



**Stones House Farm, Flawborough,  
Nottinghamshire, NG13 9PA**

**No Chain £1,500,000**

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 **RICHARD  
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PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Stunning Grade II Listed Farmhouse
- 6 Bedrooms
- Plot In The Region Of 3 Acres
- Further Potential
- 1 Acre Formal Garden
- Lying In Excess of 3,000 Sq.Ft.
- 5 Receptions
- Considerable Parking
- 1.9 Acres Of Paddock
- No Upward Chain

We have great pleasure in offering to the market this handsome Grade II listed former farmhouse located at the heart of this pretty hamlet and occupying a substantial plot providing formal gardens and grass paddocks extending to the region of 3 acres.

The former farmhouse itself has been sympathetically renovated and reconfigured over the years to provide in excess of 3,000 sq.ft. of accommodation plus additional attached outbuildings which combined create a versatile and interesting family home with immense character. Every room offers its own individuality from spacious main receptions to cosy snugs, generous bedrooms and a variety of bathrooms and ensembles. In total the property boasts 6 bedrooms, 2 bathrooms and 5 receptions as well as a spacious farmhouse style kitchen, ground floor cloak room and additional boot room and utility. In addition there are further outbuildings, one of which has been converted and previously utilised as a useful office.

As well as the internal accommodation the property occupies a stunning generous plot which lies in the region of 3 acres comprising just an acre of formal gardens and approximately 1.9 acres of grass paddock making it ideal for the equestrian purchaser with access directly to the rear of the house.

Overall this is a rare opportunity to acquire a stunning individual home within a highly regarded and well sought after area.

## FLAWBOROUGH

Flawborough is a small hamlet a short distance from the village of Orston, which has a highly regarded primary school and pub and is located just off the A52 between the market town of Bingham and the village of Bottesford, where there are further amenities including secondary schooling, shops and restaurants, doctors and dentists. The village is convenient for the A52 and A46 providing good access to the cities of Nottingham and Leicester. There is a railway station just outside Orston linking to Grantham and Nottingham and from Grantham there is a high speed train to King's Cross in just over an hour. Newark station is 10 miles (approx. 15 minutes drive) from where there are connections to the East Coast line.

A MULTI PANED ENTRANCE DOOR WITH INTEGRATED SHUTTERS LEADS THROUGH INTO:

### INITIAL ENTRANCE HALL

16'9" x 7'9" (5.11m x 2.36m)

An attractive initial entrance vestibule having a high ceiling, spindle balustrade staircase rising

to the first floor landing, deep skirtings, attractive flagstone flooring, useful under stairs storage cupboard and further doors, in turn, leading to:

### SITTING ROOM

16'7" x 15' (5.05m x 4.57m)

A well proportioned light and airy space benefitting from a just off westerly aspect into the garden; having attractive high deep corniced ceilings and picture rails, exposed floor boards, deep skirtings and architraves. The focal point to the room is a fireplace with stone hearth, period style fire surround and mantel and inset solid fuel stove. The room also have two multi paned sash windows to the front.

### STUDY

16'9" x 11'8" (5.11m x 3.56m)

A well proportioned versatile, light and airy, room benefitting from windows to two elevations including a Yorkshire sliding sash to the front and multi paned window and exterior door into the garden at the rear. The focal point to the room is an attractive fireplace with exposed brick back, period style fire surround and mantel, slate hearth and inset solid fuel stove. The room also having exposed beams to the ceiling and attractive brick set flooring providing a wealth of character. The room is currently utilised as a study ideal for today's way of working but alternatively would make a ground floor bedroom or an additional snug.

Returning to the initial entrance hall two arched open doorways lead through into:

### INNER HALLWAY

22'9" max x 25' max (4'6" min) (6.93m max x 7.62m max (1.37m min))

An L shaped inner hallway which gives access to the main reception areas and combines an attractive, quarry tiled, snug area which links out into the rear garden as well as leading into a central dining area which again offers a great deal of versatility. This includes a sun room to the rear with pitched ceiling, multi paned windows and exterior door leading out into the garden. This in turn leads into:

### DINING ROOM

16' x 15'9" (4.88m x 4.80m)

Providing an attractive reception space currently used as a fantastic formal dining room, having a chimney breast with slate hearth and inset solid fuel stove; sash windows to either side with the original integrated shutters and built in window seats; central beam to the ceiling.

Returning to the inner hallway a further door leads to:

### GROUND FLOOR CLOAK ROOM

7'6" x 4'9" (2.29m x 1.45m)

Tastefully appointed having been recently upgraded with a contemporary suite which comprises a WC with concealed cistern, vanity unit with marble vanity surface, round bowl

free standing washbasin and wall mounted mixer tap; attractive brick set flooring, combination towel radiator and multi paned window to the side.

