
FALCONERS LODGE

HAWKSWORTH ROAD, SCREVETON, NOTTINGHAM

ATTRACTIVE PERIOD PROPERTY IN A HIGHLY SOUGHT
AFTER NOTTINGHAMSHIRE VILLAGE

FALCONERS LODGE

HAWKSWORTH ROAD, SCREVEYTON, NOTTINGHAM

POSITIONED ON THE OUTSKIRTS OF SCREVEYTON
WITHIN A DELIGHTFUL 1.75 ACRE PLOT

Highly sought after village location

1.5 acre paddock to the rear

Gated access & ample off street parking

Versatile living accommodation

Three reception rooms

Four double bedrooms

Converted outbuildings

Excellent commuting links

LOCATION

Screveton is a delightful unspoilt village on the edge of the Vale of Belvoir located approximately 1 mile from the A46 and with excellent access to Newark (fast train to London in approximately 61 minutes), Nottingham, Leicester and Grantham.



DESCRIPTION

Falconers Lodge was once a stable block with features of this era retained throughout the property and was later converted into a residential dwelling, soon after becoming home to the local falconer, hence the named accommodation, Falconers Lodge. The property is arranged over two storeys, boasting in excess of 3,000 sq ft and is set within a 1.75 acre plot with open views to three elevations.

The stained glass entrance door to the north elevation provides access into the entrance hall and onto the ground floor accommodation. Off the entrance hall to the left hand side is the bright, spacious sitting room featuring exposed beams, vaulted ceilings, sky lights and a fireplace with inset electric fire, a stone surround, mantle and a tiled hearth. Adjacent to the sitting room is the dual aspect dining room which is accessible off both the entrance hall and the breakfast kitchen. The dining room offers a pleasant, formal seating area with an inglenook brick built fireplace and a window seat overlooking the courtyard.

A spacious kitchen breakfast room is positioned to the rear aspect with open field views and is fitted with solid wood base and wall units accompanied by granite work surfaces and incorporates a range of fitted appliances to include an electric oven, grill, four ring electric hob and extractor above, Miele dishwasher, John Lewis fridge and a separate under counter freezer.

Off the kitchen there is a side entrance lobby which leads out to the rear as well as to the WC/utility room holding a Belfast sink with storage under and a low level WC.

Off the breakfast kitchen, the hallway provides access to a study/fifth bedroom, a newly fitted bathroom suite which is fitted with a sink, vanity unit, a bath, low level WC, chrome heated towel rail and a walk in main shower with glass surround.

Occupying the east aspect of the ground floor are three double bedrooms, all of which are fitted with wardrobes and dressing tables with two out of the three bedrooms benefitting from ensuite shower rooms, one of which is newly fitted.

Stairs ascend from the dining room to the first floor accommodation which is solely made up of the master suite enjoying a semi-open plan four piece en suite bathroom and a dressing room / nursery.



OUTSIDE

Electric wrought iron gates lead onto the driveway which provides ample parking. An enclosed courtyard provides a private seating area, accessible from both the driveway and internal rear lobby.

From the courtyard, access is granted to the brick built outbuilding, part of which has been converted into office/ gym space, whilst the room adjacent serves as a useful storage room.

There is a sizeable, west facing lawned area which backs onto the Paddock which is measured at approximately 1.5 acres.

TENURE Freehold

SERVICES Mains electricity, oil fired central heating, a klargester treatment tank and water are understood to be connected to the property.

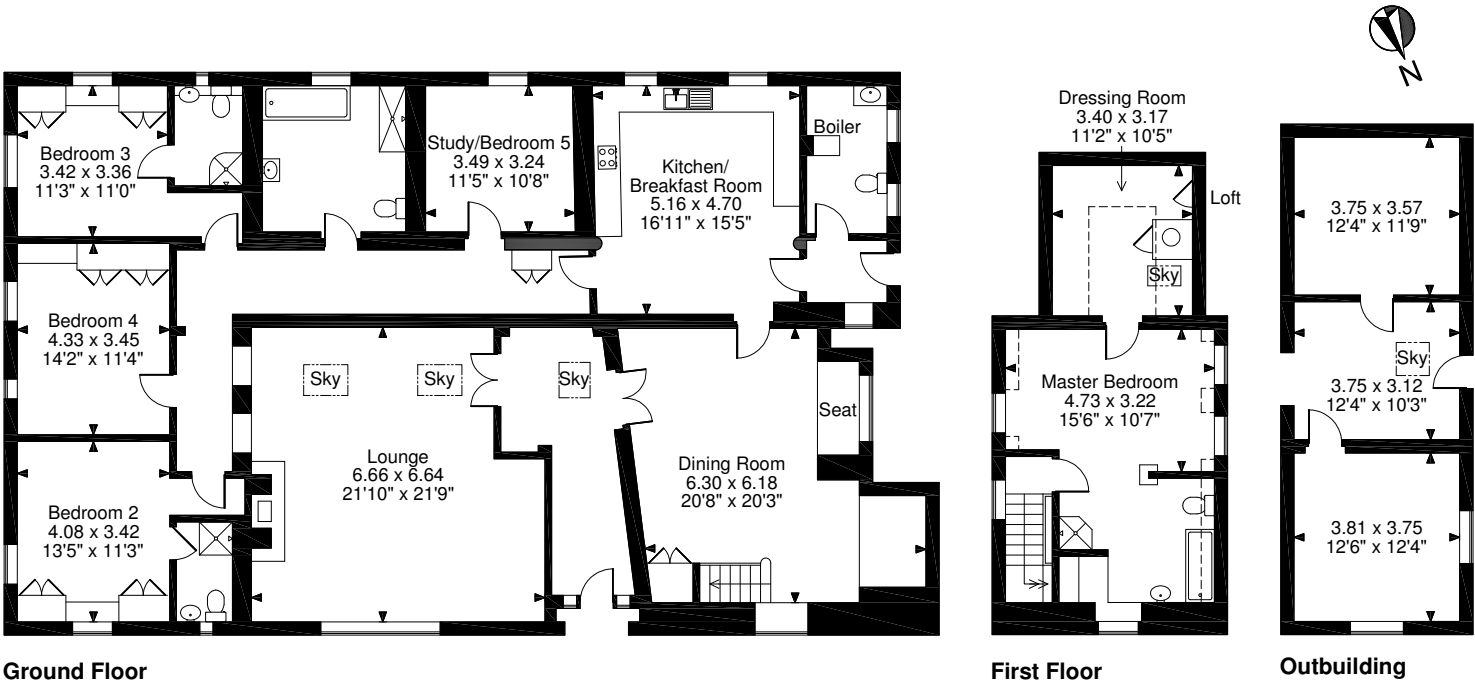
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FALCONERS LODGE

TOTAL GROSS INTERNAL AREA
3,292 SQ FT / 306 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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