



**The Old Vicarage, Derby Road, Annesley,
Nottingham, Nottinghamshire, NG15 0AQ**

Guide Price £850,000
Tel: 01623 626990

**RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- Substantial Victorian Detached House
- Overall Square Footage: 4018 Sq Ft
- 4 Reception Rooms & 2 Bathrooms
- Substantial Detached Garaging & Outbuildings
- Secluded & Private Setting
- Mid 19th Century - Striking Gabled Design
- 4 Spacious Double Bedrooms
- Kitchen/Breakfast Room & Utility
- Large South Facing Plot (0.5 Acres)
- Electric Gated Entrance

A substantial detached residence occupying a most delightful, private and secluded south facing plot extending to half an acre or thereabouts on Derby Road set back behind electric gates.

The Old Vicarage is believed to date back to the mid 19th Century built for the former Annesley Colliery by the famous Chaworth-Musters family. The property has been a main feature of the local community and village of Annesley as a former Vicarage and since 1980, a private residence. The property is built from red brick elevations with a striking gabled design and boasts classic character features associated with a building from the Victorian era such as high ceilings, sash windows, two period marble fireplaces, a log burner and beamed ceilings.

The property has gas central heating and accommodation spanning over two floors extending to circa 3108 sq ft with four spacious double bedrooms and four reception rooms. The ground floor layout comprises an entrance vestibule, substantial entrance hall with double doors at the end leading out onto the rear garden, cellar, cloakroom/WC, snug, dining room, large living room, study/storage, kitchen/breakfast room with pantry, utility and a studio/home office. The dual aspect first floor galleried landing leads to a large master bedroom with an en suite bathroom with a copper and nickel bath. There are three further double bedrooms and a family bathroom with a modern walk-in shower with brass fittings.

Annesley is a small village which lies between Mansfield and Hucknall, offering direct and convenient access to the M1 motorway and the national road network, East Midlands International Airport and regional population centres including Mansfield, Nottingham and Derby.

GARDENS & GROUNDS

The Old Vicarage occupies a secluded position set well back from Derby Road behind electric gates. A tree lined driveway approach with fenced boundaries on each side leads to an off road parking area before a second set of wrought iron gates opens through to a long sweeping driveway which extends beyond the property to large parking area with turning space, wood store and a substantial detached garage with an adjoining outbuilding/WC in all extending to 662 sq ft. Immediately opposite the front entrance door is additional parking/turning space enclosed by laurel bushes and established trees. A block paved pathway extends to the side and to the rear of the property to the main formal south facing gardens. The gardens are maintained in excellent condition throughout and boast wonderful

privacy with the benefit of a south facing aspect and a woodland backdrop. There are extensive lawns and well stocked borders to all sides featuring a variety of mature plants, shrubs and trees. There is a large terrace patio garden with stone slabs enclosed by a low walled boundary on two sides. Beyond here, there is a lovely courtyard walled garden with pond and stone patio which leads to a greenhouse and two adjoining outbuildings to the house. Returning to the terrace garden, a winding stone pathway leads beyond the greenhouse to an enclosed walled garden known as the secret garden which is mainly laid to lawn with paths, mature plants and shrubs and a doorway provides access into the adjoining outbuilding to the garage.

A FINE ARCHED PROFILE ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE VESTIBULE

6'8" x 3'0" (2.03m x 0.91m)

In practice, the formal garden entrance to The Old Vicarage, with tiled floor, wall light point, high pitched ceiling and a partially glazed inner doorway with an arched profile also, opening to:

FINE ENTRANCE HALL

23'3" x 12'8" max (7.09m x 3.86m max)

An immediate indication of the appreciable scale and character of this period home. Striking pitched pine period staircase rising to the first floor galleried landing. Attractive side timber panelling, beamed ceiling and doorway connecting to the cellar. Glazed double doors at the end leading out onto the south facing terrace.

