

Newbound Cottage, Newbound Lane, Sutton-in-Ashfield, Nottinghamshire, NG17 3JQ

£850,000

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RICHARD & WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Equestrian Property (6,082 Sq Ft in Total)
- 4.9 Acres of Paddock Land with 4 Stables
- Self Contained Annexe/Billiard Room
- Substantial Outbuildings & 2 Garages
- House & Garden Plot (0.43 Acres)
- 5.35 Acres with Stunning Views
- 4 Bedrooms & 3 Bath/Shower Rooms
- 3 Reception Rooms
- Immaculately Maintained Gardens
- Wonderful Semi-Rural Location

We have the privilege of presenting to the market this equestrian, four bedroom detached house set in 5.35 acres, with 4.9 acres of paddock land and woodland, four stables, substantial outbuildings and garaging in a wonderful semi-rural setting bordering to open countryside with stunning views, accessed by remote controlled electric gates. The house, stables, open tractor barns, outbuildings and garaging extend to an overall square footage of approximately 6,082 sq ft.

Newbound Cottage dates back to c.1900 and was formerly part of the Hardwick estate. The property has been extended to the front and rear over the years and boasts a spacious and versatile family home extending to just over 3,100 sq ft with the benefit of a self contained annexe with access into the house, currently utilised as a billiard/games room with bar and WC.

The property is well presented throughout with dual heating from an oil fired central heating boiler and Coalbrookdale multi-fuel stove with an integral back boiler. The property has been improved in recent years to include new render in 2019 and a brand new roof installed in 2022.

The ground floor layout of living accommodation comprises an entrance lobby, dual aspect contemporary kitchen/breakfast room, utility room, boiler room, rear entrance lobby and a downstairs WC. There is a large dual aspect open plan lounge/dining room, family room, kitchenette and a separate dining room with access to the self contained annexe billiard/games room with bar and WC. The first floor landing leads to a dual aspect master bedroom with a walk-in wardrobe and en suite. There is a good sized second double bedroom also with a walk-in wardrobe and an en suite. There are two further bedrooms and a family bathroom. All windows at first floor level benefit from stunning open views across the paddock land and adjacent open countryside.

OUTSIDE

Newbound Cottage occupies a large plot extending to circa 0.43 of an acre set back from Newbound Lane behind a stone wall and hawthorn hedgerow boundary. Remote controlled electric gates open onto a large sweeping driveway with turning space which leads to a detached garage with two adjoining stores. Immediately in front of the property there is a paved patio seating area which enjoys views across to the paddock land and open countryside beyond. There is a hardstanding area with gravel borders with a connecting door providing access to the self contained annexe. The hedgerow boundary continues to the side and rear of the plot where there are further extensive stone wall boundaries running alongside the garage to the rear garden. There is a pedestrian gate between the house and garage leading to a hardstanding area with side access to the garage and adjoining store. There is a further pedestrian gate and fenced boundary leading to the rear garden. To the rear of the property, there is a koi carp pond and substantial paved patio on three levels with low brick surround. Beyond here, there are extensive and immaculately maintained lawns, a greenhouse, vegetable plot, three sheds/workshop with power and light points, stone rockery with plants and further hawthorn hedgerow and post and rail boundaries to three sides.

PADDOCK LAND

Immediately opposite the entrance to the property and across Newbound Lane, is the paddock land enclosed by hawthorn hedgerow boundaries and with woodland to the southern boundary, in all extending to circa 4.9 acres or thereabouts. There is a horizontal gate directly off the lane opening onto an initial car parking area with turning space. Beyond here, a metal farm gate leads onto the paddock land and to substantially built stable block comprising four stables, a tack room and large garage with double height ceiling. Adjoining the garage are three substantial open fronted tractor barns and a goose pen on the end.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE LOBBY

7'6" x 3'5" (2.29m x 1.04m)
With oak flooring and radiator.

KITCHEN/BREAKFAST ROOM

15'6" x 12'4" (4.72m x 3.76m)
The first of many dual aspect rooms, the kitchen features a range of contemporary shaker cabinets comprising wall cupboards, base units and drawers with work surfaces above. Under mount 1 1/2 Belfast sink with swan-neck mixer tap. Space for a fridge/freezer. There is an oil fired, Rayburn Aga cooking range with contemporary tiled surround. Integrated dishwasher, tiled floor, double glazed windows to the front and side elevations, ample ceiling spotlights and beamed ceiling.

