



MANOR FARM HOUSE
MAIN STREET SCARRINGTON
NOTTINGHAMSHIRE NG13 9BQ

Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk



MANOR FARM HOUSE

Manor Farm House is a fine and substantial village house, once being the Manor Farm, and in its present-day form offering a wonderful family home with an extensive internal floorplan.

The centre section of Manor Farm House is the oldest part of the building with a gentrified mid Victorian front facing the formal garden elevation.

The property has been, in our opinion, well maintained, modernised and improved over the many happy years that the present owners have lived in the property and the reason for selling is genuine. The sale affords an excellent opportunity to acquire a long-term family home set in extensive grounds complemented by grassland, productive orchards and a small tract of mixed woodland in a highly regarded Conservation village.

SCARRINGTON

Scarrington is a small unspoilt village protected by a Conservation Area designation set in countryside on the edge of the Vale of Belvoir close to the thriving market town of Bingham which offers a useful range of amenities/professional services, high grade schooling and regular rail and bus services.

The village is accessible to the main regional centres of Nottingham and Leicester, with the surrounding market towns of Newark on Trent, Grantham and Melton Mowbray close to hand.

Fast London Rail Service

From Grantham, there is a convenient connection point to the A1 national road network and a direct rail link into London Kings Cross in a scheduled journey time of 70/75 minutes - or thereabouts.

PRICE GUIDE: £945,000

In all 5.15 Acres or thereabouts



GROUND FLOOR

Open Entrance Porch

A charming front entrance porch reflecting the genuine character and charm of this delightful period home. A flagstone threshold and coach lamp lighting create a welcoming entrance and greeting point to Manor Farm House; the corner rocking chair affirms this is a pleasant and quiet informal relaxation area.

Main Entrance Hall

5.05m x 4.45m (16'6" x 14'6")

maximum dimensions

A deep through hallway giving a picturesque, framed aspect of the rear garden and grass paddock beyond through a period design picture window. Polished slate flooring extending through to the connecting kitchen area. White painted ceiling cross beams. Coat storage recess. Fielded quarter panelled entrance door with side screens.

Side Hall

Cloakroom/WC

Contemporary circular glass washstand with tiled splashback and a low flush wc.



Superb Farm House Dining Kitchen

5.50m x 4.45m (18'0" x 14'6")

maximum dimensions

A stylish contemporary kitchen featuring an extensive range of cabinets in a pleasing dove grey pastel tone paint finish complemented by brushed steel furnishings forming a long L-shaped wall run complemented by wood grain effect working surfaces. Striking granite topped culinary island/workstation/breakfast bar, incorporating a traditional butcher's block food preparation station to the island itself, which also provides additional storage capacity and power points for appliances. Integrated Beko automatic dishwasher, full height integrated Miele fridge, Neff microwave oven and fitted Rangemaster professional range cooker with a five-plate ceramic hob and two ovens and separate grill beneath. Attractive polished slate flooring. High original beamed ceiling in a white painted finish. Tiled upstands to the countertops. Distinct dining area. Sealed unit double glazed period design double doors with a wide profile open to a delightful rear garden terrace connecting in turn to the kitchen gardens and rear garden with a delightful open country aspect beyond.

Fielded quarter panelled doors returning to the garden hall and main entrance hall.



Charming Garden/Staircase Hall

5.55m x 2.10m (18'3" x 6'9")

Featuring a half glazed fielded door with bevelled glass detailing and fixed window light above opening to the formal garden and sun terrace. Striking original restored mellow quarry tiled flooring in contrasting polished red, black and beige colour tones. Striking open single flight period staircase rising to the first-floor landing with fine square white painted spindle detailing.

There are two rather special main reception rooms either side of the garden hall

Elegant Sitting Room

4.45m x 4.20m (14'6" x 13'9")

The focal point of this well-proportioned room is a period designed resin bonded stone fireplace incorporating a Aarrow cast iron stove. Period design sash window to front aspect. Painted original crossbeams and picture rail. Sealed unit double glazed period design window to front aspect. Fielded white painted quarter panel period door. Dimmer light control switch.





Formal Dining Room 4.50m x 4.05m (14'9" x 13'3")

Striking period fireplace with column and fluted detailing, arched profile fire surround and hob grate set to a tiled hearth. Wide period design sash window to formal garden aspect. Recessed display shelving with shelved closet beneath. Period design sealed unit double glazed window to rear garden/level grass paddock aspect. Picture rail. Dimmer light switch control.

A side hall links to the main entrance hall and in turn gives access to:

Utility Room/Boiler Room

Fitted Worcester oil fired boiler unit serving domestic hot water and central heating systems. Plumbing for automatic washing machine. Range of useful storage cabinets. Single drainer stainless steel suni unit. Painted beamed ceiling. Period design sealed unit half glazed door to rear garden terrace. Rustic polished quarry tiled floor finish.

Boot Room

An excellent general-purpose storeroom with two period design windows to the front aspect and a useful external door connecting to the front entrance porch.