Returning to the central dining area a further doorway leads through into:

### **INITIAL INNER LOBBY**

12'5" x 3'7" (3.78m x 1.09m)

Giving access to a secondary staircase with useful under stairs storage cupboard beneath and having, in turn, further doors leading to:

### **BOOT ROOM**

11'2" x 3'5" (3.40m x 1.04m )

A useful space providing an excellent level of storage and also housing the hot water system, having attractive brick floor and cottage latch door.

### **LAUNDRY ROOM**

11'5" x 9' (3.48m x 2.74m)

A really useful working room providing a fantastic utility space, having plumbing for washing machine and dishwasher, space for tumble dryer and room for further free standing appliances; built in base units providing a good level of storage with work surface over, inset sink and drain unit with chrome taps, arched sash window to the front and central exposed beam.

### **KITCHEN**

17' x 15' (5.18m x 4.57m)

A well proportioned farmhouse style kitchen of generous proportions and large enough to accommodate a central dining area having an excellent run of preparation surfaces ideal for the keen cook. The room offers a wealth of character with exposed beams to the ceiling, quarry tiled floor, multi paned windows to two elevations and central Aga which provides an attractive focal point. In addition there is a generous range of fitted units finished in heritage style colours; a U shaped configuration of preparation surfaces with inset sink and drain unit with brush metal mixer tap and tiled splash backs; integrated appliances including Cook & Lewis ceramic hob with stainless steel chimney hood over and AEG fan assisted oven and space for wine cooler.

A further cottage latch door leads through into:

### **SNUG**

14'8" x 14' (4.47m x 4.27m)

A versatile space ideal as a cosy snug or alternatively could be utilised as a dining area off the kitchen, the room having a wealth of character with a heavily beamed ceiling, exposed floor boards, quarry tiled recess within a feature chimney breast with an alcove to the side and original bread oven front, deep skirtings and two multi pane windows with aspects down the garden. In addition the room also houses the floor standing oil fired central heating boiler concealed behind a tongue and groove cover. A further timber door leads out into the courtyard at the side.

RETURNING TO THE INITIAL ENTRANCE HALL A BEAUTIFUL PERIOD SPINDLE BALUSTRADE STAIRCASE RISES TO:

### **INITIAL FIRST FLOOR LANDING**

Having further doors leading to:

### **BEDROOM**

16' x 11'5" (4.88m x 3.48m)

A well proportioned double bedroom benefitting from a dual aspect, having sash window to the front and Yorkshire sliding sash window at the rear. The room also has a central exposed beam, deep skirtings and a further door giving access to a staircase which rises to:

### **ATTIC ROOM**

14' x 10" (4.27m x 3.05m)

A versatile room in the eaves which combined with the lower level room would make an excellent teenage suite or alternatively an excellent first floor office or simply easily accessible storage space. The room offers a wealth of character with attractive exposed timbers, having a multi paned window overlooking the garden and a further door giving access into a useful loft space providing a further excellent level of storage.

### **BEDROOM**

17'4" x 14'8" to purlins (5.28m x 4.47m to purlins)

A particularly impressive well proportioned double bedroom offering a wealth of character with a heavily beamed ceiling and central trusses providing a wonderful spacious room, having a multi paned window to the side which affords a pleasant aspect across neighbouring properties and far reaching views beyond.

Returning to the initial first floor landing an open doorway leads through into:

### **INNER LANDING**

14'11" x 4'9" (4.55m x 1.45m)

Having a high ceiling and multi paned window with a delightful aspect down the garden and extended views beyond.

A further door leads to:

### **BEDROOM**

15'2" x 11'5" max (10'4" min) (4.62m x 3.48m max (3.15m min))

A further well proportioned double bedroom having a high coved ceiling and multi paned sash window with integrated shutters.

Returning to the inner landing a further open doorway leads through into:

### **INNER LOBBY**

Having multi paned window with views down the garden and a further stripped pine door giving access into:

## MAIN BATHROOM

8'11" x 9'5" (2.72m x 2.87m)

Tastefully appointed with a contemporary suite which comprises a free standing double ended bath with wall mounted mixer tap, separate quadrant shower enclosure with curved sliding screen and both independent handset and wall mounted rose over, and vanity unit encompassing WC with concealed cistern and marble effect vanity surface over with inset twin bowl Vitra washbasins with chrome mixer taps, marble effect splash backs and useful storage beneath; deep skirtings, contemporary towel radiator, inset downlighters to the ceiling and sash window.

