



**Willowby Grange, Aslockton Road,  
Scarrington, Nottinghamshire, NG13 9BP**

**No Chain £895,000**

**Tel: 01949 836678**

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Family Home
- Additional Barn with Planning
- 4 Reception Areas
- Ample Parking & Double Garage with Attic Room
- Delightful Setting with Open Aspect to Front
- Approx 2,600 Sq Ft of Accommodation
- 5 Bedrooms
- 3 Bath/Shower Rooms
- Plot in region of 0.3 Acres

An interesting opportunity to purchase an individual detached timber framed home completed to a unique design which offers an extensive level of internal accommodation lying just in excess of 2,600 sq ft plus the addition of a detached brick barn which has additional planning permission for conversion into ancillary accommodation or as a potential leisure facility with indoor pool. The property is tucked away off a private driveway on a generous plot by modern standards and lies in the region of 0.3 acres, benefitting from attractive views to the front across adjacent paddocks and fields beyond.

The property boasts versatile living over two floors, providing up to 4 reception areas, including the useful addition of a large conservatory at the rear, with spacious open plan breakfast kitchen, utility and ground floor cloakrooms. The main sitting room focal point is an attractive inglenook fireplace and the room has pleasant views out to the front of the property. To the first floor are 5 bedrooms, two of which benefit from ensuite facilities and there is also a separate family bathroom. The property also boasts a Cana-Vac Central Vacuum System.

As well as the internal accommodation, there is a generous electric gated driveway providing ample off road parking, which leads to the detached double garage with useful room in the eaves perfect for a home office, games room or storage.

The gardens are generous and mainly laid to lawn, offering a good degree of privacy with well stocked borders.

Overall this is an opportunity to purchase an individual home with additional potential tucked away in a delightful setting within this well regarded village.

### SCARRINGTON

The village of Scarrington lies close to the market town of Bingham, close to the A46 and A52. There is a children's nursery and public house in the nearby village of Car Colston and primary schools in the nearby villages of Aslockton and Orston. Further amenities are available in Bingham including secondary schooling, a range of shops, doctors, dentists and leisure centre.

OPEN FRONTED CANOPIED PORCH LEADS TO A TRADITIONAL STYLE TIMBER ENTRANCE DOOR WITH LEADED GLAZED LIGHT AND IN TURN INTO THE MAIN;

### ENTRANCE HALL

14'11 x 7'4 (4.55m x 2.24m )

A pleasant initial entrance vestibule having part vaulted ceiling and aspect to the galleried landing above, spindle balustrade staircase rising to the first floor, useful under stairs storage cupboard, window to the front.

Further doors lead to;

### GROUND FLOOR CLOAKROOM

7'5 x 4'0 max (2.26m x 1.22m max)

Having a two piece suite comprising of close coupled WC, pedestal wash hand basin, window to the side.

### STUDY

10'7 x 9'9 (3.23m x 2.97m)

A versatile room, perfect as a home office ideal for today's way of working, but is large enough to be utilised as an additional snug, having window to the front.

### DINING KITCHEN

25'4 max x 15'0 max (7.72m max x 4.57m max)

A well proportioned T-shaped room which is large enough to accommodate a dining table, having pleasant aspect into the rear garden. Fitted with a generous range of cottage style units including a dresser unit with glazed display cabinet and wine rack, two runs of granite work surfaces, undermounted sink unit with swan neck mixer tap, integrated appliances include five ring gas hob, chimney hood over, NEFF oven and combination microwave, dishwasher, tiled floor, window over looking the rear garden.

A further door leads to;

### UTILITY ROOM

10'7 x 9'5 (3.23m x 2.87m)

Fitted with a range of built-in cupboards to match the kitchen, integrated fridge and freezer, granite work surface and undermounted sink with chrome mixer tap, plumbing for washing machine and space for a tumble dryer, window to the side and exterior stable door to the rear.

A further door leads to;

### GROUND FLOOR CLOAKROOM

7'0 x 3'3 (2.13m x 0.99m)

Having a two piece suite comprising of close coupled WC, wall mounted wash basin, window to the rear.