WALK-IN UNDERSTAIRS STORAGE CUPBOARD

7'6" x 2'11" (2.29m x 0.89m)
With laminate flooring, shelving and light point.

UTILITY

14'4" x 4'11" (4.37m x 1.50m)
A continuation from the kitchen having a range of contemporary wall and base units, wood effect laminate and wood work surfaces. Belfast sink with brass mixer tap. Plumbing for a washing machine. Tiled floor, five ceiling spotlights, radiator and double glazed window to the side elevation. Connecting door to the rear entrance lobby.

BOILER ROOM
5'3" x 4'11" (1.60m x 1.50m)
Housing the oil fired central heating boiler. Work surfaces, shelving and double glazed window to the rear elevation.

REAR ENTRANCE LOBBY
5'2" x 3'3" (1.57m x 0.99m)
With tiled floor and double glazed window to the rear elevation.

DOWNSTAIRS WC
3'9" x 3'1" (1.14m x 0.94m)
Having a low flush WC. Corner wash hand basin. Tiled splashbacks, radiator, tiled floor and obscure double glazed window to the rear elevation.

OPEN PLAN LOUNGE/DINING ROOM
28'6" x 15'4" max (8.69m x 4.67m max)
(12'0" into dining area). A superb and large open plan reception room enjoying a triple aspect, featuring a brick fireplace with a Coalbrookdale multi-fuel stove mounted on a tiled hearth with an integral back boiler to run dual fuel central heating and domestic hot water. There is oak flooring, two radiators, coving to ceiling, double glazed windows to the front and rear elevations, double doors opening to the separate dining room and French doors opening to:

FAMILY ROOM
19'2" x 9'4" (5.84m x 2.84m)
Another dual aspect living space, this light filled family room extension enjoys lovely views of the garden and open countryside beyond. There are two radiators, oak flooring, seven ceiling spotlights, large central roof window, double glazed window to the side elevation, two double glazed windows to the rear elevation and French doors leading out onto the rear garden.

SEPARATE DINING ROOM
15'3" x 15'2" (4.65m x 4.62m)
Another large reception room, with two radiators and double glazed window to the front elevation. Connecting door to the billiard room/annexe and French doors to the rear open to:

KITCHENETTE
10'9" x 9'6" (3.28m x 2.90m)
With wall cupboard, base unit, work surfaces and an inset circular stainless steel sink with mixer tap. Tiled floor, roof window and French doors leading out onto the rear garden.

SELF CONTAINED ANNEXE
A versatile, self contained annexe accessed from the dining room internally or independently from the driveway externally.

BILLIARD ROOM/GAMES ROOM WITH BAR
36'2" max x 15'10" (11.02m max x 4.83m)
With bar area with shelving, quarry tiled floor and tiled work surfaces. Beer pumps not included in the sale. There is a brick fireplace with inset solid fuel stove mounted on a tiled hearth, solid fuel propane heater and vertical radiator. Two double glazed windows to the front elevation and composite front entrance door providing independent access from the driveway.

CLOAKROOM/WC
6'0" x 4'11" (1.83m x 1.50m)
Having a low flush WC. Pedestal wash hand basin. Quarry tiled floor, radiator and extractor fan.

FIRST FLOOR LANDING
15'8" x 6'4" (4.78m x 1.93m)
(Plus 8'11" x 2'10"). With linen cupboard, two radiators, coving to ceiling and two double glazed windows to the rear elevation.

MASTER BEDROOM 1
15'5" x 10'7" (4.70m x 3.23m)
A spacious dual aspect master bedroom with radiator, walk-in wardrobe and double glazed windows to the front and rear elevations affording stunning views of the garden and open countryside beyond.

EN SUITE
7'10" x 4'6" (2.39m x 1.37m)
Having a double shower enclosure. Vanity unit with wash hand basin with mixer tap and storage cupboard beneath. Low flush WC. Laminate flooring, coving to ceiling, chrome heated towel rail and extractor fan.

WALK-IN WARDROBE
7'2" x 4'6" (2.18m x 1.37m)
Having ample hanging rails and shelving. Laminate flooring, coving to ceiling and light point.

BEDROOM 2
12'2" x 11'0" (3.71m x 3.35m)
A second dual aspect double bedroom, with radiator, walk-in wardrobe and double glazed windows to the side and rear elevations with stunning views of the garden and open countryside beyond.