## L SHAPED INNER LANDING

18' max x 11'2" max (5.49m max x 3.40m max)

A well proportioned versatile space having a pretty arched sash window with elevated views, deep skirtings, spindle balustrade secondary staircase descending to the ground floor, access to loft space above and further doors in turn leading to:

## MASTER SUITE

### INITIAL ENTRANCE LOBBY

4'6" x 3'11" (1.37m x 1.19m)

Housing a useful airing cupboard with hot water cylinder and airing shelves to the side and a further stripped pine door leading through into:

### PRINCIPLE BEDROOM

14'6" x 14'4" (4.42m x 4.37m)

A well proportioned double bedroom benefitting from ensuite facilities, having part pitched ceiling with inset downlighters, deep skirtings, built in shelved cupboard and multi paned window with a delightful aspect down the garden and views beyond.

A further stripped pine door leads into:

### ENSUITE SHOWER ROOM

7'7" x 6'7" (2.31m x 2.01m)

Having a contemporary suite comprising a double length shower enclosure with initial tiled drying area, glass screen and wall mounted shower mixer with independent handset over, close coupled WC and pedestal washbasin; fully tiled walls, towel radiator and multi paned sliding sash window.

## BEDROOM

12'5" x 9'10" (3.78m x 3.00m )

A further double bedroom having a storage cupboard off, deep skirtings and a multi paned window affording a delightful aspect across neighbouring properties and far reaching views beyond.

RETURNING TO THE L SHAPED INNER LANDING A FURTHER STRIPPED PINE DOOR OFF THE SECONDARY STAIRCASE LEADS TO:

## EAVES STORAGE SPACE

8'4" x 4'7" (2.54m x 1.40m)

Having a pitched ceiling with exposed timber purlin and integrated shelving.

## EXTERIOR

The property occupies a stunning and generous plot providing both formal gardens and level grass paddocks which combined create a wonderful outdoor space ideal for both the keen gardener or also, potential, the equestrian biased client looking for paddocks directly off the rear of the house.

The property is located right at the heart of the village off an initial sweeping gravelled driveway with an attractive walled frontage behind which lies a considerable level of off road parking with a central turning circle and lawned gardens with well stocked established borders. To the rear of the property is a level garden with central lawn and initial terrace with a southerly aspect down the garden and out onto the paddocks beyond. In total the plot extends to approximately 3 acres including 1.9 acres of paddock and just over one acre of formal gardens.

To the rear of the property is a run of brick and pantiled period outbuildings which have been part converted to provide a useful space, one of which has been utilised as a home office.

## HOME OFFICE

15'5" x 15' (4.70m x 4.57m)

A really useful space which would be ideal for those working from home or alternatively could be utilised as a home gym or additional reception.

## STORAGE SHED

10' x 10' (3.05m x 3.05m)

## WORKSHOP

15'5" x 12'9" (4.70m x 3.89m)

A useful space ideal as a workshop. An attractive room having exposed brick internal elevations, beamed ceiling and also housing the electrical consumer unit.

## FUEL STORE

12'2" x 7' (3.71m x 2.13m)

Having a pitched ceiling with exposed timbers, brick internal elevations and also housing the oil storage tanks.

## COUNCIL TAX BAND

Rushcliffe Borough Council - Band G

## TENURE

Freehold

### **ADDITIONAL NOTES**

We are informed the property is on mains electric and water The property is on a private drainage system (Septic tank installed 2025). Central heating is oil fired. (information taken from Energy performance certificate and/or vendor).

The property is Grade II listed (Entry No1243875).

We understand there are rights of access across a neighbouring properties land and the subject property also gives rights of access along a secondary driveway to neighbouring properties at the rear.

