



**Beverley House Main Street, Scarrington,
Nottinghamshire, NG13 9BQ**

Guide Price £795,000

Tel: 01949 836678

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Period Home
- Up To 5 Bedrooms & 4 Receptions
- Utility & Ground Floor Cloak Room
- Tastefully Renovated Throughout
- Integral Garage
- Approaching 2,400 Sq.Ft.
- Ensuite & Main Bathroom
- Wealth Of Character & Features
- Established Enclosed Gardens
- Viewing Essential

A rare opportunity to purchase a beautiful detached period home occupying a central village location on a secluded, established and manageable plot with a delightful aspect across to the pretty village church in the heart of this highly regarded and much sought after village.

This wonderful character home has seen a recent programme of thoughtful renovation and modernisation, combining both traditional and contemporary elements and affording an excellent level of internal accommodation which lies in the region of 2,400 sq.ft. The property offers a light and airy feel with high ceilings, deep skirtings, attractive fireplaces, sash windows to the front elevation and each room offering its own individuality.

The property boasts up to five bedrooms and four reception areas as well as a spacious dining kitchen modernised with a generous range of wall, base and drawer units finished in heritage style colours with quartz preparation surfaces and high quality integrated appliances. In addition there is a useful utility room and ground floor cloak room. The four main receptions comprise a useful study area which links through into an attractive snug with pitched ceiling, a well proportioned living/dining room and separate sitting room, both of which benefit from pleasant aspects into the garden.

To the first floor, leading off a split level landing, are up to five bedrooms, one of which is currently utilised as a generous dressing room off the master suite which comprises and attractive double bedroom with walk in bay window and ensuite facilities. There is a separate, well proportioned, and tastefully appointed family bathroom which has been upgraded with a traditional style suite.

From the road side Beverley House is an unassuming, deceptive, home but when approached from its main facade it becomes more apparent that there is a significant level of accommodation perfect for growing families looking for an individual home within a delightful setting.

As well as the internal accommodation the property occupies a pleasant plot with a secluded main garden to the front which benefits from an aspect across to its pretty facade, having a central lawn and paved terraces and an additional, enclosed garden, at the rear as well as an integral garage which provides secure parking or workshop space.

Overall this is a beautiful, well thought out and appealing home with viewing coming highly recommended to appreciate both the location and accommodation on offer.

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.

AN ATTRACTIVE PERIOD STYLE ENTRANCE DOOR WITH GLAZED LIGHT ABOVE LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

Having attractive, high, deep corniced ceiling, skirtings and architrave, staircase rising to a half landing above, period style tiled floor and, in turn, further doors leading to:

GROUND FLOOR CLOAK ROOM

8'11" x 6' max (2.72m x 1.83m max)

Tastefully appointed with a two piece white suite comprising close coupled WC and wall mounted washbasin, also having attractive panelled walls, continuation of the tiled floor and column radiator.

SITTING ROOM

16'8" into bay x 13' (5.08m into bay x 3.96m)

An attractive, well proportioned, light and airy space benefitting from a dual aspect with sash window to the side and walk in bay window with a pleasant aspect into the garden. The focal point to the room is a chimney breast with Minton styled finished stone fire surround, mantel and hearth with inset solid fuel stove, having alcoves to the side, deep skirtings and high corniced ceiling.

LIVING/DINING ROOM

20'10" x 14'4" (6.35m x 4.37m)

A well proportioned light and airy space having two sash windows overlooking the garden, attractive high deep corniced ceiling, deep skirtings and architrave, oak effect flooring and a further pair or glazed double doors leads through into:

DINING KITCHEN

18' x 12'8" (5.49m x 3.86m)

A well proportioned family orientated space with a pleasant aspect into the garden, the room being large enough to accommodate a dining table. The kitchen has been tastefully modernised with a generous range of wall, base and drawer units finished in heritage style colours with quartz preparation surfaces, having undermounted stainless steel Franke sink with mixer tap, high quality integrated appliances including Bosch microwave with steam oven and fan assisted oven beneath, induction hob, full height fridge, low level under counter freezer, wine cooler and dishwasher, low level plinth lighting, inset downlighters to the ceiling, electric under floor heating, two windows overlooking the rear garden and further multi paned door leading through into:

UTILITY/BOOT ROOM

10'11" x 5'3" (3.33m x 1.60m)

Tastefully appointed with fitted base units complementing the main kitchen, laminate work surface over with inset round bowl stainless steel basin with chrome swan neck mixer tap, plumbing for washing machine, space for tumble dryer, built in larder unit, deep skirtings, pitched ceiling, cloaks hanging area, oak stable door into the garden and further door leading through into a lobby and, in turn, a further door into the study.

