



Glorious farmhouse and semi detached cottage

The Granary and 1 Lansic Cottages, Main Street, Hoveringham, Nottinghamshire

Freehold





Lot 1 - The Granary comprises a stunning renovated period farmhouse with an adjoining converted barn in a sought after village setting in approximately 0.47 acres.

Lot 2 - 1 Lansic Cottages a renovated period semi-detached cottage.

Location

Hoveringham is a highly sought after village set in the Trent Valley between Nottingham and Southwell. There is excellent access to Newark and transport hubs with East Coast mainline and the A1 and also train links from Nottingham to London and the South East. Lowdham Train Station is 2.5 miles away with easy access into Nottingham. Hoveringham is an attractive unspoilt village set between Nottingham and the minster town of Southwell off the A612.

Description

The Granary - Lot 1

The property comprises a period renovated farmhouse with a more recently converted adjoining barn, the former Granary, providing additional ground and first floor accommodation. The property is set at right angles to Main Street and affords wonderful private gardens with a separate range of barns and stabling together with a further generous lawned garden and small paddock set to the rear backing onto open farmland. The house offers a great degree of flexibility with historic accommodation within the original farmhouse and more open space within the

carefully created living kitchen and sitting room with a stunning master bedroom suite over. In all there are five bedrooms and four bathrooms plus three generous reception rooms in addition to the living kitchen breakfast room plus study.

1 Lansic Cottages - Lot 2

This historic renovated semi-detached cottage adjoins the rear garden area of the Granary which has previously been used for rental purposes and is available as a separate lot with vacant possession. It offers generous accommodation including spacious living breakfast kitchen with reception off, two good bedrooms plus family bathroom to the first floor with courtyard, gardens and garaging.

Note: A site plan is included within the details which shows the land to be sold with the Granary and also with Lansic Cottages. Should a purchaser look to purchase the Granary Lot 1 on its own then a small area of garden will be included with 1 Lansic Cottage (Lot 2) shown hatched red adjoining the blue outlined site for Lot 2.

ACCOMMODATION

The Granary - Lot 1

There are original glazed entrance doors leading through to a fine reception hall within the original farmhouse with a beam ceiling and separate cloakroom with high suite WC and wash hand basin. A study set to the front with fitted shelving.



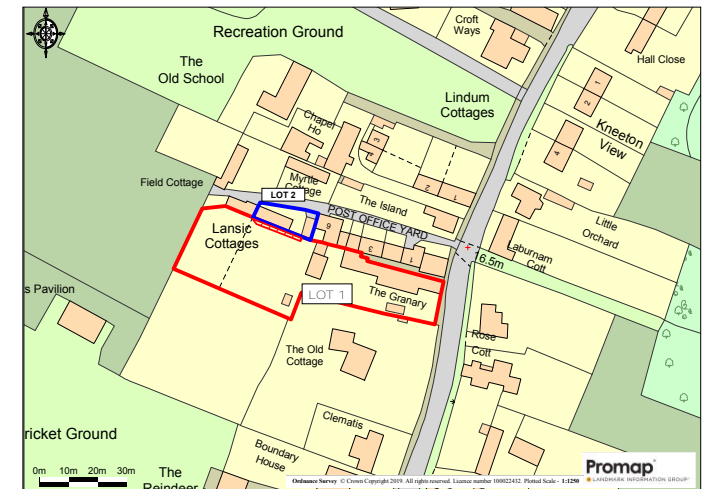
Drawing room set to the front of the house, an attractive well proportioned room with inglenook with a brick hearth and beam over. Double doors from the reception hall lead through to a dining room with inglenook fireplace with stone hearth and fitted canopy, double doors leading through to: Kitchen breakfast room, a carefully conceived and extended family room with electric control Velux windows in part, a tiled floor with under floor heating and wide glazed doors and direct access out to the side courtyard garden areas. Central island unit with granite working surface and sink unit, AEG built in hob and oven, plumbing for dishwasher, AGA, beamed ceiling and early original fitted cupboards. Double doors lead through to a side hall and the principal daily entrance to the house with tiled flooring, underfloor heating and secondary staircase to the upper floors. L shaped utility/ cloaks with sink unit, fitted cupboards and low suite W.C. Sitting room created from the more recently converted barn/ granary with under floor heating. This is a stunning reception room with high beam ceiling and deep glazed side windows and French doors to the gardens. Attractive brick chimneypiece to an open hearth. First floor – split landing set off the secondary staircase to: Master bedroom with a high vaulted and beamed ceiling, deep sealed unit windows in part with a courtyard aspect. Spacious en suite bathroom with underfloor heating, wide

walk-in shower, freestanding bath and designer hand basin and low suite W.C. Bedroom 2 with access from the secondary landing with fitted cupboards and beamed ceiling, en suite shower room with shower cubicle, low suite W.C and designer hand basin. Note: there is a link through from bedroom 2 to third bathroom which leads off Bedroom 3 which has principal access from: Main landing, bedroom 3, a generous well proportioned room with spacious en suite bathroom with roll-top bath, mixer taps, wall mounted wash hand basin and low suite W.C, large shower cubicle. Family bathroom with panelled bath, shower over, low suite W.C, pedestal wash hand basin. Bedroom 4 with beamed ceiling, open brick chimney breast. Bedroom 5.

Outside

The Granary has wide remote control gated access to a front gravelled courtyard, parking and turning area. There are fine paved areas around the principal accommodation with deep mature planting and a good degree of privacy. Beyond the side and rear courtyard area are a range of period outbuildings incorporating separate store room and a large adjoining barn/stable with excellent storage and further potential (subject to planning consent). The cast iron gates lead through to the generous lawned garden/small paddock set at the rear with a brick garden room backing onto open fields.





The Granary, Nottingham
Main House gross internal area 3,400 sq ft / 316 sq m
Outbuiding gross internal area 606 sq ft / 56 sq m
1 Lansic Cottages Annexe internal area 918 sq ft / 85 sq m
Garage gross internal area 215 sq ft / 20 sq m



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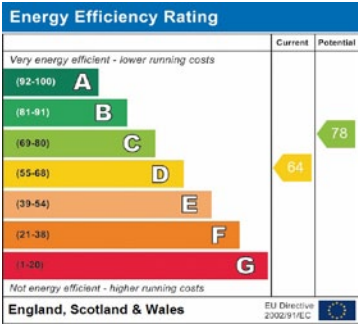
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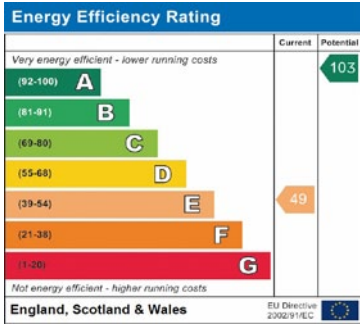


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The Granary



1 Lansic Cottages



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