



LANGAR HOUSE

CHURCH LANE, LANGAR, NOTTINGHAMSHIRE



LANGAR HOUSE

CHURCH LANE, LANGAR,
NOTTINGHAMSHIRE

GRADE II* COUNTRY HOME WITH SEPARATE COTTAGE IN APPROX. 5.64 ACRES

Stunning early 18th Century Grade II* Queen Anne country house in a magnificent setting.

Principal house with a glorious through drawing room with home office/study off.

Central dining hall, sitting room, side hallway and inner hall with cloaks.

Luxurious Smallbone breakfast living kitchen, rear utility with separate cloaks area, boot room, walk-in pantry, store/dog wash with cloaks and W.C. off.

Fine dog-leg staircase to first floor landing.

Master bedroom suite with full en suite Smallbone bath and shower room.

Two bedroom suites each with adjoining sitting room, could be used as four bedrooms.

Two separate bathrooms and W.C

Side/rear landing area.

Second floor – landing area and study

Three good bedrooms, shower room and W.C.

Detached period cottage offering fully renovated two bedroom accommodation with good fitted modern kitchen and generous sitting room.

The property enjoys a traditional and original frontage to Church Lane with remote control gated entrance and pedestrian access. Glorious mature walled grounds and gardens with separate long tree-lined driveway approach through recessed remote control gates. Rear courtyard with oak framed garaging and car port, in all approx. 5.64 acres.





LOCATION

Langar is a highly sought after village set in the renowned Vale of Belvoir, the house is set to the edge of the village allowing commanding open views across its grounds and gardens. Lying to the south of the A52 Nottingham to Grantham Road and only 4 miles from Bingham, the property is extremely well located for a wide range of local and regional facilities. The A46 Newark to Leicester Road is also within easy reach allowing access to a wide range of major transport hubs. Langar has excellent connections to Grantham and the East Coast mainline providing rapid train services to both London and the South East and Leeds and York to the north.

The property enjoys a very private setting with the original high gated entrance off Church Lane and a long tree lined driveway approach from Barnstone Road. The village benefits from the renowned Langar Hall Country Hotel and Restaurant located nearby and the reputable Unicorns Head Pub/Restaurant and the Ofsted Outstanding Church of England Primary School.

DESCRIPTION

Originally the rectory for the nearby St Andrews Church, the property was renamed as Langar House when sold by the local Diocese.

It is mentioned within Nikolaus Pevsner's *The Buildings of England* as a handsome early 18th Century home with five bays with a hipped roof and dormers and a pedimented door head on brackets. Birthplace of Samuel Butler the Victorian novelist. There is no doubt that this property is one of the finest architectural examples of its style within the county and houses of this calibre and finish are rarely offered to the open market. The current owners carried out an extensive refurbishment of the house and adjoining cottage to create a home of considerable charm and character.

Set to the edge of the village it enjoys a private setting within its own formal grounds and gardens enjoying extensive open views.

The main house offers principal accommodation enjoying a side reception hallway which leads onto a south facing double aspect sitting room with period chimneypiece set with a raised dog grate. There are shuttered windows overlooking the front and side courtyard areas. There is a central dining room with sweeping dog-leg staircase rising to the first floor and a part glazed door leading to the front forecourt and gardens.

The principal drawing room is of generous proportions with shuttered windows and an aspect to three elevations. There is a period chimneypiece with a raised dog grate and a study/home office is set off at the side again with shuttered windows and door leading through to the side gardens with views across to the church.







A rear hallway gives access to cloakroom and W.C. and through to the generous Smallbone kitchen breakfast room with limestone tiled floor, extensive range of wall and base units including range of integrated appliances which include Miele steamer cooker, Miele Nespresso integrated coffee machine, Miele dishwasher, two Miele ovens plus a Miele microwave and a Miele plate warmer. There is a central island unit with five ring Gaggenau hob with a low level Gaggenau fan and Quooker boiling tap.

Also on the ground floor is a cloakroom/rear entrance hall, fitted boot room and a large well fitted and presented utility with extensive storage cupboards one housing an oil fired boiler providing central heating and hot water. There is a large walk-in shelved pantry and futher store room/ fitted with a dog wash/shower and a cloakroom and W.C.