EN SUITE
6'0" x 3'11" (1.83m x 1.19m)
Having a tiled shower cubicle with electric shower. Pedestal wash hand basin with mixer tap. Low flush WC. Part tiled walls, coving to ceiling and extractor fan.

WALK-IN WARDROBE
5'9" x 3'9" (1.75m x 1.14m)
With hanging rails, shelving, coving to ceiling and light point.

BEDROOM 3
12'4" x 8'9" (3.76m x 2.67m)
With radiator, coving to ceiling and double glazed window to the front elevation with open views across the paddock land.

BEDROOM 4
12'7" x 6'0" (3.84m x 1.83m)
With radiator, coving to ceiling and double glazed window to the front elevation with open views across the paddock land.

FAMILY BATHROOM
9'4" x 9'2" (2.84m x 2.79m)
Having a jacuzzi bath with mixer tap and shower handset plus overhead power shower with rainfall shower head. Vanity unit with wash hand basin with mixer tap and two storage drawers beneath. Low flush WC. Five ceiling spotlights, radiator, airing cupboard housing the hot water cylinder and obscure double glazed window to the side elevation.

DETACHED GARAGE
19'3" x 12'6" (5.87m x 3.81m)
With window to the side elevation, up and over door, composite side entrance door and UPVC door leads through to:

ADJOINING STORE 1
6'2" x 5'0" (1.88m x 1.52m)
With power and light points.

ADJOINING STORE 2
5'11" x 5'0" (1.80m x 1.52m)
With power and light points and window to the rear elevation.

SHED 1
12'0" x 6'9" (3.66m x 2.06m)
With power and light points.

SHED 2
12'3" x 5'3" (3.73m x 1.60m)
With light point.

SHED 3/WORKSHOP
11'6" x 9'9" (3.51m x 2.97m)
With power and light points and double opening doors.

STABLE 1
12'10" x 9'10" (3.91m x 3.00m)
With light point.

STABLE 2
12'10" x 9'10" (3.91m x 3.00m")
With light point.

STABLE 3
12'10" x 9'10" (3.91m x 3.00m)
With light point.

STABLE 4
12'10" x 9'10" (3.91m x 3.00m)
With light point.

TACK ROOM
18'2" x 5'9" (5.54m x 1.75m)
With power and light points, water supply and window to the side elevation.

GARAGE
17'10" x 13'10" (5.44m x 4.22m)
With power and light points and electric roller door. Double height ceiling (15'4" max to apex).

OPEN TRACTOR BARN 1
26'0" x 11'2" (7.92m x 3.40m)
With power and light points.

OPEN TRACTOR BARN 2
30'8" x 17'1" (9.35m x 5.21m)
With pitched roof, power and light points and double height ceiling extending to 14'4".

OPEN TRACTOR BARN 3
27'6" x 17'5" (8.38m x 5.31m)
With power and light points.

GOOSE PEN
28'1" x 8'0" (8.56m x 2.44m)
With light point.

VIEWING DETAILS
Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith on 07817-283-521.

TENURE DETAILS
The property is freehold with vacant possession upon completion.

SERVICES DETAILS

Mains water and electricity are connected. Dual heating from an oil fired central heating boiler and Coalbrookdale multi-fuel stove with an integral back boiler to run central heating and domestic hot water. Drainage to a cesspit.

MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.






















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FOREST
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NEWBOUND COTTAGE





