RETURNING TO THE INITIAL ENTRANCE HALL A FURTHER DOOR LEADS TO;

## LIVING ROOM

22'10 x 18'0 (inc inglenook) (6.96m x 5.49m (inc inglenook))

A light and airy space benefitting from windows to three elevations, having attractive walk-in inglenook fireplace with exposed brick and hearth, inset multifuel burner, windows to the front and side elevations.

A large open doorway leads through into the;

## DINING ROOM

19'2 max x 17'3 max (5.84m max x 5.26m max)

Linking to the living room and conservatory, having exposed brick chimney breast, shelved alcove to the side, brick hearth with inset multifuel stove.

A pair of French doors lead through into the;

## CONSERVATORY

17'0 max x 10'7 (5.18m max x 3.23m)

A useful addition to the property providing further versatile reception space over looking the rear garden, having pitched clear glass double glazed roof, tiled floor, electric heating, French doors leading out into the garden.

RETURNING TO THE INITIAL ENTRANCE HALL, A SPINDLE BALUSTRADE STAIRCASE LEADS TO THE;

## FIRST FLOOR LANDING

An impressive galleried landing with dormer windows to the front, built-in airing cupboard.

Further doors lead to;

## BEDROOM 1

14'10 x 14'0 ex wardrobes (4.52m x 4.27m ex wardrobes)

A well proportioned double bedroom affording wonderful far reaching views to the front, having built-in wardrobes.

A further door leads to;

## ENSUITE SHOWER ROOM

14'0 x 11'0 (4.27m x 3.35m)

Having a modern suite comprising of double width shower enclosure with sliding glass screen, wall mounted shower mixer, close coupled WC, vanity unit with inset wash basin, contemporary towel radiator, window.

## BEDROOM 2

11'6 x 11'6 (3.51m x 3.51m)

A further double bedroom with ensuite facilities, having pleasant aspect into the rear garden, access to under eaves storage.

Further door leading to;

## ENSUITE SHOWER ROOM

7'8 x 3'0 (2.34m x 0.91m)

Having a three piece suite comprising of shower enclosure with bi-fold screen, wall mounted shower mixer, close coupled WC, vanity unit with inset wash basin, contemporary towel radiator, pitched ceiling.

## BEDROOM 3

10'8 x 11'4 (3.25m x 3.45m)

A double bedroom having aspect to the rear, built-in wardrobes, access to under eaves, dormer window.

## BEDROOM 4

11'4 x 6'10 (3.45m x 2.08m)

Having pleasant aspect into the rear garden, built-in wardrobe, dormer window.

## BEDROOM 5

7'5 ex wardrobe x 7'3 (2.26m ex wardrobe x 2.21m)

Ideal as a single bedroom, home office or dressing room, having built-in wardrobe, dormer window.

## FAMILY BATHROOM

11'6 x 7'6 (3.51m x 2.29m)

Having a suite comprising of quadrant shower enclosure with sliding double doors, wall mounted shower mixer, free standing double ended ball and claw bath with chrome mixer tap, pedestal wash hand basin, WC, combination towel radiator, dormer window.

## EXTERIOR

The property occupies a generous plot lying just in excess of 0.3 acres, accessed via a private shared lane onto the private electric gated driveway of the property which provides ample off road parking and in turn leads to a detached double garage with room in the eaves. In addition there is a courtyard area with brick built barbeque, patio with extending canopy and covered portico which leads to a secondary entrance and to a substantial brick built barn which offers close to 1,000 sq ft of floor area and would make a fantastic workshop or storage space, but has also had planning permission granted for full conversion into a pool house/gym and subject to any consent could be reconfigured to possible create annexe style facility for extended families.

The rear garden has been lovingly maintained and established over the years, having a central lawn and well stocked borders, vegetable garden at the foot, and brick built store attached to the rear of the barn, which again forming part of the planning permission has scope to be extended if required. Further details for planning consent can be found on Rushcliffe Borough Councils Planning Portal under reference 04/00818/FUL. Planning permission was granted to provide a leisure facility with indoor swimming pool and ancillary rooms.

## **GARAGE**

20'0 x 19'9 (6.10m x 6.02m)

Having twin up and over electric door, power and light, window and courtesy door to the side and further internal staircase rising to the first floor.

## **FIRST FLOOR ROOM**

20'0 x 14'0 (6.10m x 4.27m)

Having pitched ceiling, electric heater, window to the front and skylight to the side.