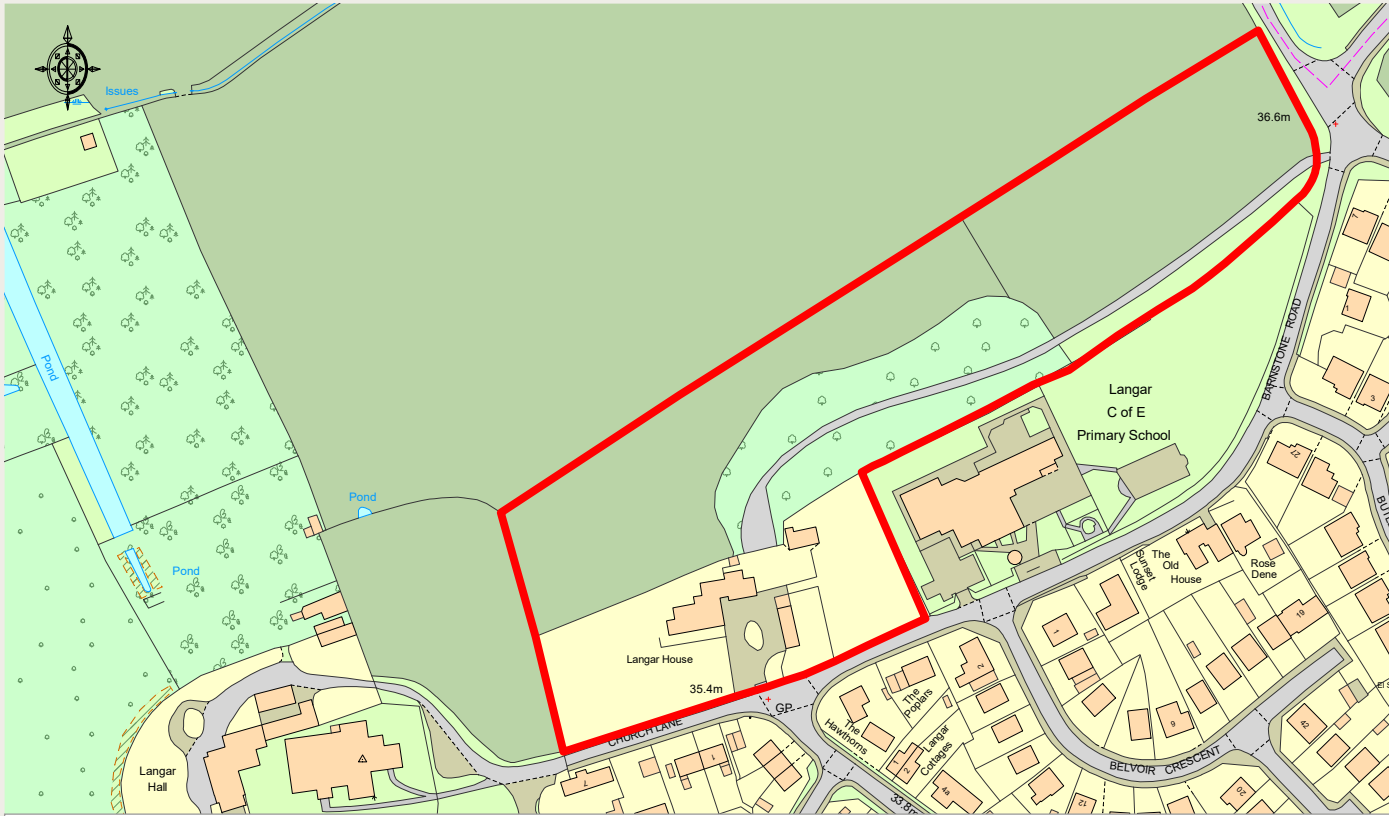
There are cellars under the main part of the house with electric lighting.