Study

Fitted polished granite effect synthetic working surface - corner desk/workstation. Fitted extensive book shelving and double shelved storage cupboard. Period design sealed unit double glazed window to kitchen garden aspect. Two original painted crossbeams.



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

FIRST FLOOR

Central Gallery Landing

An elegant central landing area with a period window to the main formal elevation offering an attractive country garden aspect. The landing is alighted from an original single flight period staircase with narrow square spindle detailing in a white painted finish.

Front Bedroom One

4.50m x 4.20m (14'9" x 13'9")

Period window to main elevation; attractive formal country garden aspect. Sealed unit double glazed period design window with attractive open aspect over the adjacent level grass paddock land.

Front Bedroom Two

4.45m x 4.20m (14'6" x 13'9")

Period window to the main front elevation with attractive formal country garden aspect. Useful, recessed shelving and storage space.

A square opening from the main front landing links to:

Rear/Outer Landing

Period design sealed unit double glazed window to rear country garden aspect with the grass paddock beyond.

Centre Bedroom Four

3.45m x 3.05m (11'3" x 10'0")

Period design window to front aspect. Useful, recessed shelving.





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Stepped access down from the outer landing area to:

Dressing Room/Occasional Bedroom Five

Recessed ceiling lighting. Access to rear wing roof void.

Far Landing Area

Sealed unit double glazed window overlooking the rear kitchen gardens and level grass paddock beyond.

Luxury House Shower Room - fully tiled

A spacious room featuring a large corner shower with striking polished pebble floor surface, slate dressed edging and a large walk-in cubicle; fitted thermostatically controlled Aqua Lisa power shower and glass enclosure. Kohler wash hand basin with chrome mixer tap and low flush wc. Recessed ceiling lighting. Period design window to front aspect. Chrome ladder towel rail.

Rear Bedroom Three

4.50m x 2.80m (14'9" x 9'3")

A very pleasant double bedroom positioned at the far end of the house featuring a high vaulted open ceiling - exposed original roof purlins. Period design sealed unit double glazed window overlooking the rear kitchen garden and level grass paddock beyond. Period design window to front aspect.

Agents Note

The floorplan allows for bedrooms three together with the adjacent house shower room and dressing room/occasional bedroom five to form one large primary bedroom suite arrangement if required.

House Bathroom

Deep white enamel bath and pedestal wash hand basin, each having chrome mixer taps and tiled splashback, and a low flush wc. Ceramic tiled floor. Small loft hatch access.



EXTENSIVE COUNTRY GARDEN, GRASS PADDOCK, ORCHARD AND WOODLAND

5.15 Acres / 2.08 hectares (or thereabouts)

Manor Farm House enjoys a delightful position central to the village whilst bordering open countryside.

A shared private access drive connects through a five-bar gated entrance to a large front gravel parking court providing car standing and turning space for numerous vehicles.

The shared access drive serves a small number of private dwelling houses built around the original Manor Farm yard complex.

The front parking court sweeps in a south-westerly direction around the perimeter of the grounds giving convenient vehicular/agricultural/tractor access for field maintenance and hay making.

Formal Gardens

The formal gardens which open out from the main south front of Manor Farm House extending in turn around to the side/rear of the property where there is a magnificent productive kitchen garden area.

Deep herbaceous shrubbery beds and borders define the main formal garden to the property blending seamlessly into a lightly wooded area with two fine horse chestnut trees beyond, which in turn link through to the grass paddock beyond. At the far end of the field there is a belt of mixed woodland which serves to create a mature and private backdrop and a haven for wildlife.



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Productive Orchard

Located beyond the paddock adjacent to the woodland, there is a productive orchard planted by the present owners which features a variety of speciality apples including both eating and cooking varieties such as Cox's, Pippin and Bramley, two quince trees, two cobnuts, six varieties of pear, plums, damson and a walnut tree.

The long field frontage features a productive wild blackberry hedge run.

Superb Kitchen Gardens

Featuring productive asparagus beds, and a series of raised beds for vegetables and fruits including raspberry and gooseberry.

Established apricot and peach trees.

Grass Paddock – Public Right of Way Footpath

Beyond the main formal gardens and kitchen garden, there is a level grass paddock which is bisected in the midsection by a public footpath.

The field is used seasonally for grazing sheep and haymaking and would serve readily as a pony paddock for the equine enthusiast.



GENERAL AND MATERIAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE



SERVICES

Mains electricity, water and drainage each are connected. Oil fired central heating circulating to radiators. There is no mains gas within the village.
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

This Government supplied information informs the flood risk of the land around the property, not the building itself.
<https://check-long-term-flood-risk.service.gov.uk/postcode>

We understand the property has not flooded in the last 5 years.
The risk of flooding is considered very low for rivers and sea and very low for surface water.

Available Broadband

Basic 6 Mbps / Superfast 71 Mbps

Available Mobile Coverage

(based on calls indoors)

O2 - ✓ Vodafone - ✓

EE - ● Three - ✓

✓ = Good ● = Variable ✗ = Poor

LOCAL AUTHORITY

Council Tax Band F

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 and will be offered with vacant procession on completion.

