
THE MANOR HOUSE

CHURCH LANE, THRUMPTON

A DELIGHTFUL SEVEN BEDROOM COUNTRY RESIDENCE
WITH A WEALTH OF CHARACTER

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CHURCH LANE, THRUMPTON

A SUPERB GRADE II LISTED RESIDENCE WITHIN
A BEAUTIFUL ONE ACRE SETTING

Three reception rooms
Seven bedrooms
Exceptional gardens
Garaging & outbuildings
Large vegetable garden
Set in a one acre plot



LOCATION

Positioned within the appealing village of Thrumpton, adjoining Thrumpton Hall, standing a distance from the road within a private setting and close to the River Trent and its pleasant riverside walks. The historic village of Thrumpton lies on the Nottinghamshire county border with Leicestershire and is conveniently located within easy reach of Junction 24 of the M1 Motorway (for easy access North/South) and the A42/A50 for Birmingham and Manchester. The upgraded A453 has greatly improved the accessibility, both into Nottingham, approx. 7 miles away and to the major transport hubs nearby. East Midlands Parkway Mainline Station gives access to regular and frequent rail services to London and the South East with up to four trains an hour at peak times.

DESCRIPTION

A rare opportunity to acquire a principal, Grade II Listed manor house, sat adjacent to Thrumpton Hall, believed to have been constructed in circa 1724. The property is set within the most delightful, secluded plot of one acre at the head of a private drive which occupies just three other dwellings. The Manor House is approached through wrought iron gates, sitting prominently in a central position allowing access to the range of garaging, outbuildings and stable block.

The property offers generous, versatile accommodation with a lovely, dual aspect sitting room at the centre of the house enjoying pleasant views onto the gardens and features an inglenook fireplace with ornate surround, bay window with window seating and a part vaulted ceiling to the gallery landing. There are two further reception rooms, one of which is the dining room entered via the sitting room and enjoys west facing garden views with high ceilings and an open fire. Accessed off the entrance hall, the snug completes the extent of the ground floor reception accommodation and is sat to the front of the property, displaying attractive original exposed beams.

Sat to the north aspect, the kitchen diner presents a wonderful family living space, accommodating room for dining in addition to the central chefs island, and incorporates a range of solid oak base and wall units with an integrated Bosch dishwasher and space to facilitate an under counter fridge to the chefs island. Leading off the kitchen, the utility room provides ample space for additional appliances, whilst the boot room, also accessible externally from the north elevation, makes for a useful garden entrance. There are two ground floor W.C's, one off the main entrance hall and the other positioned off the utility room.

To the first floor, approached off the main staircase is the master bedroom. A spacious room with unique bay window, fitted wardrobes and a walk through dressing room leading to the dual aspect en suite,



which also services bedroom seven and can be accessed via the secondary staircase. There are two further bedrooms at this level, in addition to the family bathroom with traditional fixtures & fittings. Bedroom four, a large east facing bedroom with exposed beams, is accessible off the main landing whilst the remaining double bedrooms at second floor level are entered via the north and central staircases.

Sit within a charming one acre plot, The Manor House presents a number of superb, well-manicured walled gardens, matured over the years to provide a delightful retreat. The south facing garden to the rear is predominantly laid to lawn with a large patio area and attractive, planted borders. As is the adjoining, west facing lawn which boasts access to the hidden garden, a pleasant enclosed area with a walled boundary, mostly lawned. A sunken rose garden combined with a number of rockery features offers a separate seating area, with a large vegetable garden sat to the north boundary (please note, the vegetable garden area is subject to an uplift clause).

Also bordering the north aspect are two brick built garages with additional car port and large storage unit.