CELLAR

22'1" x 7'9" (6.73m x 2.36m)

With light point.

CLOAKROOM/WC

7'3" x 4'3" (2.21m x 1.30m)

Having a low flush WC. Vanity unit with inset wash hand basin with mixer tap, tiled work surfaces to each side and storage cupboard beneath. Part tiled walls, coving to ceiling and obscure glazed window to the front elevation.

STUDY/STORAGE

7'2" x 5'9" (2.18m x 1.75m)

With radiator.

SNUG

16'7" x 12'9" into bay (5.05m x 3.89m into bay)

Having a log burner mounted on a hearth. Radiator, coving to ceiling, fitted pine corner cupboard, coving to ceiling and triple section sash window to the side elevation overlooking the garden.

DINING ROOM

16'0" x 10'11" (4.88m x 3.33m)

Striking period marble fireplace with flagstone hearth. Radiator, coving to ceiling, ornamental shutter to courtyard window to the side elevation and three section sash window overlooking the garden terrace.

LIVING ROOM

17'5" into bay x 16'6" (5.31m into bay x 5.03m)

A stunning reception room of delightful proportions, featuring a magnificent period marble fireplace with raised inset multi fuel stove. Radiator, coving to ceiling, triple section sash window to the side elevation overlooking the garden and window to the rear elevation.

KITCHEN/BREAKFAST ROOM

15'11" x 15'10" (4.85m x 4.83m)

Having a range of cabinets in a white wood grain paint effect finish comprising wall cupboards with under lighting, base units and drawers with Butchers block work surfaces. Inset 1 1/2 bowl ceramic sink with drainer and chrome mixer tap. Integrated stainless steel appliances comprising a single electric oven and a separate microwave oven. Integrated four ring electric hob and integrated fridge. Tiled floor, log burner, radiator, window to the front elevation, exposed white painted ceiling timbers and matching white ceiling truss/beam feature mounted on a large display shelf.

PANTRY

5'2" x 3'11" (1.57m x 1.19m)

With shelving, tiled floor and obscure glazed window to the rear elevation.

UTILITY

13'10" x 5'11" (4.22m x 1.80m)

In practical terms, this is the main day to day entrance point to The Old Vicarage, accessed from a delightful courtyard garden. Having base units, work surfaces and an inset ceramic sink with drainer and mixer tap. Plumbing for a washing machine, tiled floor and stable entrance door.

CLOAKS CUPBOARD

4'9" x 4'1" (1.45m x 1.24m)

A large built-in cloaks storage cupboard housing the gas fired Worcester Bosch central heating boiler.

STUDIO/HOME OFFICE

16'5" x 9'6" (5.00m x 2.90m)

With radiator, laminate floor and windows to the side and front elevations.

FIRST FLOOR GALLERIED LANDING

22'2" x 7'5" (6.76m x 2.26m)

(7'7" x 3'5"). A substantial, dual aspect galleried landing, with fine original balustraded pitched pine staircase with chamfered latticed balustrade and decorative newel posts. Radiator, 10ft high ceiling and sash windows to the front and rear elevations.

MASTER BEDROOM 1

17'5" x 12'8" (5.31m x 3.86m)

A large master bedroom with stripped wooden floorboards, radiator and window to the side elevation.

EN SUITE BATHROOM

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

Having a contemporary four piece suite with chrome fittings comprising a deep copper and nickel bath with floor mounted mixer tap and shower handset. Separate tiled shower cubicle. Pedestal wash hand basin. WC with high level cistern. Stripped wooden floorboards, radiator, extractor fan and sash window to the side elevation.

BEDROOM 2

17'5" x 12'9" (5.31m x 3.89m)

A second double bedroom, having extensive fitted wardrobes to one wall with ample hanging rails and shelving and a centre fitted dressing table with six drawers. Radiator and window to the side elevation.