RETURNING TO THE LIVING/DINING ROOM A FURTHER STRIPPED PINE DOOR LEADS THROUGH INTO:

STUDY

15'6" x 7'8" (4.72m x 2.34m)

A versatile space which links through into the snug and makes a perfect home office affording a pleasant aspect into the garden, having built in storage cupboard which also houses the Worcester Bosch central heating boiler, high level window to the rear, stripped pine door returning to the lobby and, in turn to the utility, and a further door leading through into:

SNUG

16'6" x 7'8" (5.03m x 2.34m)

A cosy room having part pitched ceiling, deep skirtings and exterior door into the garden with two sash effect windows to the side.

RETURNING TO THE INITIAL ENTRANCE AND ATTRACTIVE SPINDLE BALUSTRADE STAIRCASE WITH STRIPPED PINE PANELLING LEADS TO AN INITIAL HALF LANDING AREA AND CONTNUES UP TO:

FIRST FLOOR LANDING

Having sash window overlooking the garden and access to a useful, versatile, loft space above. Accessed via an integrated ladder, the substantial loft space is fully boarded, having power and light and five Velux windows.

Further stripped pine doors lead to:

BEDROOM 1

13'5" x 16'11" max into bay (4.09m x 5.16m max into bay)

A light and airy room benefitting from a dual aspect with sash windows overlooking the front garden, additional sash window to the side which affords a delightful aspect across to the village church. In addition there are high ceilings, deep skirtings and a further stripped pine door leading to stairs descending into:

ENSUITE SHOWER ROOM

11'2" x 6' (3.40m x 1.83m)

Having a modern white suite with a traditional slant, comprising close coupled WC, pedestal

washbasin, double width shower enclosure with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, useful storage cupboard to the side, tongue and groove effect panelling, contemporary towel radiator, obscured glazed window and further door into:

DRESSING ROOM/BEDROOM 5

17' x 9'10" (5.18m x 3.00m)

A versatile space which is currently utilised as a dressing room off the main bedroom but alternatively, having additional aspect onto the first floor landing, could be utilised as an additional bedroom if required. The room having attractive high ceiling, built in wardrobes and overhead storage cupboards and dual aspect with sash effect windows to the side and rear elevations.

BEDROOM 2

11'7" x 14'3" (3.53m x 4.34m)

A further double bedroom having an aspect into the rear garden, high ceilings, deep skirtings, built in airing cupboard which houses the hot water cylinder, sash window and a further door leading through into:

BEDROOM 3

14'2" x 9'2" (4.32m x 2.79m)

Currently utilised as a first floor reception but provides a further double bedroom linking through into the main family bathroom, having sash window to the front, additional window to the side, deep skirtings, high ceiling and stripped pine door giving access into:

BATHROOM

16'3" x 7'9" (4.95m x 2.36m)

A well proportioned space which has been thoughtfully modernised with a traditional style suite comprising double ended bath with quartz surround and panelled effect wall, separate double width shower enclosure with glass screen and wall mounted shower rose with digital thermostat, vanity unit with WC with concealed cistern, quartz vanity surface over with round bowl washbasin with wall mounted mixer taps, mirrored splash back, additional vanity area with low level storage cupboard, contemporary towel radiator, attractive tiled floor, electric under floor heating, high ceiling, inset downlighters and windows to two elevations.

Returning to Bedroom 3 a further door returns to the first floor landing and, in turn, into:

BEDROOM 4

17' including wardrobes x 10'6" (5.18m including wardrobes x 3.20m)

A well proportioned double bedroom having high ceiling, deep skirtings, built in wardrobes with overhead storage cupboards and two windows with a pleasant aspect into the garden.

EXTERIOR

The property occupies a delightful setting right at the heart of this pretty village with a pleasant aspect across to the village church and, screen behind an established hedged

frontage with wrought iron courtesy gate giving access into an attractive enclosed garden. The garden is mainly laid to lawn but with a generous paved terrace which runs around the perimeter of the garden, providing a pleasant outdoor space with low level boxed hedging, established borders and pathway leading to the front door. To the rear of the property is a further enclosed garden which offers a good degree of privacy, mainly laid to lawn with a further paved terrace and wood chipping borders with established trees and shrubs, raised timber border which also houses the oil storage tank and side door access to the garage. Accessed directly off the road is an integral garage with power and light and remote control roller shutter door which provides a useful storage space or enclosed parking. The property also benefits from an electric car charging.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band F

TENURE

Freehold

ADDITIONAL NOTES

We are informed the property is on mains electric, drainage and water. Central heating is oil fired (information taken from Energy performance certificate and/or vendor).