## **BARN**

22'0 x 45'0 (6.71m x 13.72m)

See Rushcliffe Borough Councils Planning Portal under reference 04/00818/FUL for full details

## **TENURE**

Freehold

## **COUNCIL TAX BAND**

Rushcliffe - Tax Band G

## **ADDITIONAL NOTES**

We understand the property is on mains water and electric. Central heating is gas fired but on LPG (not mains gas). Drainage is private (Klargester), will need confirmation as to whether the system meets current regulation.

There is an initial shared access to the driveway leading off Aslockton Road. This is owned by an adjacent property with rights of way across.

Please note there are historic covenants in the title relating to the keeping of certain livestock, birds and poultry as well limiting the site to one dwelling and restrictions around business use. Clients would need to be satisfied as to whether these restrictions were applicable to them prior to offering, .

The property is timber framed.

The property lies within the village conservation area.

## **ADDITIONAL INFORMATION**

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: \_

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>









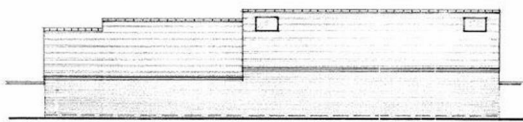










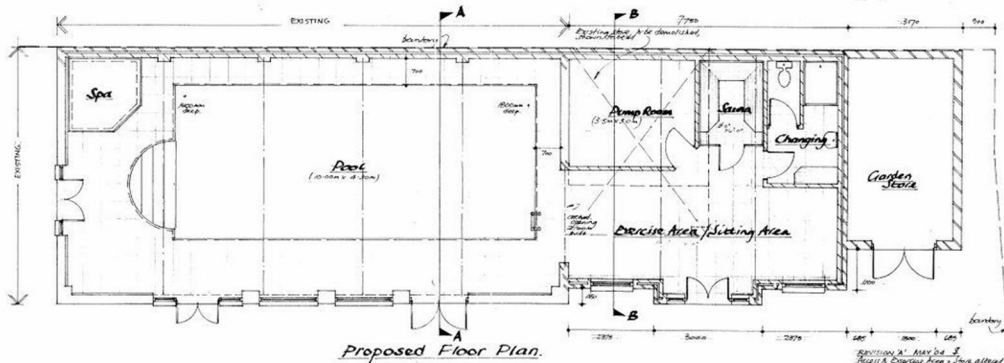


Proposed South West Elevation

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NOTES  
All dimensions in metric. All dimensions and details to be checked and verified on site. IF IN DOUBT ASK!

PROPOSED LEISURE FACILITIES AT WILLOWBY GRANGE  
SCARRINGTON, NOTTS.



Proposed Floor Plan

**PROPOSED LEISURE FACILITIES AT WILLOWBY GRANGE, SCARRINGTON.**

PROVISION TO MAINTAIN & IMPROVE EXISTING LANDSCAPE CHARACTERISTICS

25 MAY 2004  
REF: 04/00818

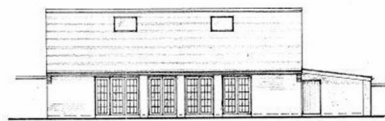
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SCALE: 1/50 DATE: April '04 DRAWN BY: J

DRAWING NO: 04/323/1 REVISION: A/B

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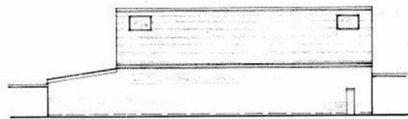
N.E. Elevation - Existing