BEDROOM 3

16'0" x 10'11" max (4.88m x 3.33m max)

Having extensive fitted wardrobes to one wall with hanging rails and shelving. Radiator and window to the rear elevation.

BEDROOM 4

15'11" x 11'10" (4.85m x 3.61m)

A fourth double bedroom, with radiator, picture rail and window to the side elevation.

LARGE FAMILY BATHROOM

15'11" x 9'11" (4.85m x 3.02m)

Having a five piece suite with brass fittings comprising a large vanity unit with inset his and hers sinks with mixer tap, ample tiled work surfaces and storage cupboards beneath. Low flush WC. Bidet with mixer tap. Radiator, floor-to-ceiling heated towel rail, part tiled walls, obscure glazed window to the front elevation and built-in airing cupboard housing the hot water cylinder and additional shelved linen storage. There are steps leading up to a large tiled shower area with walk-in shower with rainfall shower and additional shower handset. There are three ceiling spotlights, a second radiator, extractor fan and four built-in cupboards.

SUBSTANTIAL DETACHED GARAGE

29'1" x 17'10" (8.86m x 5.44m)

A substantially built brick and tile detached garage equipped with power and light. Remote controlled electric up and over door. Connecting door through to:

ADJOINING OUTBUILDING & WC

17'11" x 7'5" (5.46m x 2.26m)

Equipped with power and light. WC and wash hand basin. Side door leading out to the garden. Connecting door to the garage.

ADJOINING OUTBUILDING/GARDEN STORE

4'3" x 3'6" (1.30m x 1.07m)

With light point and stable door.

ADJOINING OUTBUILDING 2

6'7" x 4'0" (2.01m x 1.22m)

With light point.

GREENHOUSE

22'8" x 7'3" (6.91m x 2.21m)

With stone slabs.

VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on zero seven eight one seven two eight three five two one.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

All mains services are connected.

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.

