



# Attractive extensive Grade II Listed family home

The White Lodge, Thoresby Park, Nottinghamshire





The White Lodge is situated on the outskirts of Sherwood Forest, previously forming part of the Thoresby Hall Estate and was once occupied by Lady Sibell Pierrepont, daughter of the 4th Earl Manvers, and dates back to 1840. Retaining many original period features, the property sits within mature grounds of approximately 1.3 acres and benefits from a number of outbuildings in addition to the main residence.

The position of the property offers excellent connections to major road links with the A1 situated approx. 5 miles, and Newark approx. 13 miles with rail links to London in approx. 72 minutes. To the north, Retford lies approx. 10 miles and Doncaster airport is approx. 20 miles. Local private schooling is provided at Wellow House, Ranby House and Worksop College.

#### **Accommodation**

Entry to the west aspect leads onto a porch with WC off and steps leading up to the charming main reception hall and onto the extensive ground floor living accommodation. Accessed directly from the entrance hall, the impressive drawing room with a double fronted view and a dual aspect provides a pleasant seating area and enjoys original features such as the decorative cornicing and ceiling rose, original oak wood flooring, dado rail and an open fire with stone surround and oak mantelpiece. Adjacent to the drawing room is a sitting room, currently used as a study with a view over the front aspect.

The main reception hall leads on to an inner hallway which can also be accessed via the original front porch which is fully vaulted with exposed beams and a tiled floor. To the end of the inner hallway there is a dual aspect dining room also featuring arch windows, complete with shutters, decorative cornicing and ceiling rose with an open gas fire and ornate timber surround. Adjacent to the dining room and also accessible off the kitchen is the charming breakfast room which still holds original oak storage cupboards and a cast iron feature fireplace.

The generous breakfast kitchen occupies a central position within the property and incorporates a range of solid pine, base and wall units with laminated work surfaces, a tiled floor, breakfast bar area and is fitted with built-in appliances to include an electric Aga with four ovens, two stoves, a hotplate and extractor above and Baumatic four ring electric hob with extractor above. Pantry leading directly off. Steps lead from the kitchen into the laundry room which is fitted with further base and wall units with Corian work surfaces and Belfast sink, and benefits from space and plumbing for additional appliances. Leading off, the scullery offers further storage retaining the original blocks of flagstone shelving. Further cold storage is provided in the cellar which is accessible off both the inner hallway and the kitchen.







To the first floor, a master suite occupies the majority of the east quarter of the property, incorporating a dual aspect master bedroom, a large en suite bathroom which is fitted with a raised freestanding roll top bath, open shower cubicle, a chrome heated towel rail, feature cast iron fireplace, a WC and bidet and base units with inset his and her sinks, with steps leading down into a generous, double aspect dressing room with a collection of fitted wardrobes. Additional bedroom suite enjoys a split level arrangement with steps leading down from the bedroom to a dressing room or seating area with adjoining en suite bathroom set at the lower level. There are a further three bedrooms to the south west aspect, with an additional WC and separate bathroom.

#### **External Accommodation**

Accessed via the courtyard, the air conditioned annexe, which could be adapted to additional residential accommodation subject to planning consent, consists of a delightful open plan kitchen/living area, fitted with a comprehensive range of hand built kitchen units complete with two Aga cookers, an electric four ring hob with extractor above, built-in Miele dishwasher and an undercounter fridge. A double set of French doors lead out on to the patio area. There is a 31 ft, versatile entertaining room with large storage loft above accessed by electric stepladder, and French doors leading out. To the rear of the annexe and also accessible externally is a bar area fitted with a handmade oak bar,

mirrored drinks shelving and undercounter facilities.

A gardener's WC adjoins the potting shed which sits adjacent to the useful general store. An external office is also accessible off the courtyard with engineered wood flooring, wood panelling, built-in storage units, and built-in desk and cabinet. An additional outbuilding has been converted to create a generous home gym with mirrored walls, engineered oak flooring and built-in sound system.

#### **Outside**

The White Lodge sits within grounds of approximately 1.3 acres and is approached through electric gates leading on to an extensive parking area. There is a patio seating area enjoying a water feature and concealed sound system. There are mature planted boundaries whilst the remainder of the gardens are laid to lawn with a central raised timber pagoda boasting heating, lighting and sound system.

#### **Tenure**

Freehold

#### **Services**

Mains electricity, oil fired central heating and water are understood to be connected to the property. Private drainage. High speed fibre broad band connected.