N.W. Elevation - Existing

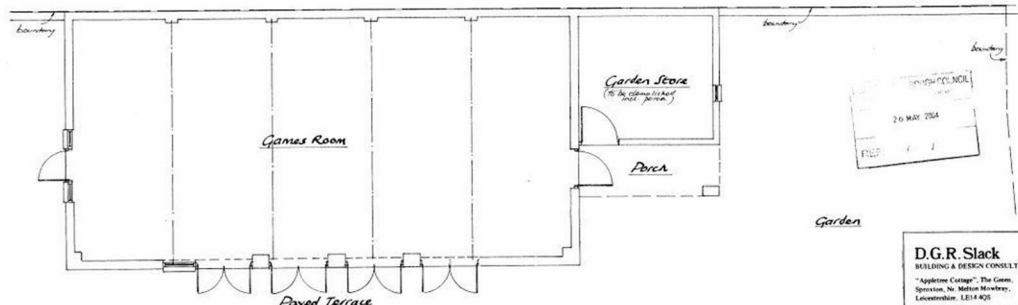


S.E. Elevation - Existing



S.W. Elevation - Existing

**EXISTING PLAN AND ELEVATIONS**



Paved Terrace  
Existing Plan

**PROPOSED LEISURE FACILITIES AT "WILLOWBY GRANGE," SCARRINGTON, NOTTS.**

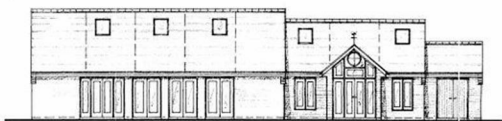
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North East Elevation



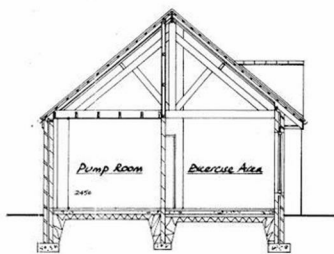
North West Elevation



South East Elevation



Section A-A



Section B-B

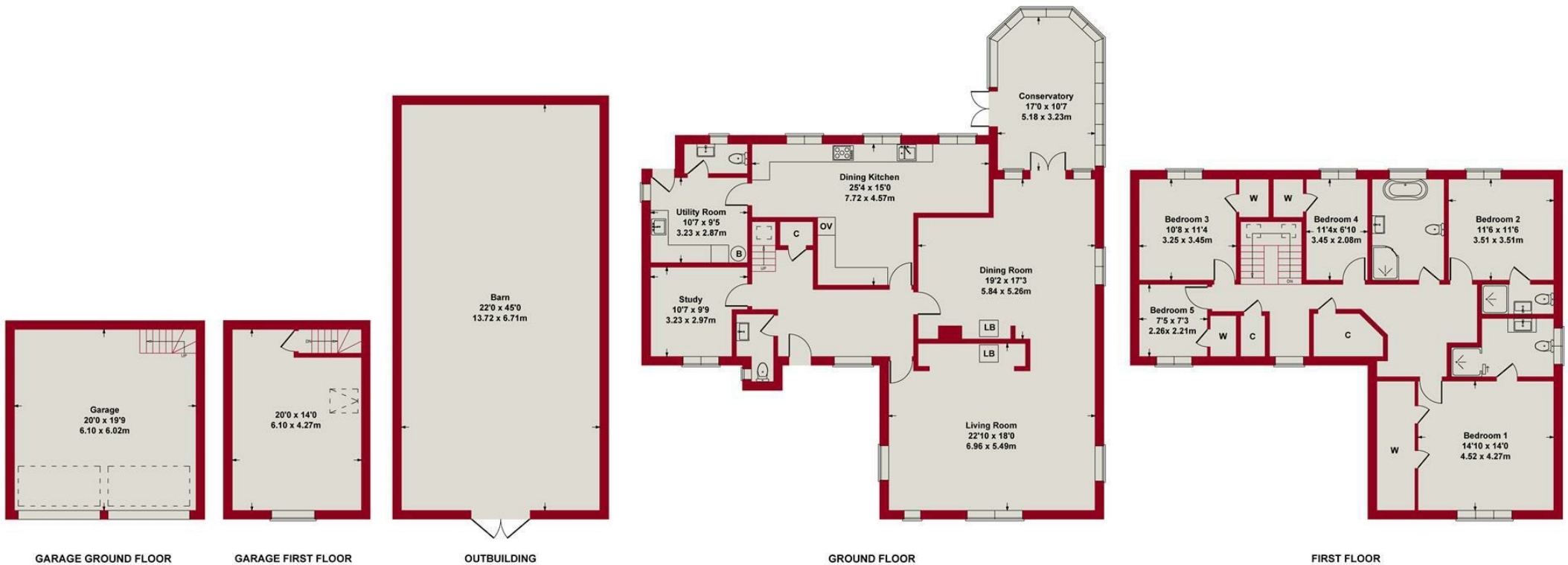
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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	63
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

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