### **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>

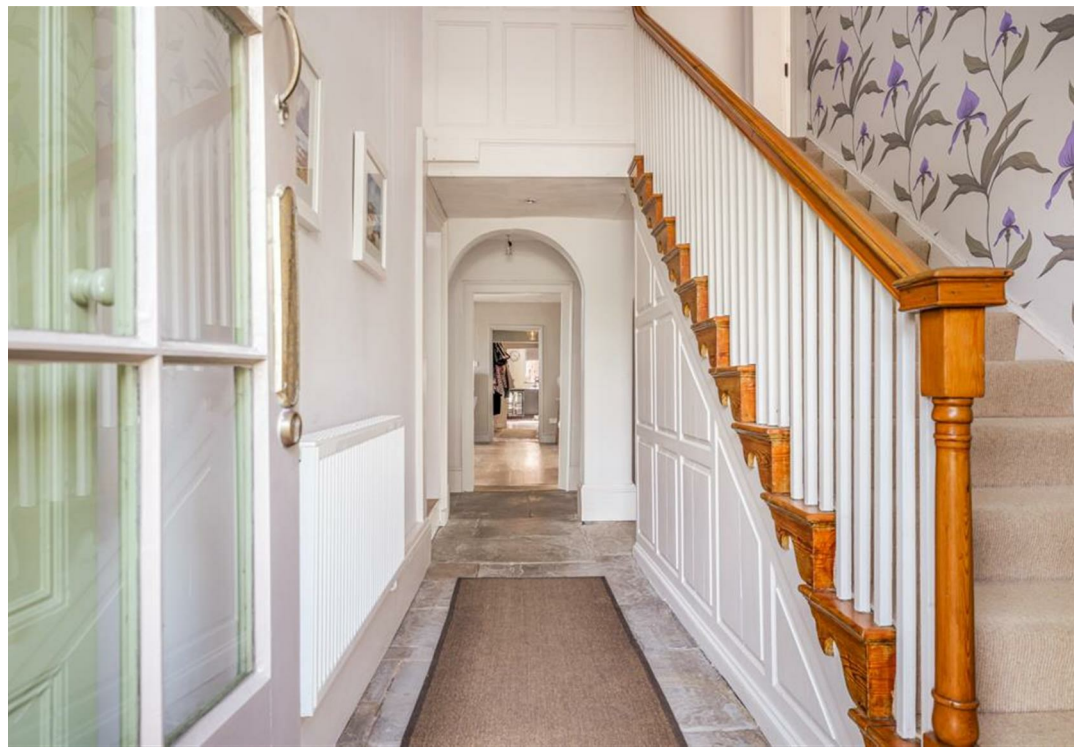
### **OUT BUILDINGS**

Its worth noting the array of out buildings have previously been approved for conversion into habitable space by Rushcliffe Borough Council. Although this approval was in 2008 and further approval may be required, it demonstrates the additional potential the property offers. Further details can be found on Rushcliffe Borough Councils planning portal under ref:- 07/02107/FUL











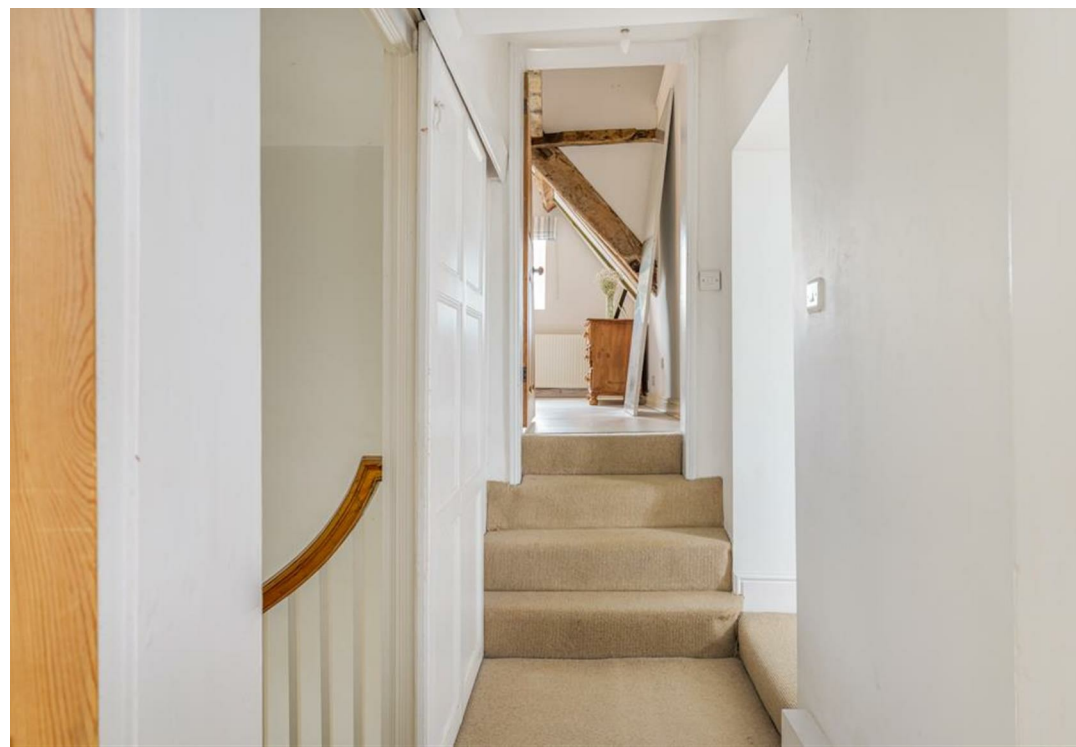














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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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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