TENURE Freehold

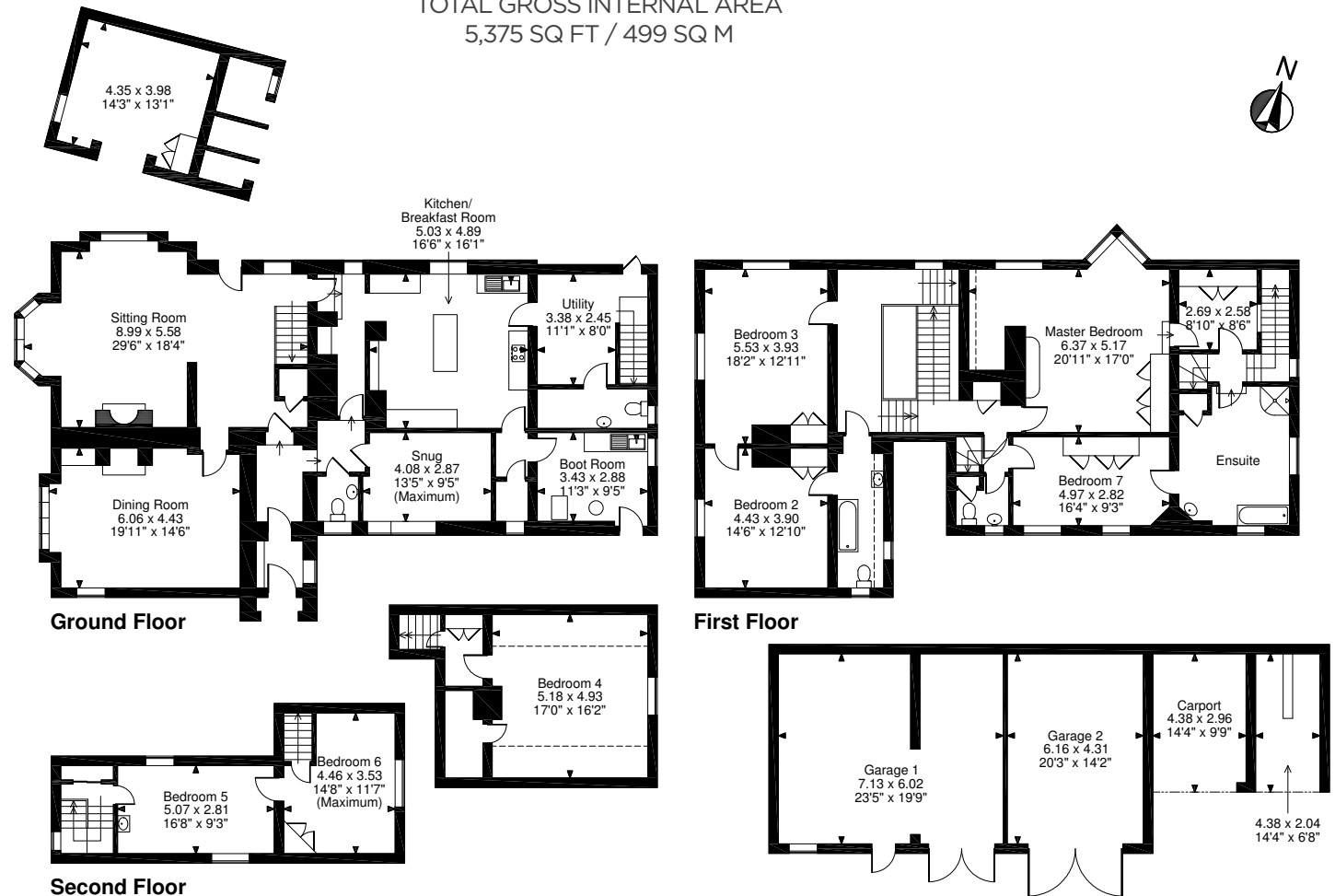
SERVICES Mains electricity, oil fired central heating, drainage and water are understood to be connected to the property.

VIEWING Strictly by appointment with Savills.



THE MANOR HOUSE

TOTAL GROSS INTERNAL AREA
5,375 SQ FT / 499 SQ M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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