



An attractive Grade II listed manor house in 0.7 acres

The Manor, Church Street, East Markham, Newark, Nottinghamshire

Freehold

savills

Grade II listed manor house with stunning views • Separate two bedroom guest cottage • Independent office with shower room and kitchenette • Set in grounds approaching 0.7 acres • 5 bedrooms to the principal dwelling, three en suite • 5 reception rooms to the ground floor • Meticulously maintained and fully landscaped garden • 14 miles from Newark Northgate train station

Location

East Markham is a popular residential village with a good range of amenities to include, a bowls club, village hall, tennis courts, a public house and a village shop. There is easy access to the A1, the M1 and the M18 motorway networks to the region's commercial and retail centres including Sheffield, Newark, Lincoln, Nottingham and Doncaster. There is also excellent rail access to London from Newark, Doncaster and Retford. A primary school sits within the village, in addition to a number of noted local independent schools nearby including Ranby, Wellow, Bramcote Lorne and Tuxford Academy, rated Ofsted Outstanding. The Manor itself is found set back from the road occupying a delightful setting, nestling in a 0.7 acre plot next to the village church.

Directions

Leave the A1 at Markham Moor roundabout, following the signs for the A57 (Lincoln) which takes you to East Markham. On entering the village (off the A57) via Askham Road, turn left at crossroads on to High Street and then right on to Plantation Road. At the end of Plantation Road bear right on to Church Street, where The Manor can be found adjacent to the church.

Description

The Manor occupies a delightful setting with its own formal gardens of approx 0.7 acres and fine open country views. The property itself extends to a generous 3900sqft residence, holding five bedrooms and five reception rooms. In addition to a detached two bedroom cottage and a large office with kitchenette and shower room which would also ideally suit use as an annexe.

Ground Floor

A dual aspect dining area to the west elevation, open plan to the kitchen with exposed beams, Karndean oak effect flooring and an inset log burner. An attractive Smallbone kitchen sits between the dining area and garden room and is fitted with a range of base and wall units with granite work surfaces. Integral appliances within the kitchen include a Saga 5 burner gas hob with extractor above, a Neff Oven, a cream, 2 stove Aga, a Neff dishwasher and Miele fridge.

Off the kitchen there is a pantry and a laundry room providing further base units, alongside a washing machine, dryer, secondary dishwasher and a Belfast sink. Double doors lead





The formal dining room sits to the east aspect, accessible via both the garden room and the internal hallway. Featuring exposed beams, a log burner with stone surround original wood flooring and enjoys views over the garden.

A large, dual aspect drawing room allows for a pleasant seating area with exposed beams, solid oak flooring and an inglenook fireplace with an inset Clear View log burner and brick surround.

A dual aspect sitting room to the front corner of the property also features solid oak flooring, alongside an inset Aga log burner with stone surround and a study off.

First Floor

Stairs ascend from the internal hallway to a bright, spacious landing, off which sit five generous bedrooms, all of which are of an appropriate size to accommodate double beds. Three of the bedrooms enjoy en suite facilities to include bedroom two, holding an en suite shower room, bedroom three with an en suite WC and the dual aspect principal suite, boasting a recently refitted en suite with a free standing bath, a walk in shower enclosure, a WC and a double vanity unit. The main family bathroom sits to the rear elevation, holding a corner shower enclosure, a wall hung vanity unit, a free standing bath and a WC.

The Cottage

A detached two storey brick and tile gatehouse having been fully restored with the ground

floor comprising a breakfast kitchen with wall and base units, integrated dishwasher, plumbing for washing machine, quarry tiled flooring and a range style cooker. There is a sitting room with a beamed ceiling, under-stairs storage and stairs to first floor. Two vaulted double bedrooms sit to the first floor, the largest of which benefits a dressing area and a bathroom serving both bedrooms featuring a panel bath with shower over, low-level WC, wash hand basin, part-tiled walls and a heated towel rail. The cottage has an independent walled garden which is made up of a gravelled seating area with planted borders.

Office

The brick built, 430sq ft office presents an ideal home working space with a vaulted ceiling, a kitchenette and a 3 piece shower room. There is scope for this space to be used as an annexe for elderly relatives or young adults.

Outside

The Manor is approached through an archway in The Cottage to a sweeping gravel driveway approach, providing ample off street parking in addition to a garage situated adjacent to The cottage. The garage is fitted with double timber doors and internal power and lighting. A timber staircase leads from the garage to a first floor, fully vaulted hobby room.



The delightful formal gardens have been meticulously maintained and landscaped by the current owner occupiers to make the most of the space on offer. There are two cleverly designed seating areas within an S shaped pattern, one of which enjoys the south facing sun and the other facing west. The pond area has been improved to include a stone wall around the perimeter to allow for seating and is well planted around.

There is a large stretch of lawn to the upper tier of the garden, bound by mature shrubs and trees, in addition to a lower level holding an array of seasonal plants and evergreen topiary. A hidden play area laid with bark is accessible from the upper lawn and offers an ideal space for children's play apparatus.

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.





Annexe



Office

The Manor, Newark

Main House gross internal area = 4,302 sq ft / 400 sq m
Garage Building gross internal area = 667 sq ft / 62 sq m
Outbuilding gross internal area = 633 sq ft / 59 sq m
Manor Cottage gross internal area = 765 sq ft / 71 sq m



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