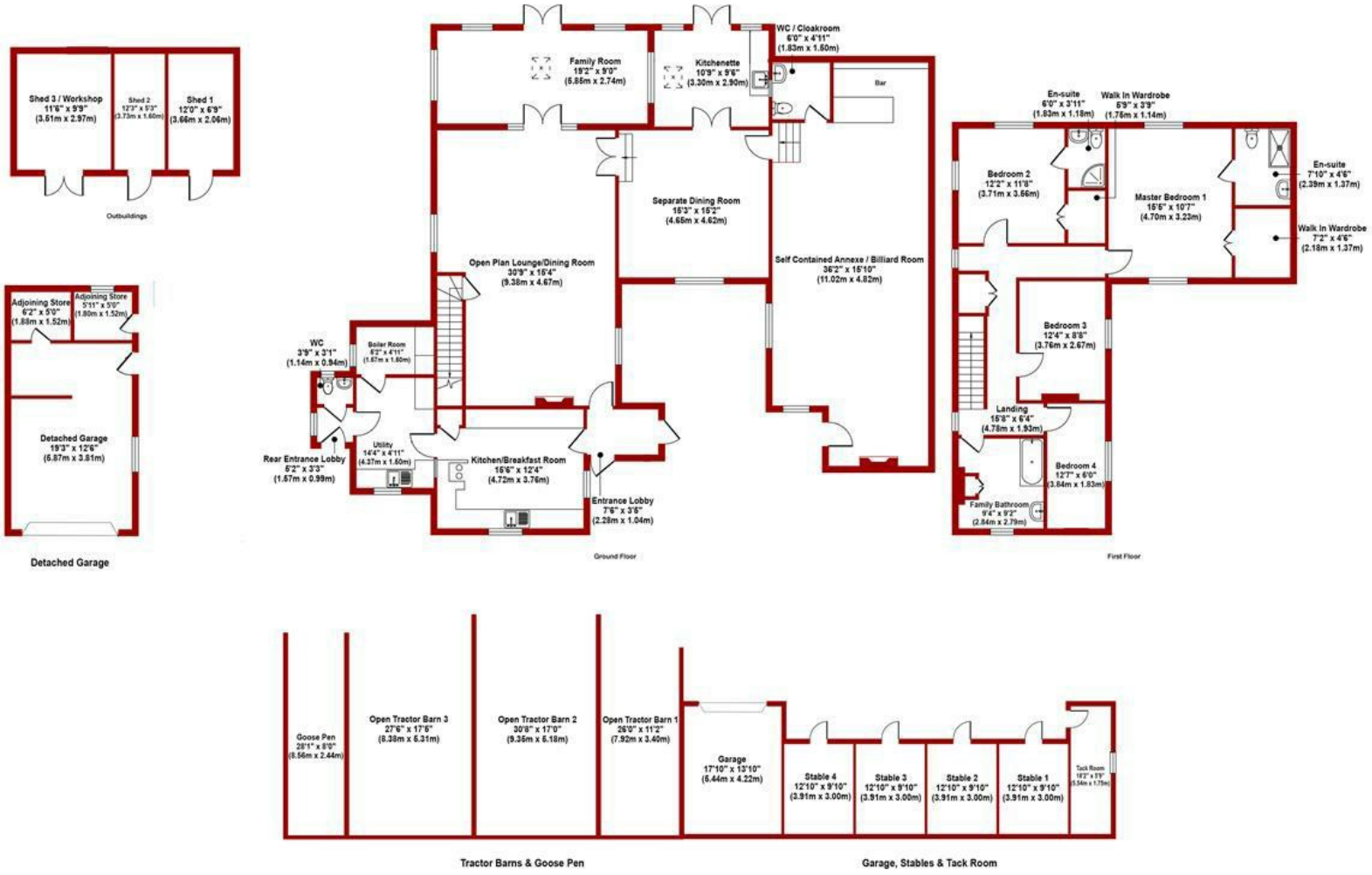






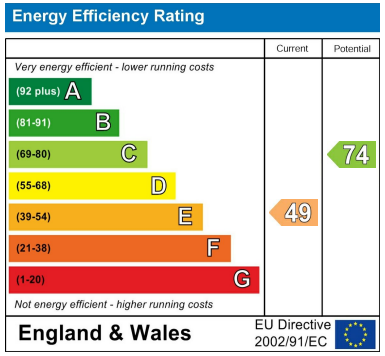


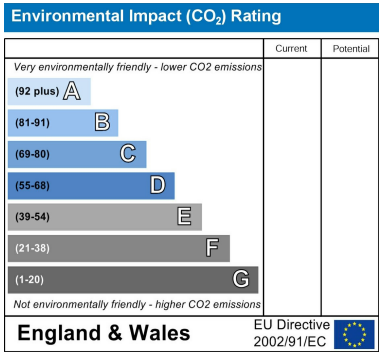
Newbound Lane, Sutton-in-Ashfield
Approximate Gross Internal Area
Main House = 3110 SQ FT / 289 SQ M
Detached Garage & Adjoining Stores = 307 SQ FT / 29 SQ M
Outbuildings = 263 SQ FT / 24 SQ M
Garage, Stables, Tack Room, Tractor Barns & Goose Pen = 2402 SQ FT / 223 SQ M
Total = 6082 SQ FT / 565 SQ M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors windows, appliances and other features are approximate only









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The Property Ombudsman

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