

#### **ANNEXE**

5.44m x 2.44m

A separate annexe space comprising double garage measuring 18'4" deep x approximately 19' wide, having electric double width up and over door, power and light, separate courtesy

access into an initial workshop/utility type space which measures 17'10" x 8' which again has power and light, with a double glazed window to the front and dog legged staircase leading up to a useful space in the eaves. In total this measures 34' x approximately 14' to purlins and is a fantastic well proportioned space offering considerable potential, having been boarded out to create a superb level of storage but which also affords further potential for possible conversion into additional accommodation. In addition there is a further workshop/storage space which measures approximately 18' deep x 5'5" wide that has been segregated from the main garage to provide useful storage/workshop space.

#### **EXTERIOR**

The Old Stables offers a delightful, established and generous plot comprising initial formal gardens which lead onto a wildlife garden/orchard and a picturesque paddock at the rear, the plot in total lying in the region of 1.2 acres. The formal gardens extend to around 0.4 acres with a 0.8 acre paddock to the westerly side which would be large enough to accommodate a small pony or, alternatively, just create a stunning outdoor space and a lovely vista from the main house.

The property is approached by an initial generous driveway which provides ample off road car standing and, in turn, leads to the attached double garage. A pathway leads to the front door and a gateway leads into an initial, enclosed, courtyard style garden which benefits from a south to westerly aspect creating a fantastic outdoor space which links into the orangery. The gardens are partly paved with well stocked, established borders and an attractive ornamental pond. Leading through an initial orchard and, in turn, into a grass paddock on the westerly side, combines with the gardens to create a wonderful outdoor space.

#### **COUNCIL TAX BAND**

Rushcliffe Borough Council - Band F

#### **TENURE**

Freehold

#### **ADDITIONAL NOTES**

We are informed the property is on mains gas, drainage, electric and water (information taken from Energy performance certificate and/or vendor).

Please note there is a shared element to the initial part of the driveway with the adjacent property "Ramswin Farm". This provides joint responsibility for maintenance if and when it is required.

The property lies within the village conservation area.