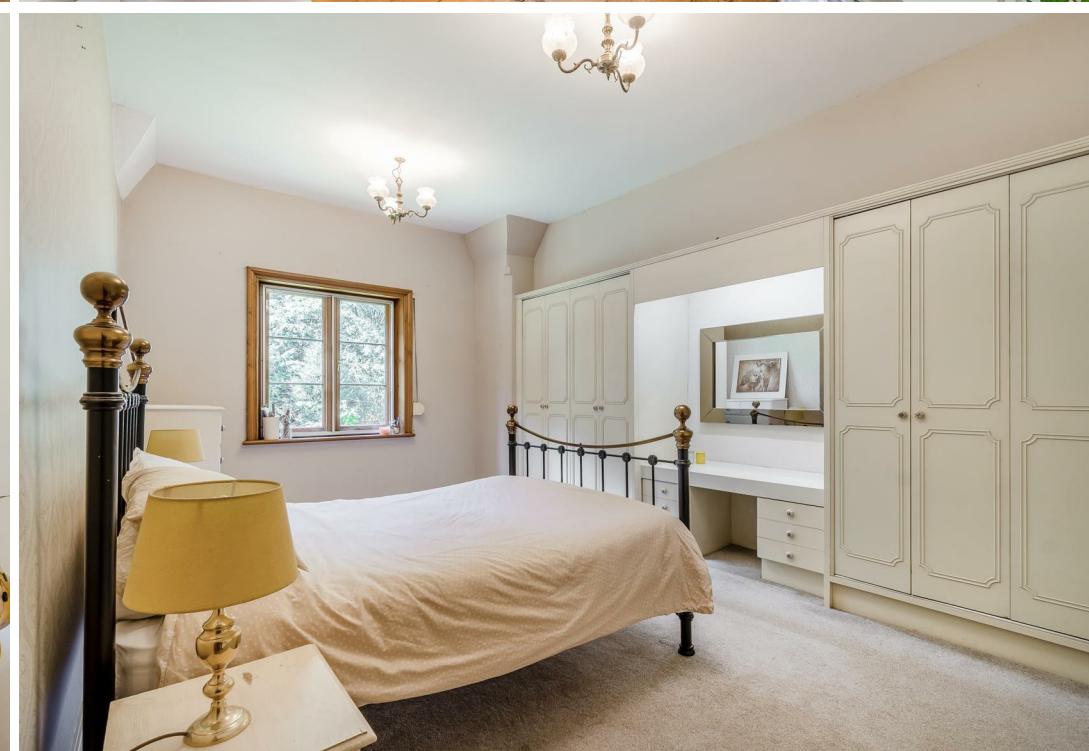




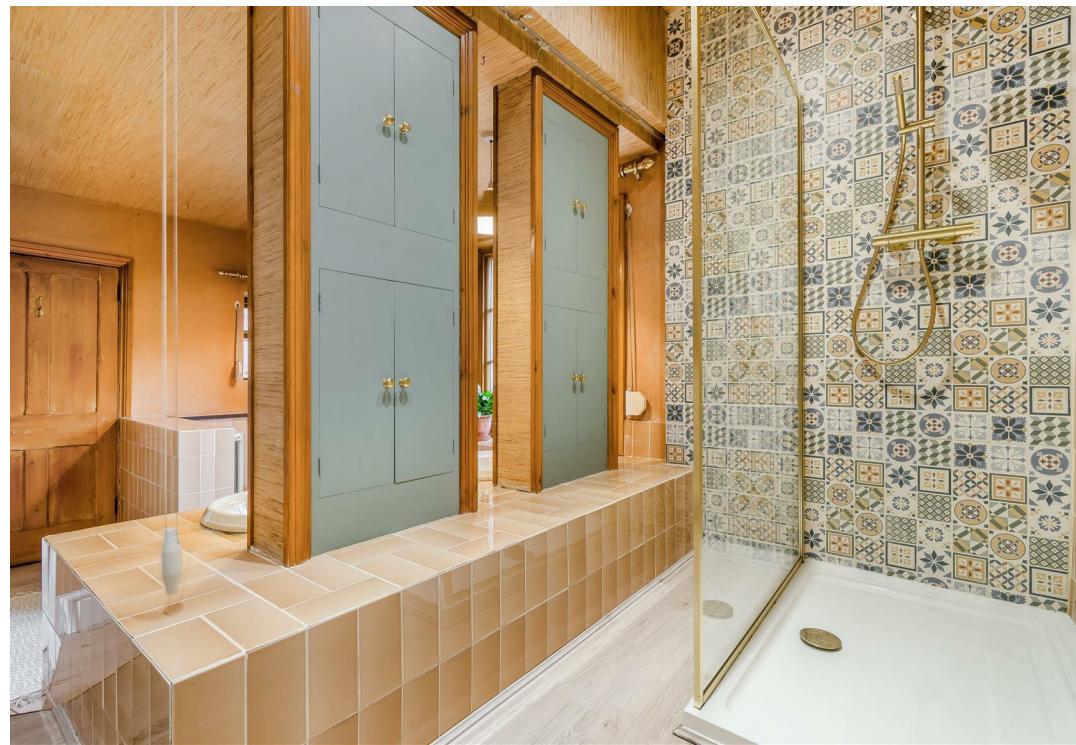




















Derby Road, Annesley, Nottinghamshire

Approximate Gross Internal Area

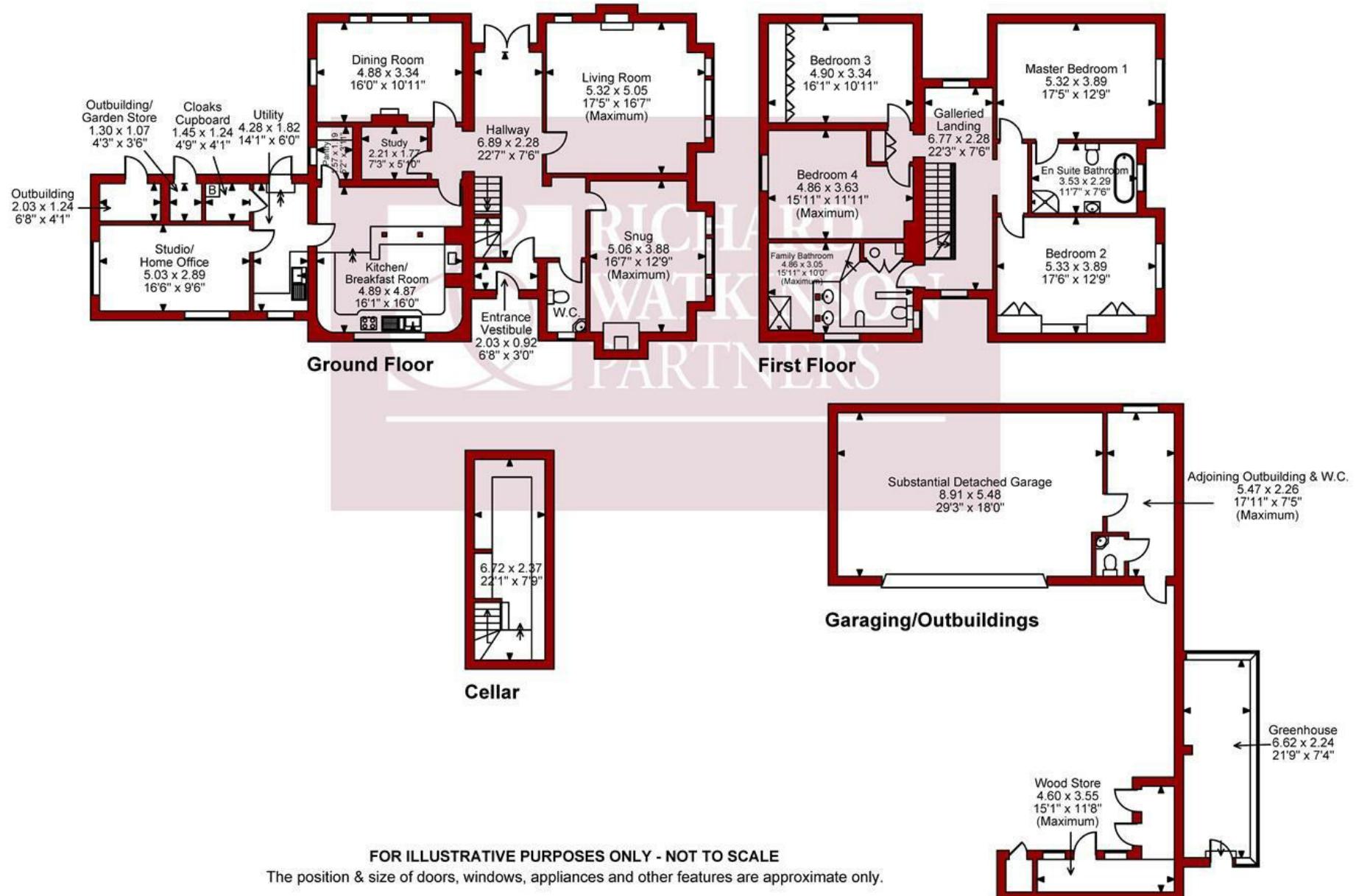
Main House = 3108 Sq Ft/289 Sq M

Substantial Detached Garage & Adjoining Outbuilding = 667 Sq Ft/62 Sq M

Greenhouse & Wood Store = 243 Sq Ft/23 Sq M

Total = 4018 Sq Ft/374 Sq M

Quoted Area Excludes 'External Outbuilding/Garden Store'





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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. 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 by the selling agent and therefore cannot be guaranteed to be in good working order.

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.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



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