



A fantastic 2 / 3 bedroom, duplex penthouse apartment

25 Greet Lily Mill, Station Road, Southwell, Nottinghamshire

Leasehold

savills



A magnificent conversion of the Greet Lily Mill • Versatile accommodation over three floors • A light and airy open plan living / dining kitchen • 2 / 3 bedrooms and bathroom • Outdoor space with a great roof terrace • Home office / bedroom 3 • Communal entrance with lift or stairs • Allocated private car parking • Sought after Minster Town • Chain free

Local Information

The property enjoys an enviable position set in the highly desirable Minster town of Southwell. The town lies on the River Greet with the Greet Lily Mill Development adjacent to the Southwell Trail which offers rural walks around the countryside.

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.

About this property

This penthouse apartment is arranged mainly over two floors, the fourth and fifth floors with a small study area and roof terrace to the sixth floor. The apartment is accessed via the communal entrance hall with stairs and a lift rising to no 25.

Fourth floor - The front entrance door opens into the reception area which has a lovely oak strip floor that leads through to the living area. Stairs to the fifth floor and a door entry phone system.

Open plan living / dining kitchen - Three rooms in one, with a relaxing seating area with double glazed windows to the rear, overlooking the open fields. Oak strip flooring and two recently installed storage heaters. A well fitted dining kitchen, with base and wall units, ceramic sink unit, double glazed windows to the side, ceramic hob, cooker hood and electric oven, plumbing for a dishwasher and a useful island unit.

Cloaks, low level WC and a pedestal wash hand basin.

Fifth floor - Bathroom with panelled bath, low level WC, pedestal wash hand basin, separate shower cubicle, towel radiator and extractor fan.

Bedroom - With a double glazed window to the rear with pleasant views. Office / bedroom 3, double glazed window to the side, exposed timbers and giving access to the main bedroom. Master bedroom, with two double glazed arched windows, built-in wardrobes and leading through to the dressing room.



Dressing room with a double glazed arched window and a spiral staircase leading to the sixth floor.

Sixth floor - Study area, located within the old water tower with double glazed arched windows and a double glazed door opening on to the roof terrace.

Roof terrace - a fantastic private outdoor space for this wonderful apartment. Artificial grass covering and wrought iron railings, outdoor lighting and stunning views all round.

Outside - A coded security barrier gives access to the private car park where there is allocated car parking for this apartment.

Tenure

Leasehold (968 years remaining)

Energy Performance

EPC Rating = F

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Nottingham Office.

Telephone:

+44 (0) 115 934 8020.



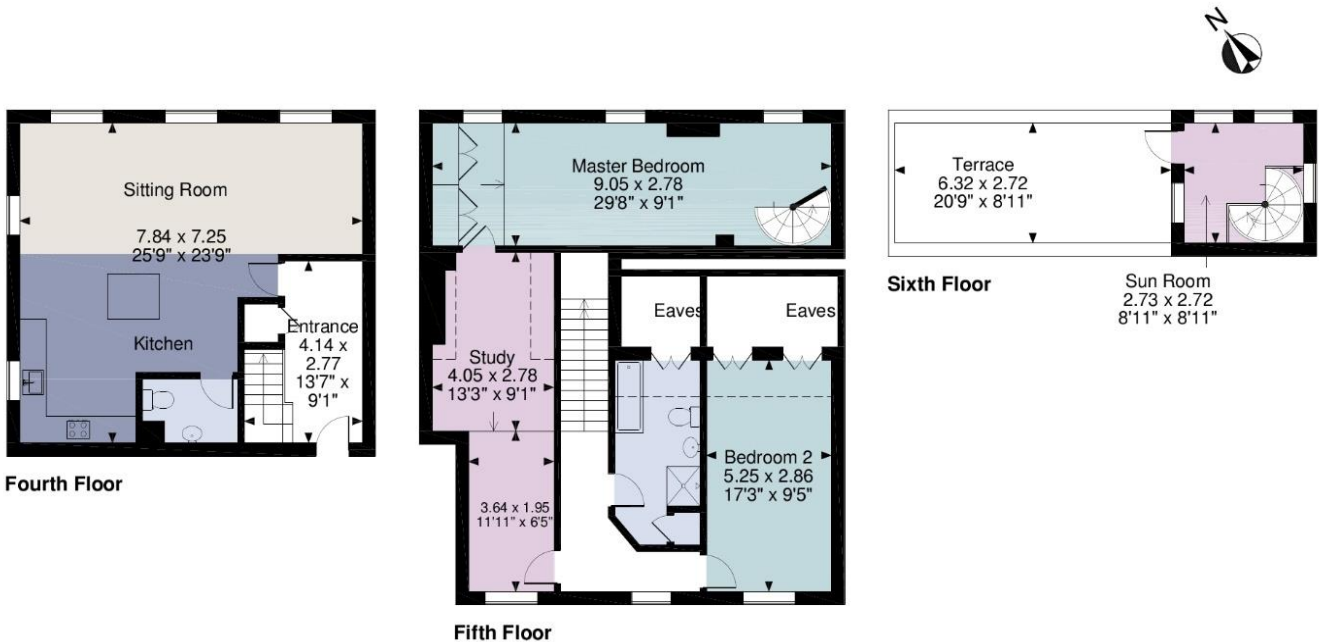


Greet Lily Mill, Station Road, Southwell, Nottinghamshire, NG25
Gross Internal Area 1467 sq ft, 136.3 m²
Roof terrace 185 sq ft, 17 sq m

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25 Greet Lily Mill, Southwell
Main House gross internal area = 1,467 sq ft / 136 sq m
Terrace external area = 185 sq ft / 17 sq m



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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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F	31	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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