



# Character Grade II Listed family home

**Westgate, Southwell, Nottingham**

Freehold/Leasehold





Highly desirable residential location • Retaining an abundance of period features • Five bedrooms, one en suite • Three ground floor reception rooms • Off street parking to the side aspect • Generous rear garden and outbuildings

### Location

The property enjoys an enviable position set in the highly desirable Minster town of Southwell. Within easy reach of the excellent facilities in the town centre which boasts many independent traders and a good range of local cafes and restaurants. There is sought after primary and secondary schooling within easy access of the house including the Southwell Minster School. Southwell is best known as being the site of the Minster with its towers dominating the local skyline.

The market town lies some 15 miles from Nottingham and 9 miles from Newark-on-Trent and the main A1. Newark Northgate station provides regular rail links to London St Pancras in 72 minutes.

### Description

The Old Shoulder of Mutton carries a wealth of local history, once a well-renowned public house until the late 1900s and a property remembered by many local residents. Previously two separate dwellings, the property now incorporates the original three bedroom, three storey Georgian house, alongside the two bedroom two storey adjoining cottage. Many period features are still evident throughout the property such as the ornate fire surrounds, exposed beams and original wood flooring to name a few.

Entry to the south aspect leads directly into the generous sitting room, featuring exposed oak beams, an inset log burner with ornate, original oak surround, partial exposed brick walls and a secondary fixed seating area, also benefitting an open brick built fireplace. An internal, stable style door leads from the sitting room into the ground floor area of the cottage which holds a reception room to the front of the property with original wood flooring and an open fire with cast iron surround and stone mantelpiece. To the rear of the cottage sits what would have been the kitchen with a quarry tiled floor, a feature fireplace, exposed beams and a door out to the rear courtyard.

The dining room is positioned to the front of the property, adjacent to the main sitting room, benefitting an original corner drinks cabinet, wood flooring and an open fireplace.

The kitchen is accessible off both the sitting room and the dining room and is split into two sections, incorporating beech effect base and wall units with laminated work surfaces and enjoys pleasant views across the garden. There is a professional Imperial oven fitted within the kitchen, whilst space and plumbing for further appliances are provided for within the utility.







Stairs ascend from the sitting room to the first floor landing, off which sit two double bedrooms to the front aspect and a three piece family bathroom fitted with a low level W.C, pedestal wash hand basin and a freestanding roll-top bath with bath mounted mixer taps. A further two bedrooms sit within the cottage section of the first floor, one of which features exposed beams to the ceiling and an open fire with inset cast iron grill, whilst the rear double bedroom is partially open to a secondary landing. Access to the second floor is granted via a staircase within the secondary landing area and also an additional staircase off the principal landing. The second floor is split into two rooms, both fully vaulted with exposed beams and would ideally suit as a master suite with one of the rooms occupying a dressing room and the other an impressive double bedroom with a three piece en suite shower.

#### **Outside**

Off-street parking is provided to the east aspect via the block paved drive with a set of gates leading to an additional parking space and onto the garden beyond.

Two generous brick built outbuildings are accessible off the garden which could easily become a home office/gym, subject to the necessary planning consents. There is an enclosed courtyard off the cottage section which benefits an alley to the side of the property leading down to Westgate.

#### **Tenure**

Freehold

#### **Services**

Mains electricity, gas fired central heating, drainage and water are understood to be connected to the property.

#### **Viewing**

Strictly by appointment with Savills.



Westgate, Southwell

Main House gross internal area 3,061 sq ft / 284 sq m  
External Rooms gross internal area 89 sq ft / 8 sq m  
Outbuilding gross internal area 385 sq ft / 36 sq m  
Total gross internal area 3,535 sq ft / 328 sq m



The position & size of doors, windows, appliances and other features are approximate only.  
□ □ □ □ Denotes restricted head height  
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