#### **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>

School Ofsted reports:-

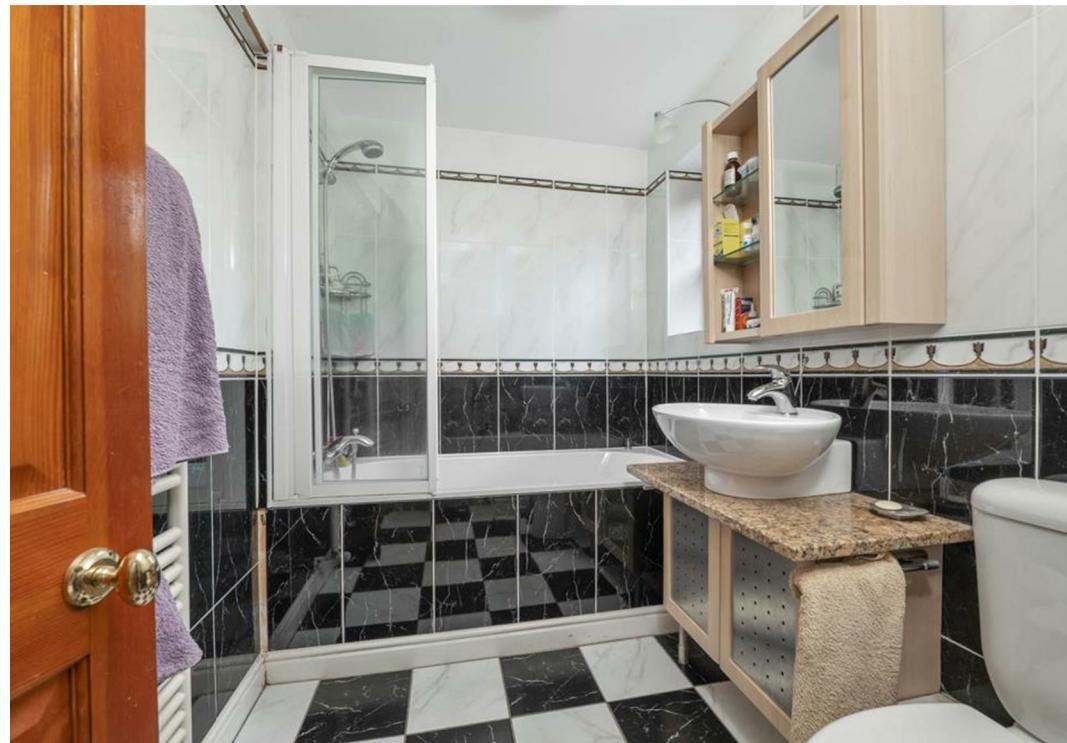
<https://reports.ofsted.gov.uk/>

Planning applications:-

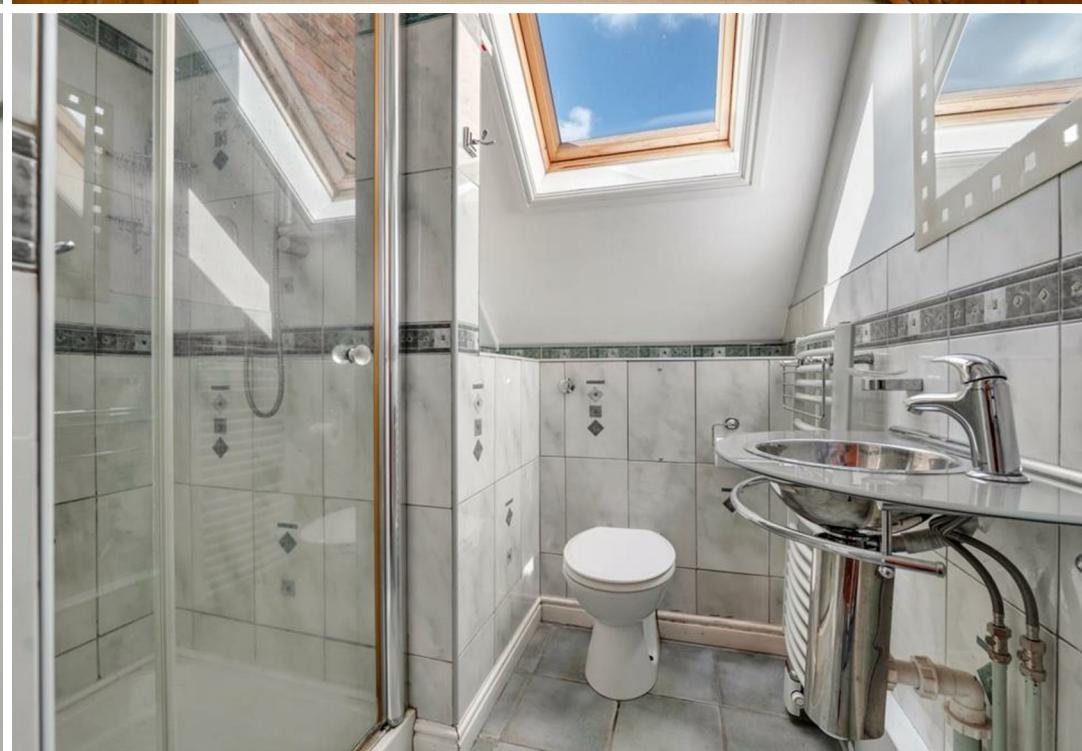
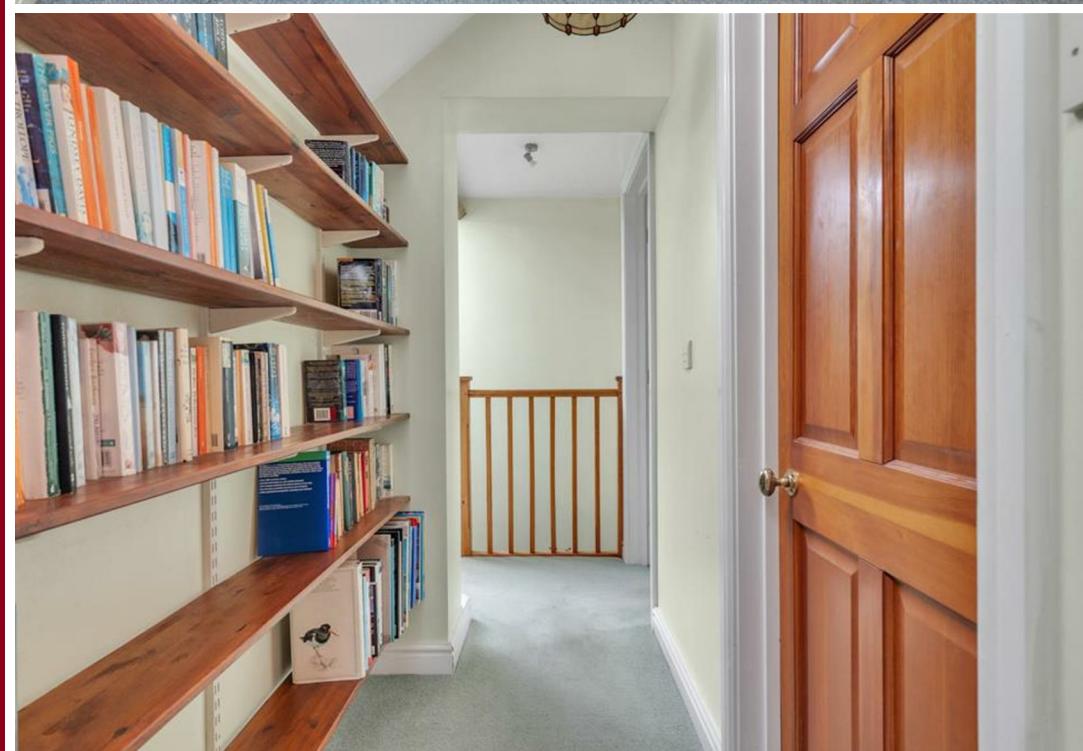
<https://www.gov.uk/search-register-planning-decisions>