The property benefits from an electric car charging point

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>

School Ofsted reports:-

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

Planning applications:-

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

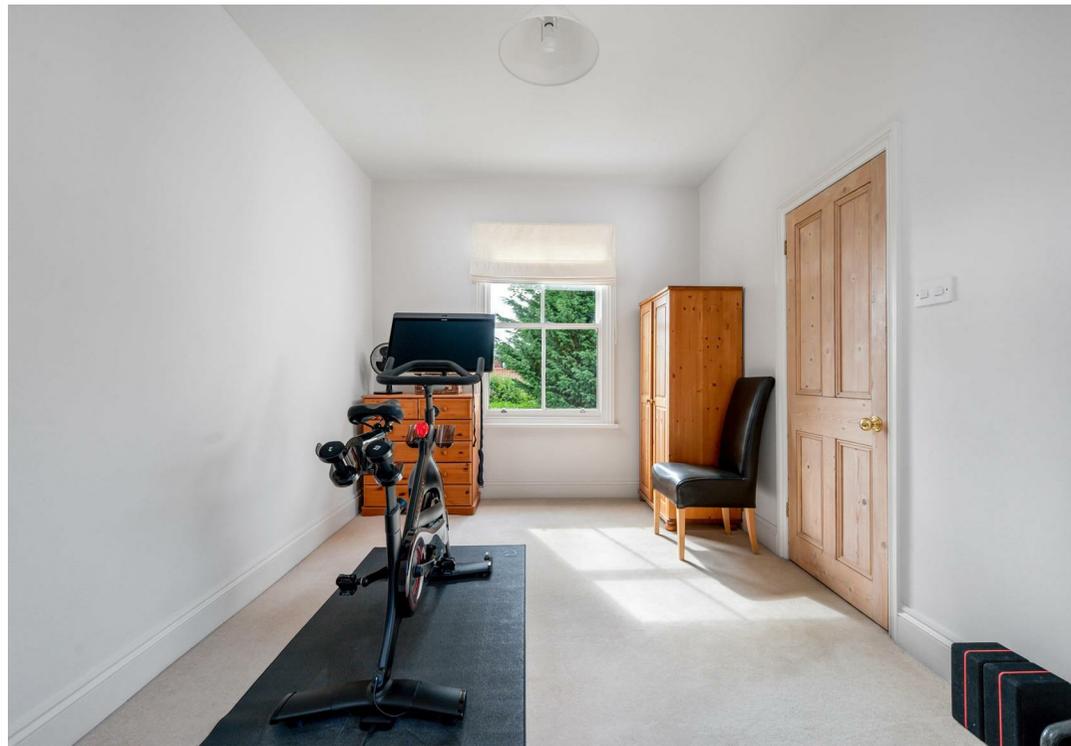














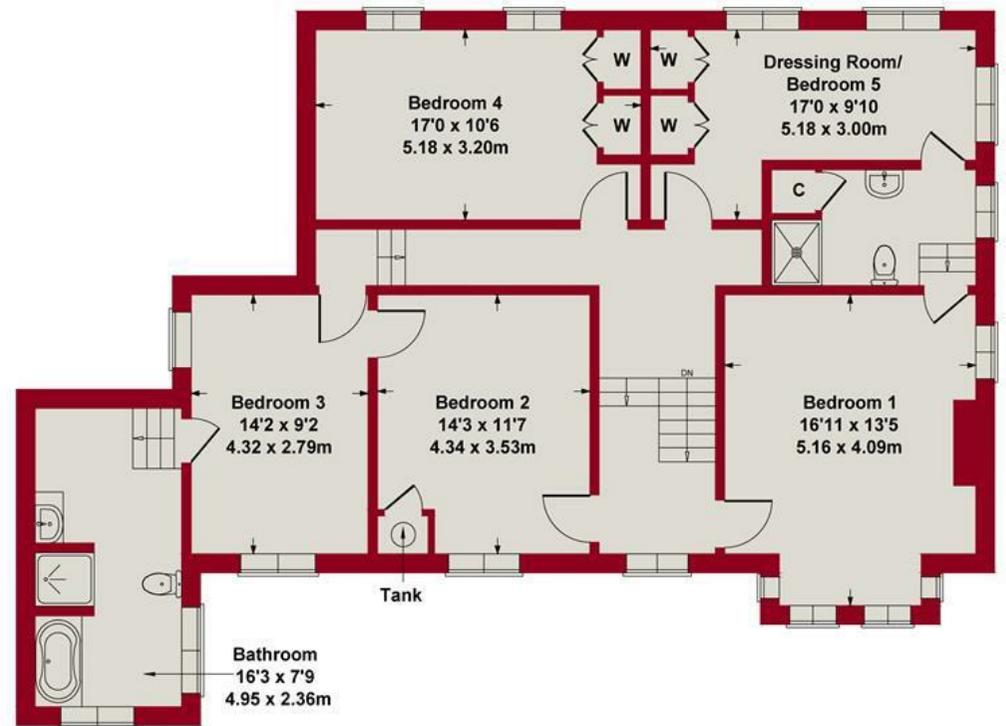








GROUND FLOOR



FIRST FLOOR

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) 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		
	50	73
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		
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 firm's 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 01949 836678



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