VIEWING ARRANGEMENTS

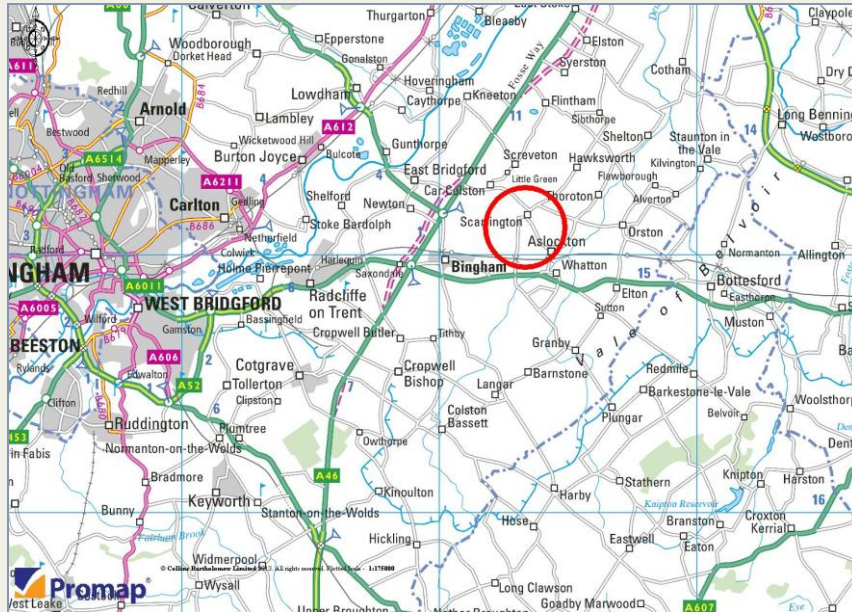
If you are interested in Manor Farm House and would like to arrange a viewing, please contact us on 01636 815544
www.smithandpartners.co.uk

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MAPS & ENERGY PERFORMANCE RATINGS

REGIONAL PLAN

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ENERGY PERFORMANCE CERTIFICATE RATING - E

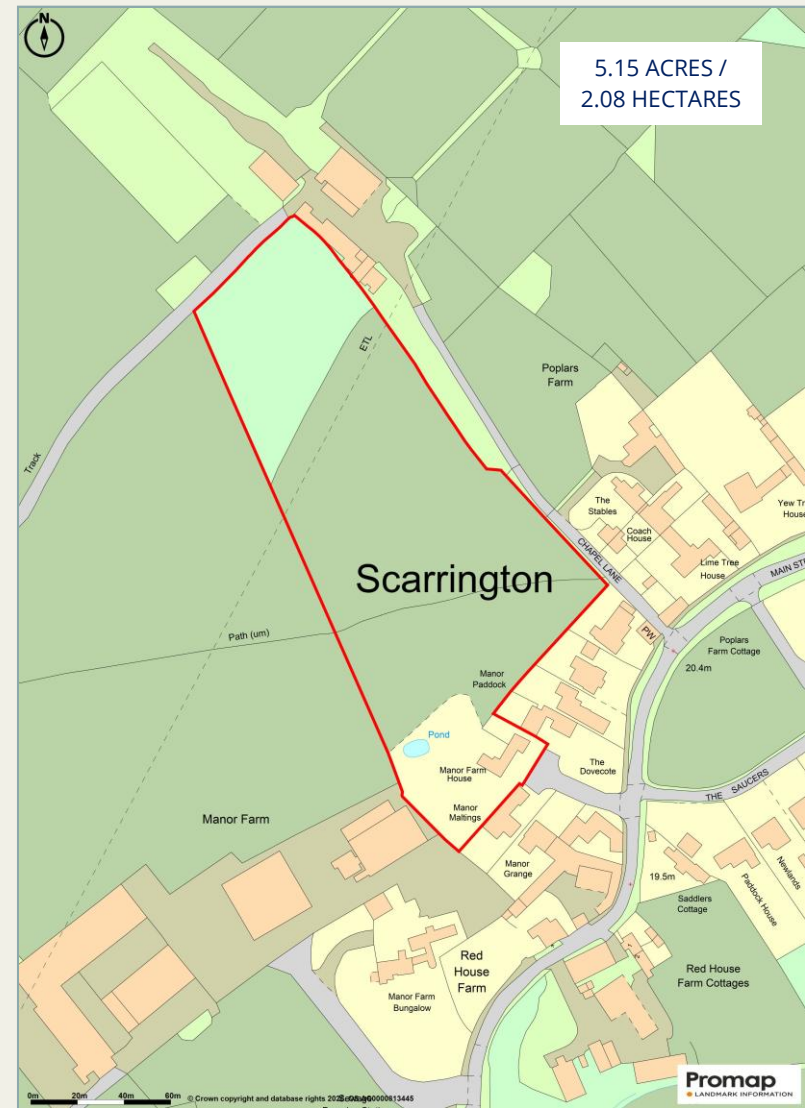
A copy of the EPC can be viewed at
<https://www.epcregister.com/searchReport.html>
 Ref No: 0370-2369-1130-2976-5161

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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