The dog leg staircase has a superb high half landing window with glorious open views rising to the main landing and onto:

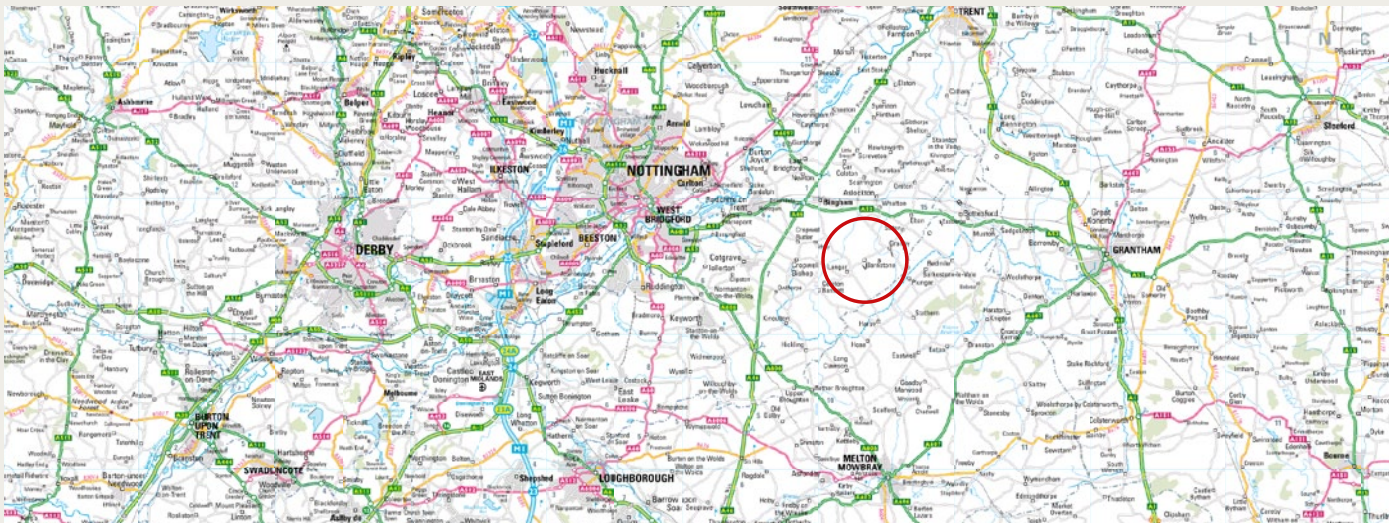
Master bedroom with high shuttered windows, a period chimneypiece with raised dog grate and a full en suite bathroom fitted by Smallbone with a panelled bath, corner shower enclosure, twin inset wash hand basins and an integrated low suite W.C. Fitted cabinetry.

There are two further bedroom suites on this floor, both with well fitted bath/shower rooms and sitting room area. These suites could easily be adapted to provide four generous bedrooms, family bathroom and a separate shower room on this floor. The side staircase landing area leads onto the second floor with a joined landing area/study space, well fitted modern shower room and WC and three further generous bedrooms all with a lovely open aspect and views.





NOTE - Published for the purposes of identification only and although believed to be correct its accuracy is not guaranteed. Reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationary Office © Crown copyright licence number 100024244 Savills (L&P) Limited.



NOTE - Published for the purposes of identification only and although believed to be correct its accuracy is not guaranteed. Reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationary Office © Crown copyright licence number 100024244 Savills (L&P) Limited.

OUTSIDE

The property enjoys its original walled frontage to Church Lane with a superb high remote control gated entrance with pedestrian gate to the front courtyard with turning area. The main formal gardens lie to the south of the house with large lawns, mature borders, patio and terrace area, ornamental pond and a raised seating area set below part of the listed wall area. There is a rear courtyard area which has an early period store room and more recent oak framed garage and store with twin garages and twin open car ports. The property also benefits from a traditional wild flower meadow and long tree lined driveway with remote controlled access from Barnstone Road. Around much of the property is an extensive range of external lighting and a concealed oil tank.

DETACHED COTTAGE/COACH HOUSE

Set to the side of this courtyard is the detached cottage/coach house which has been fully renovated and is of single storey construction with accommodation comprising a dining/reception hall, fully fitted kitchen with a range of built in appliances and modern units, cloakroom with W.C. and hand basin. There is a lovely reception room with a wide bow window overlooking the side garden area and an inner hallway leads onto a generous double bedroom, a single bedroom and a well presented spacious modern fitted shower room with W.C.

This property enjoys independent gas fired central heating.

PLANNING

A pre-application for a proposed dwelling to the east of Langar House has received a positive response from Rushcliffe Borough Council Planning Department.

Further details are available by request from Savills.

GENERAL INFORMATION

TENURE Freehold

SERVICES We understand all main services are connected, oil fired central heating to the main house and independent gas central heating to the cottage/coach house.

VIEWING Strictly by appointment with Savills.

