



Historic former Paper Mill in a stunning setting

The Paper Mill, Lowdham, Nottinghamshire

Freehold



Description

Forming part of a complex of historic buildings The Paper Mill lies adjacent to open countryside between Lowdham and Epperstone villages. There are good local facilities available in nearby Lowdham village with road connections to Nottingham and a range of surrounding areas and also benefitting a local train service available in Lowdham village.

It is likely that an ancient Saxon mill existed in this location, apparently recorded in the Domesday Book of 1086 and reference to a paper mill was made in the mid-17th Century.

This is a deceptively spacious and extremely well renovated Grade II listed period property which enjoys a stunning setting and extensive accommodation with an excellent blend of generous ground floor living accommodation with first floor bedrooms.

There is a separate Coach House providing garaging and first floor office/studio space.

Accommodation Ground Floor

A generous reception hall with attractive Amtico floor finish, beamed ceiling and fitted cupboards.

Cloakroom with low suite WC and hand basin.

Drawing room, a delightful well proportioned 'L' shaped principal reception room with a delightful aspect chimney piece set to a raised grate. French doors giving access to a small balcony area and steps leading down to the main rear

garden area.

Dining room with views across the mill pond. Study/dayroom.

Dining kitchen, a delightful well proportioned space with separate dining and kitchen areas. Kitchen area overlooking the mill pond with inset sink, double oven Alpha oil fired range cooker also providing heating and hot water, separate four ring hob with fan and under oven, plumbing for washing machine. Spacious utility with tiled floor and sink unit.

First Floor

Approached by a dogleg staircase to a:

Very generous main landing/sitting area with study space and fitted cupboards.

Principal bedroom with an attractive open outlook, fitted wardrobes. Full en suite bathroom with panelled bath, low suite WC and hand basin.

There are five further very generous bedrooms.

Shower room and WC.

Family bathroom with a panelled bath, separate shower over, low suite WC and wash hand basin.

Separate well fitted shower room and WC.

Outside

The property enjoys a long shared surfaced driveway leading from the main road and a shared courtyard area providing access to a:

Period two storey coach house with twin up and over doors to ground floor garaging and enclosed staircase leading to a first floor studio/office space.





There is a very appealing small lawned area set to the side of the coach house with a concealed oil storage tank and an attractive setting directly fronting the Doverbeck.

To the side and rear of the main house are the principal gardens with lawns and mature well set borders directly abutting and overlooking the mill pond and the Doverbeck.

General Information

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 Paper Mill, Nottingham

Main House gross internal area = 3,355 sq ft / 312 sq m

Garage gross internal area = 358 sq ft / 33 sq m

Games Room gross internal area = 378 sq ft / 35 sq m

Total gross internal area = 4,091 sq ft / 380 sq m



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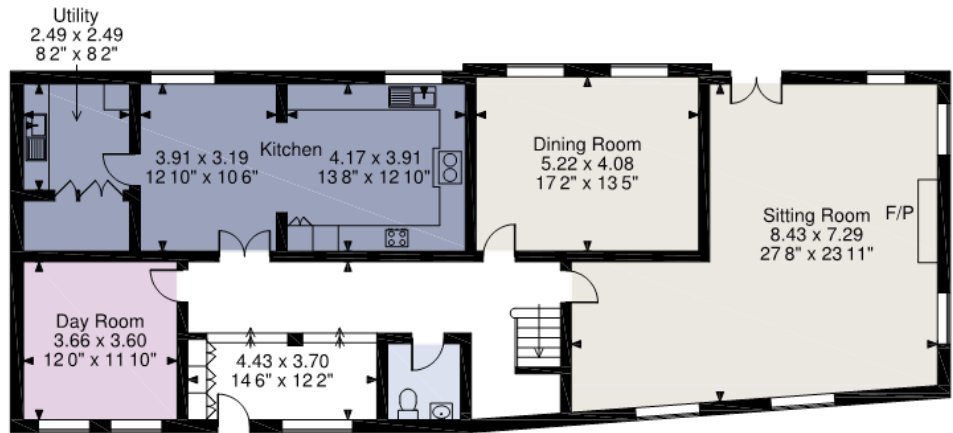
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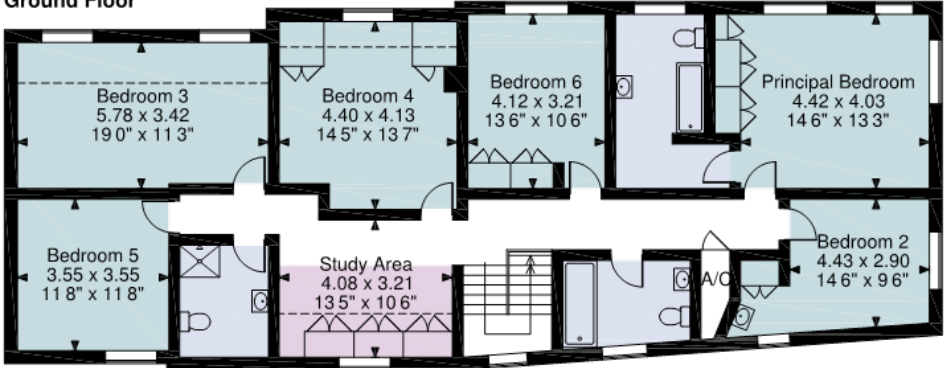
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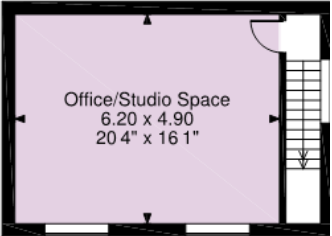
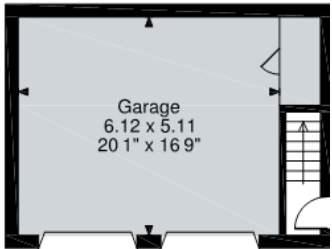
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Ground Floor



First Floor



Floor Above Garage

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

□ □ □ □ Denotes restricted head height

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