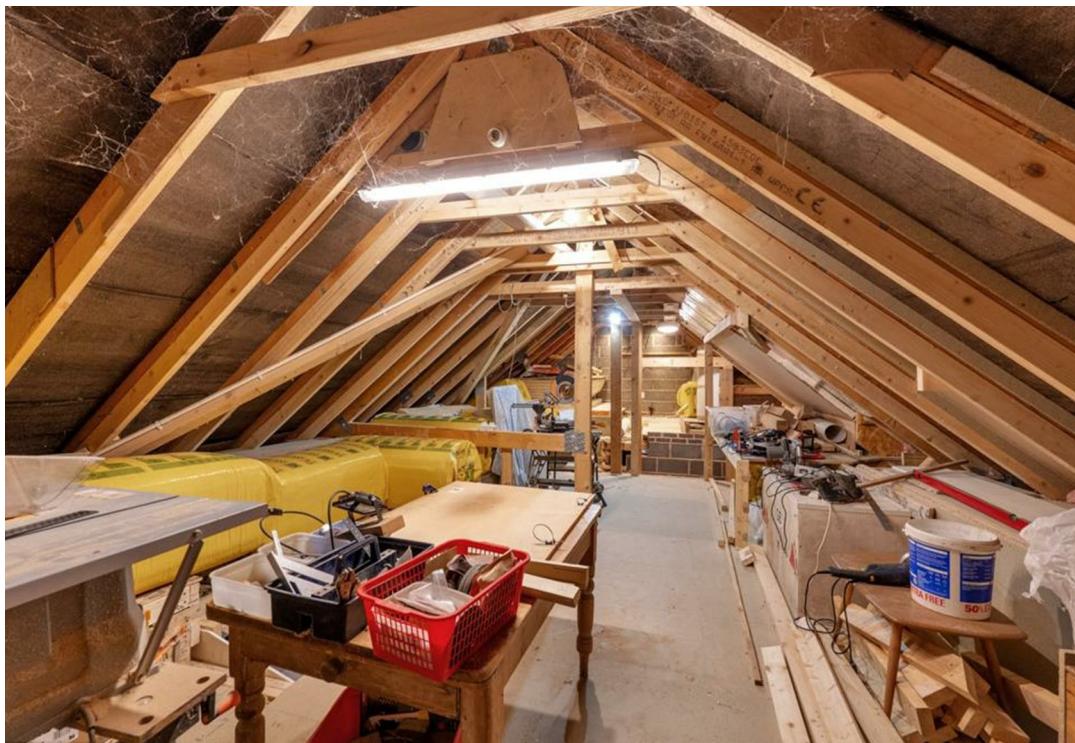
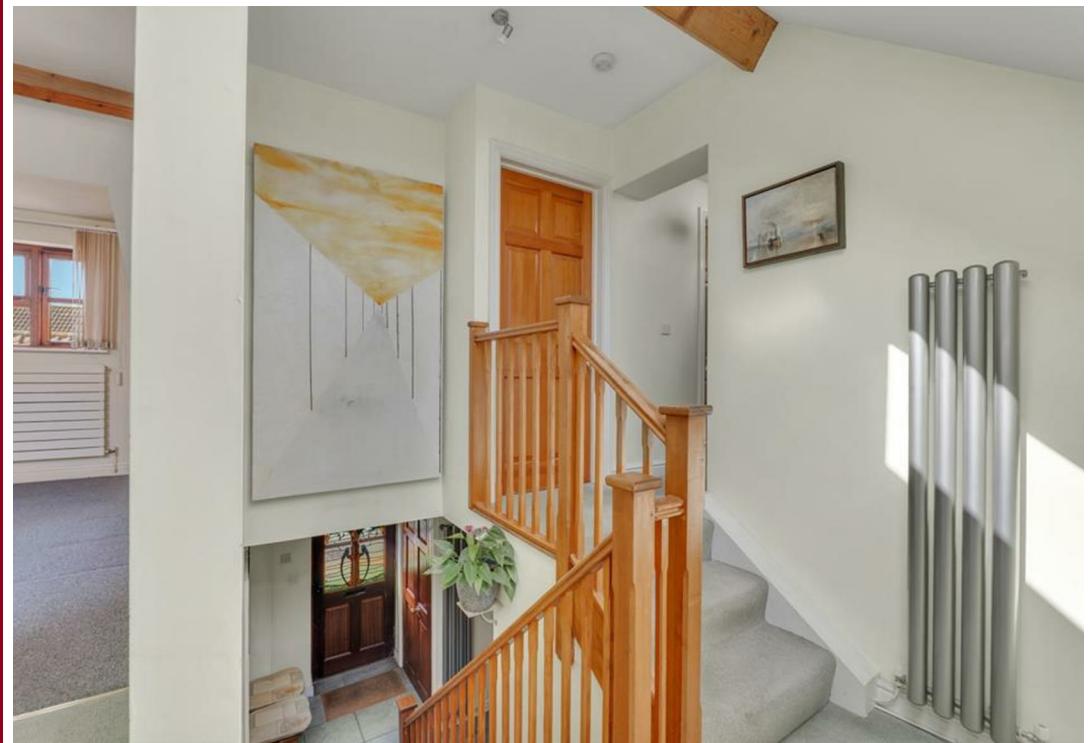