#### **Viewing**

Strictly by appointment with Savills.

## The White Lodge, Thoresby Park

**Main House gross internal area** 5,486 sq ft / 510 sq m

**Office gross internal area** 123 sq ft / 11 sq m

**Annexe gross internal area** 1,135 sq ft / 105 sq m

**Potting Shed, Store & W.C. gross internal area** 294 sq ft / 27 sq m

**Gym & Tank Store gross internal area** 306 sq ft / 28 sq m



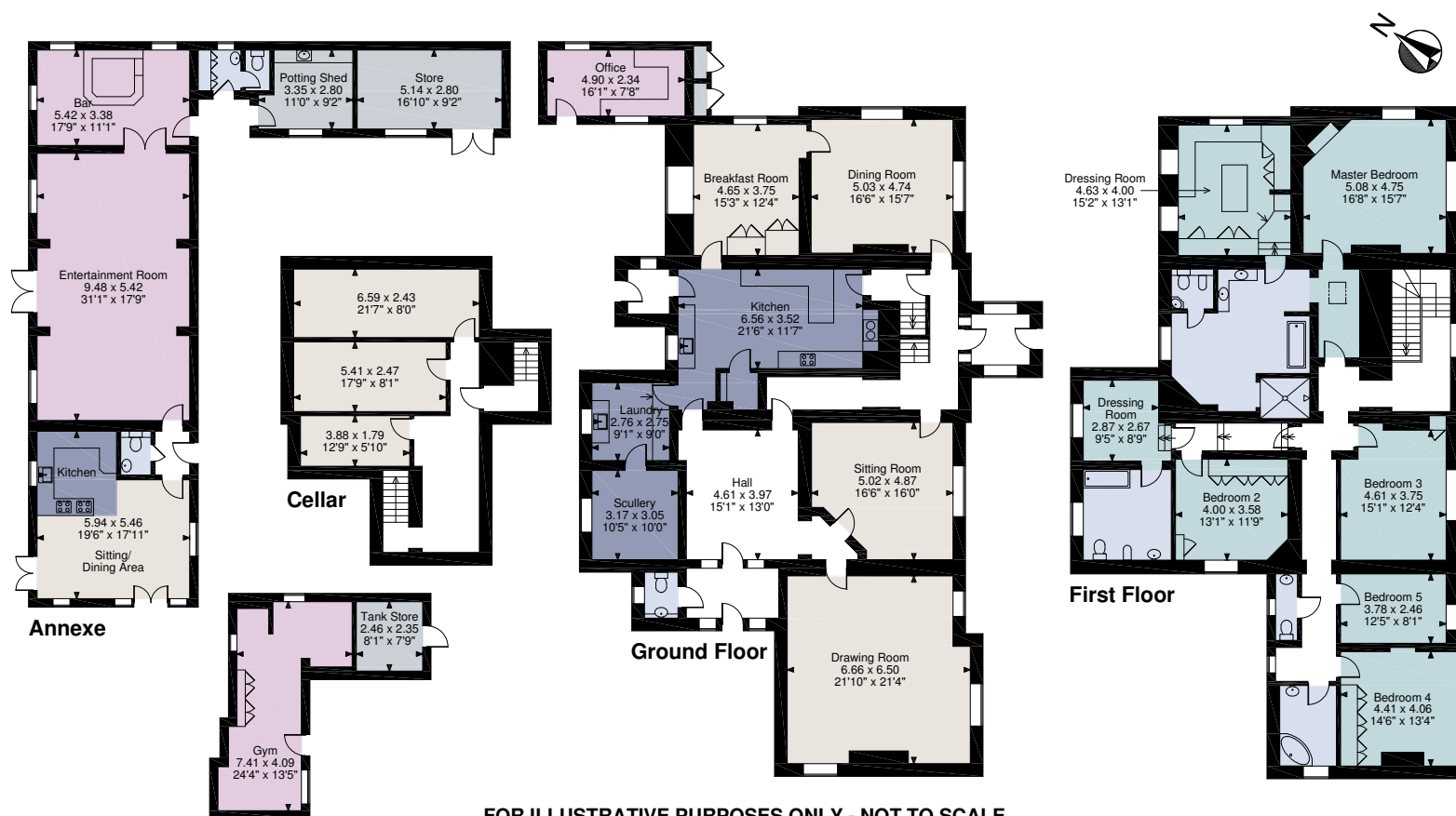
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