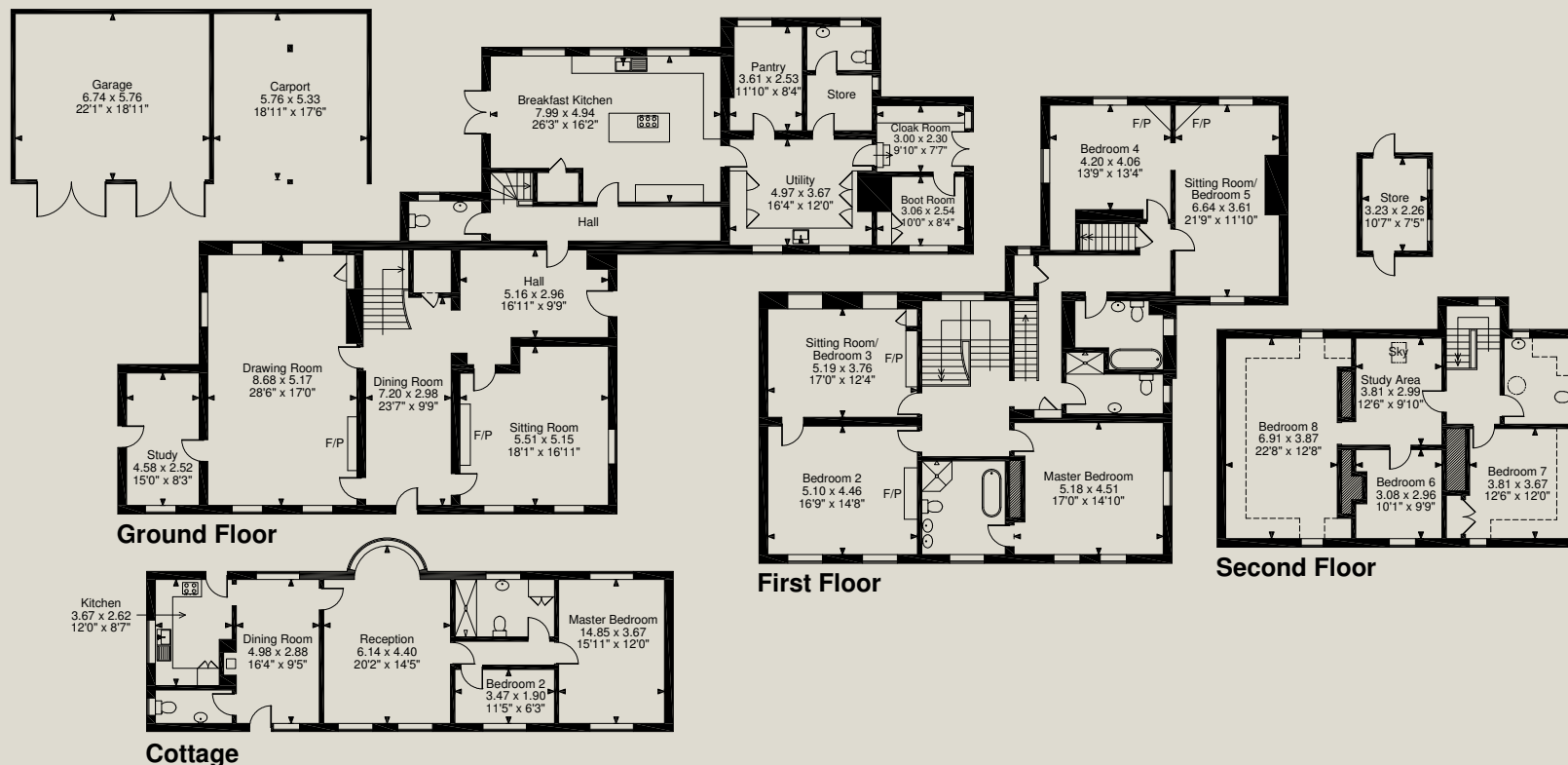
FLOORPLANS

Main House gross internal area = 5,249 sq ft / 488 sq m

Garage & Carport gross internal area = 757 sq ft / 70 sq m

Store gross internal area = 79 sq ft / 7 sq m

Cottage gross internal area = 969 sq ft / 90 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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8375556/DKF

SAVILLS NOTTINGHAM

Nottingham@savills.com

0115 934 8020

savills.co.uk

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

161004CB

savills