



# An impressive country home set in 12 acres

**Springfields, 141 Caythorpe Road, Caythorpe, Nottinghamshire**

Offers over £1,500,000 Freehold





Modern Country Home with Land • Open plan living / dining kitchen • Home office / study • Spacious sitting room • Five bedrooms and 3 bathrooms • Grounds and paddocks of about 12 acres • Ideal for Equestrian use •

#### Local information

Caythorpe is a sought after village in the parish of Lowdham. The village is perfectly situated for access to Nottingham City Centre (10 miles) the Minster Town of Southwell (5.5 miles) and major road networks.

The village itself has two public houses and a thriving cricket club, it lies adjacent to the larger village of Lowdham which has its own railway station with routes between Lincoln and Nottingham.

From Nottingham trains run to London St Pancras and from Newark Station high speed trains run to Kings Cross in a little over an hour.

Lowdham and Caythorpe have a thriving community, facilities nearby include a primary school at Lowdham, a range of local shops including the large Gonalston Farm Shop.

There are private nurseries for small children, a Lowdham pre-school, village hall and various societies and clubs. Transport is excellent with the A6097 bypassing the villages and the A612 providing routes to Nottingham and to the Minster Town of Southwell.

#### About the property

A lovely detached country home offering in the region of 3,800 sq ft of versatile accommodation. The current owners have sympathetically extended and re-modelled this property with a no expense spared programme. Externally the property features a superb range of garaging and outbuildings and stands in an enviable centre of the village location within landscaped gardens which extend into paddocks and woodland. In total the property stands in about 12 acres.

The property is beautifully appointed throughout combining some of the original elements of the property with more contemporary additions, offering a great deal of versatility in its layout and boasting three main receptions as well as a superb open plan living/dining kitchen appointed with a range of bespoke units and integrated appliances, creating an area which will undoubtedly become the hub of the home.









Ground Floor – double glazed front entrance doors with full length side panels and a bespoke roof lantern opening through to:

Reception hall, full height hallway with tiled floor, underfloor heating, sweeping staircase to first floor landing, wall light points and doors leading off to:

Study, two double glazed windows to the side elevations and radiator.

Sitting room, double glazed French doors to the side elevation, two double glazed windows to the front, exposed beams, two radiators, wall light points, feature inglenook fireplace with inset log burner and walnut wooden flooring.

Dining room, double glazed bay window to the front elevation and further double glazed window to the side, exposed beams, radiator, walnut wooden flooring and wall light points.

Plant room, wall mounted gas boiler, hot water cylinder and manifolds for underfloor heating.

Downstairs cloaks, low level WC, pedestal wash hand basin and extractor fan.

Inner lobby giving access to boot room and then opening through to the old barn.

A wonderful open plan living/ dining kitchen. Dining area with double glazed full height doors to both elevations, exposed beams and opening through to the kitchen area.

A bespoke kitchen with base and wall units with solid work surfaces incorporating twin sink unit, integrated fridge, freezer and dishwasher. Dual-fuel range cooker, extractor fan, wine cooler, breakfast bar within oversized island unit.

Family area with double glazed French doors leading out onto the rear gardens with wonderful countryside views.

Spiral staircase giving access to mezzanine floor which can be used as a fantastic study/ library area, vaulted ceiling and double glazed windows to the rear elevation with far reaching views.

Utility room, base units with a sink unit, double glazed window to the front elevation, plumbing for a washer and radiator. Access to triple garage.

Shower room, low level WC, wall hung wash hand basin, shower cubicle, radiator and towel radiator.









Stairs to first floor landing.

Galleried landing with stained glass window to the front elevation, access to roof void via loft ladder and doors leading off to:

Principal bedroom, double glazed windows to the side elevation, radiator, wall light points. Dressing room with double glazed Velux window and exposed beams.

En suite bathroom, freestanding bath, wall hung wash hand basin and WC, double width shower enclosure, towel radiator, tiled floor, underfloor heating, double glazed Velux window, exposed beams and extractor fan.

Bedroom 2, double glazed windows to both the front and side elevations and radiator. Bedroom 3, double glazed window to the front elevation and radiator. Bedroom 4/ family room with double glazed windows to both the front and side elevations, radiator and wall light points. Bedroom 5 with a double glazed window to the side elevation and radiator.

Family bathroom, low level WC, panelled bath, towel radiator, tiled floor with underfloor heating, double glazed window to the side elevation, wall hung wash hand basin, double width shower enclosure and extractor fan.

**OUTSIDE** Twin gates opening onto a gravel driveway providing car standing for numerous vehicles giving access to the triple garage. A remote up and over double door and further up and over single door, power and light. There is potential to convert this area to an annex if required.

Formal gardens are laid mainly to lawn with flower borders, a variety of mature trees and shrubs. Outdoor heated swimming pool heated via air source heat pump.

Detached barn/workshop with the benefit of three-phase power ideal for the storage of all agricultural/heavy duty lawnmowers. Potential conversion opportunity subject to the relevant permissions.

Paddocks totaling in the region of 12 acres. A parcel of land is subject to an overage clause (further details on request).

**Tenure**  
Freehold

**Council Tax**  
Band = G

**Viewing**  
Strictly by appointment with Savills.









Springfields, 141 Caythorpe Road, Caythorpe, Nottinghamshire. NG14 7EB



savills

savills.co.uk

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Approximate Area = 361.6 sq m / 3892 sq ft  
Garage = 51.2 sq m / 551 sq ft  
Workshop = 200.9 sq m / 2162 sq ft  
Total = 613.7 sq m / 6605 sq ft (Including Mezzanine / Excluding Void)  
Including Limited Use Area (5.8 sq m / 62 sq ft)  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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