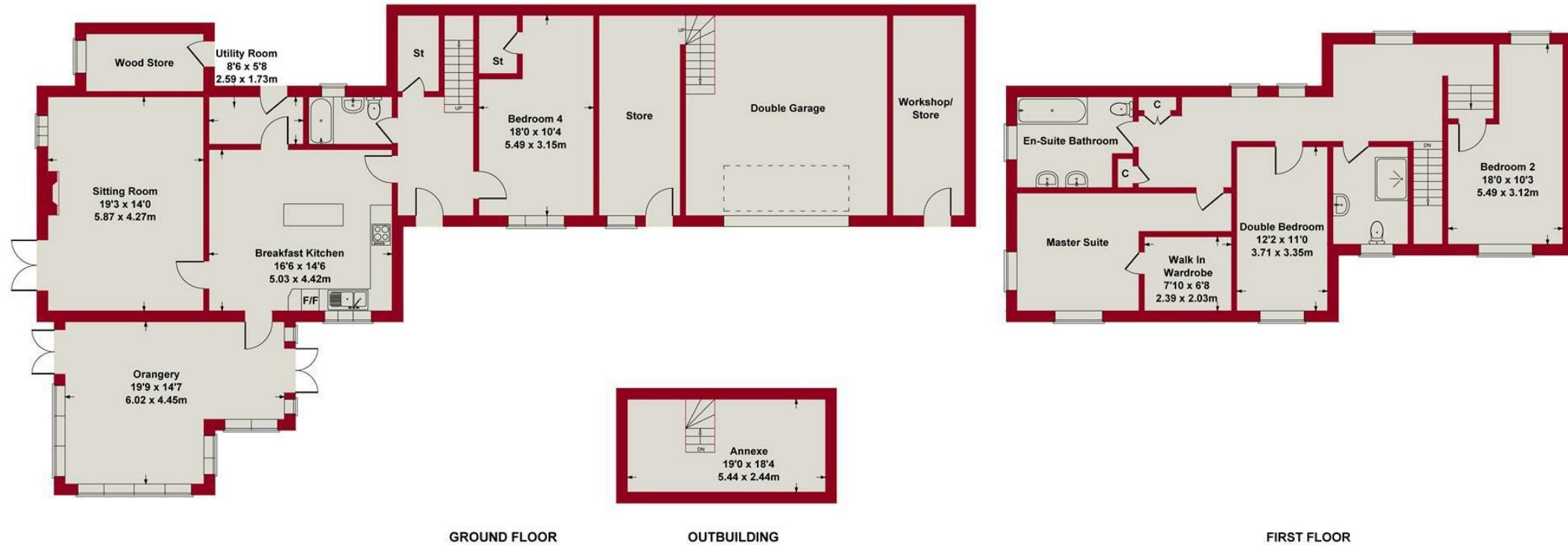












**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

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			
England & Wales		EU Directive 2002/91/EC	

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



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