



A stunning country house in a fantastic rural setting

Manor Farm, Main Street, Thorpe, Newark, Nottinghamshire

£1,480,000 Freehold

savills

A magnificent Georgian country home • 3 generous reception rooms • 6 bedrooms • 3 bathrooms • Separate 1 bedroom annexe • Stunning gardens • Garaging and outbuildings • Rural views • Approx 12 acres and menage

Local Information

Thorpe is well regarded Nottinghamshire Hamlet lying approximately a mile away from the A46 and being situated in open countryside South West of Newark upon Trent.

Thorpe is conveniently located between Nottingham and Newark with easy access to the A46 and A1 with excellent connections both to Newark, Nottingham and further afield to Leicester.

Newark Northgate Station is approximately 5 miles away with the East Coast Mainline providing regular rail services to London and the South East and also to York and Leeds to the North. Mainline rail services to London are also available from Grantham which is approximately 16 miles away with direct services (from 63 minutes). Nottingham East Midlands Airport (EMA) is approximately 30 miles by car.

About this property

Manor Farm is a fine and substantial family house set in extensive gardens and grounds of approximately 12 acres. The house has undergone a well considered and comprehensive restoration over recent years creating a stunning period home in a beautiful setting.

The property features extremely well proportioned accommodation arranged over three levels which feature and highlight original features from the era of construction.

Manor Farm is set within an enviable position within a stunning parkland setting and the property is approached by a sweeping gravel driveway leading to a generous parking area which continues to a newly Heritage style detached oak barn providing garaging. The property features a formal walled garden which extends further into less formal grounds, menage and paddocks extending to approximately 12 acres and featuring a large spring fed wildlife pond to the front elevation.

The characterful, comprehensive internal accommodation extends to over c.5,000 sq ft laid over three levels with the whole house arranged to accommodate modern family requirements. Each room offers its own character with an abundance of natural light with excellent proportions and a semi - open plan connection between the sitting room, garden room and kitchen / breakfast room. Feature fireplaces, exposed beams and timbers, flagstone floors and immaculately decorated rooms leave a lasting impression.





The internal accommodation is both balanced and versatile with different options for living depending on personal choice.

Upstairs the generous proportions continue with immaculately presented decoration, a host of original features and all individually styled. With six superb bedrooms, En-suite to principal bedroom all within the main body of the house. The study could also be a further bedroom / dressing room or playroom.

Of special note is the recently converted annexe. In keeping with the taste and style of the main house this is a real added gem. The annexe itself is accessed from the secondary entrance to the property (West elevation) and enjoys an especially light and bright aspect.

The 'show-home' presentation and accommodation is laid over two floors once again mirroring the character of the main home and with all modern fittings and specification. This annexe is really a wonderful property in its own right, ideal for a relative, live in nanny or as an income producing rental (subject to any consents as the annexe does form part of the main property not identified as separate). There is also a further garage forming part of the annexe.

Externally the property enjoys a magnificent, private, walled garden enjoying a wonderful easterly / southerly aspect ideal for al fresco dining, parties and entertaining. There is also a dedicated children's play area. The property enjoys panoramic far reaching open rural views for miles with the less formal grounds and paddocks being level and your boundaries entirely visible. There are a variety of specimen trees and mature shrubs with shaped lawn areas and stocked borders.

As previously mentioned the sweeping, extensive driveway continues down to the substantial triple open bay Oak heritage style garaging and separate storage provision. Beyond the garaging is a large ménage with rubber surface, post and rail fencing.

There is considerable scope and space to develop further equestrian facilities and potentially further accommodation in the future (subject to obtaining the necessary formal consents). There is also a secondary gated driveway to the rear (west elevation of the property).





Finally the attractive, spring fed fishing pond features a decked fishing / docking area with space to have a small rowing boat, established reeds and wildlife.

Tenure
Freehold

Energy Performance
EPC Rating = D

Viewing
All viewings will be accompanied and are strictly by prior arrangement through Savills Nottingham Office.
Telephone: +44 (0) 115 934 8020.





Manor Farm, Main Street, Thorpe, Newark, Nottinghamshire, NG23

Gross Internal Area 3384 sq ft, 314 m²

Annexe 620 sq ft, 58 sq m

Storage 118 sq ft, 11 sq m

Garage 1,078 sq ft, 100 sq m

Total 5,200 sq ft, 483 sq m



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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	76
(55-68)	D	
(39-54)	E	55
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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