



- Grade II Listed Property
- Conservation Area
- Exceptional Period Property Of Architectural Interest
- Set In Private Grounds

- Four Double Bedrooms
- Three Receptions
- Two Bathrooms & Cloak Room
- Additional Self Contained Annexe

The Old Vicarage, Main Street, South Scarle, NG23 7JH
£750,000



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Occupying a particularly distinguished position within the historic village of South Scarle, The Old Vicarage on Main Street is a substantial Grade II listed house of exceptional period character and architectural interest. The property forms an important part of the village's historic streetscape and lies within the South Scarle Conservation Area.

The house displays a distinctive combination of traditional materials and craftsmanship. The steeply pitched pantile roof, complemented by prominent chimney stacks, gives the property a handsome and quintessentially English appearance.

The property is arranged on an L-shaped plan, with a principal three-storey elevation incorporating attic/garret accommodation. Its irregular fenestration, traditional casement windows, and projecting upper-floor detail reinforce the character and individuality of this historic house.

Its position within the Conservation Area, together with its architectural significance and relationship with the surrounding historic village, makes it a property of considerable distinction.

Council tax band: E. Freehold.



Door into:

Entrance Lobby

With a window to the side and door through to:

Farmhouse Kitchen Diner

15' 4" x 13' 0" (4.67m x 3.96m)
Having a range of fitted wall and base units with ample worktop surfaces, a single sink with a single drainer unit, a four-ring electric hob, eye-level double oven and grill, a free-standing central heating boiler, two large built-in cupboards, and a sash window overlooking the garden.

Internal Hallway

With a staircase one rising to the first floor. It has an understairs storage cupboard.

Study

13' 0" x 8' 6" (3.96m x 2.59m)
With sash windows to the front and rear aspects, recessed shelving, and tiled floor.

Rear Hallway/Original Front Entrance Hall

Door to conservatory and door to downstairs WC.

Downstairs WC

Two-piece suite comprising a wash hand basin, a low-level flush WC, and a window.

Conservatory

11' 8" x 11' 0" (3.55m x 3.35m)
French doors leading to the rear garden.

Formal Dining Room

16' 10" x 13' 3" (5.13m x 4.04m)
Recessed fireplace, feature beamed ceiling and window to the side aspect.
Door through to:

Living Room

26' 2" max x 15' 7" (7.97m x 4.75m)
Having a 13 ft high beamed ceiling, a recessed Jetmaster fireplace, steps to the side leading to a small library area above the fireplace, and staircase number two leading to the first floor.

Accommodation leading up from staircase one

First Floor Landing

Window overlooking the garden and the local church.

Bedroom

14' 0" x 10' 8" (4.26m x 3.25m)
Window overlooking the garden and the church, a feature fireplace, beamed ceiling. There is also a large walk-in wardrobe that serves as a secret passageway to an additional bedroom, which is situated in the west wing.
Archway through to the dressing area.

Dressing Area

6' 7" x 6' 0" (2.01m x 1.83m)

Bedroom

13' 8" x 11' 1" (4.16m x 3.38m)
Dual aspect windows, two built-in wardrobes and a feature fireplace.

Bathroom

9' 5" x 5' 6" (2.87m x 1.68m)
Three-piece suite comprising a panelled bath with a shower over and a shower shield, a vanity sink unit incorporating a concealed low-level flush WC, a wash hand basin, additional storage cupboards, and fully tiled walls.

Staircase Two

Leading to the first floor and second floor.

Bedroom

14' 10" x 13' 3" (4.52m x 4.04m)
Window overlooking the garden, full-length fitted wardrobes, and a feature beamed ceiling.

Bathroom

6' 9" x 5' 10" (2.06m x 1.78m)
Three-piece suite comprising a panelled bath, a vanity unit incorporating a concealed low-level flush WC, a wash hand basin, a window overlooking the courtyard, and a feature beamed ceiling. Stairs to the second floor.

Second Floor

Bedroom

14' 7" max x 13' 5" max (4.44m x 4.09m)
Feature beamed ceiling and a door through to attic area currently being used for storage and a window to the side aspect.

Attic Space Area

38' 9" x 13' 5" (11.80m x 4.09m)

Landing

Door through to:

Further Attic Room

19' 8" max x 14' 7" (5.99m x 4.44m)
Two windows, crossed-beam feature ceiling and walls.

Annexe

Attached to the annexe is a double garage. French doors lead to:

Open Plan Studio

19' 5" max x 16' 10" max (5.91m x 5.13m)
Incorporating a lounge and kitchen area, wall and base units with ample worktop surfaces, and a single sink with a single drainer. Doorway through to the bathroom, and stairs rising to the first floor.

Bathroom

Three-piece suite comprising a shower cubicle, a wash hand basin, a low-level flush WC, and an understairs storage cupboard.

Bedroom

19' 5" x 10' 1" (5.91m x 3.07m)
Vaulted ceiling, four Velux windows into the ceiling, further window overlooking the garden area.

Double Garage

19' 10" x 18' 10" (6.04m x 5.74m)
Electric roller shutter door, on the roof of the garage, there are 10 solar panels.

Outside

The property is approached via double electric gates onto a gravelled driveway leading to the double garage and additional parking area. The property itself is set in private grounds with an extensive lawned area, a variety of flowers, plants, shrubs, and fruit trees. There is a vegetable plot. There are also additional gates to the front of the property should anyone require a caravan or motorhome. The views from the garden overlook the church.

St Helena’s Church, South Scarle

A charming and historic village church dating from the 12th century, St Helena’s is a fine example of English ecclesiastical architecture. The church retains a wealth of historic features, including its Norman arcade, medieval timber roof, ancient pews and distinctive 14th-century tower. Set within the peaceful rural village of South Scarle, the church forms an attractive and characterful part of the local landscape and reflects the village’s rich heritage.



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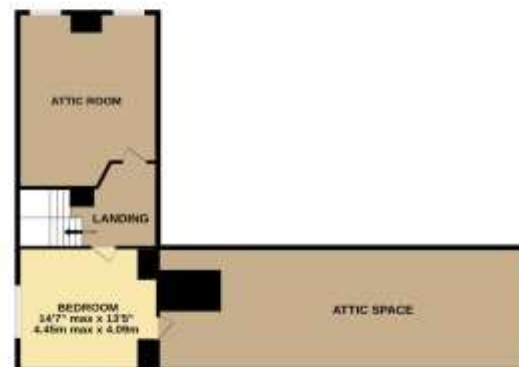


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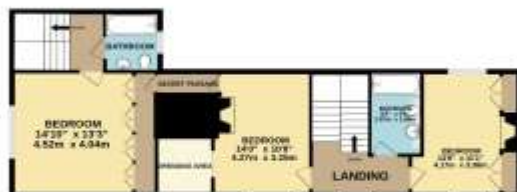
GROUND FLOOR
1992 sq.ft. (185.0 sq.m.) approx.



2ND FLOOR
1075 sq.ft. (99.9 sq.m.) approx.



1ST FLOOR
1014 sq.ft. (94.2 sq.m.) approx.



TOTAL FLOOR AREA: 4081 sq.ft. (379.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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