



**1 Victorian Stables Syerston Hall Park,
Syerston, Newark, NG23 5NL**

£575,000
Tel: 01636 611 811

 **RICHARD
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A substantial four bedroom Victorian mews courtyard conversion offering an elegant and characterful home, set within an exceptional parkland environment.

The property forms part of a sheltered quadrangular arrangement of striking individual Victorian stabling, arranged around a charming cobbled internal courtyard. It sits within the wider Syerston Hall Park, a private and established setting of approximately 22 acres approached via a classical long driveway and comprising just sixteen individual homes set around the fine Georgian Syerston Hall.

The accommodation is both generous and versatile, combining period character with comfortable modern living. An entrance hall leads to a well appointed breakfast kitchen, a utility room and three good reception rooms, providing excellent flexibility for family life, entertaining or home working.

To the first floor are four generous bedrooms, two of which benefit from ensuite facilities, together with a family bathroom. The property further benefits from gas central heating and sealed unit double glazing.

Outside, the gardens are sheltered and partially walled, offering a private and attractive setting with a sun deck terrace ideal for outdoor dining and relaxation. A brick built double garage provides secure parking and storage.

Syerston is a small rural village on the edge of the Vale of Belvoir, well placed to the south of Newark-on-Trent and close to the River Trent. The village is known for RAF Syerston, which has long served as the RAF's glider training school. The surrounding villages of Elston and Flintham offer excellent additional amenities including village shops, public houses, primary schooling, community facilities and the nearby Eden Hall Day Spa.

Bingham and Newark-on-Trent provide a wider range of services, schooling and transport connections. Newark offers direct access to the A1 national road network together with a fast East Coast Main Line rail service to London King's Cross in approximately 80–85 minutes,

making the location particularly appealing for those seeking a rural lifestyle with strong connectivity.

This Victorian mews is constructed of brick under a pantile roof covering and is situated within the curtilage of a Grade II Listed building. The central heating is gas fired and the windows have wooden frames with sealed unit double glazing.

GROUND FLOOR

ENTRANCE HALL

12'5 x 9'6 (3.78m x 2.90m)

Wooden front entrance door with double glazed light, exposed brick arches, wood framed double glazed window to rear elevation, radiator. Wooden staircase to first floor.



WC

5'10 x 3'2 (1.78m x 0.97m)

White suite comprising low suite WC and wash hand basin, quarry tiled floor, radiator. Wall mounted Worcester Bosch combination gas fired central heating boiler, exposed brick pillar and arch. Beamed ceiling.

UTILITY ROOM

11' x 5'3 (3.35m x 1.60m)

Radiator, quarry tiled floor. Double glazed window looking onto the garden. Working surface with inset composite sink and drainer with mixer tap. Base cupboard under. Tall storage cupboard and eye level wall mounted cupboard. Plumbing and space for an automatic washing machine.

SNUG/SITTING ROOM

10'11 x 10'5 (3.33m x 3.18m)

Double glazed window, radiator. Loft access hatch, ceiling lights.



SITTING ROOM

15'11 x 15'7 (4.85m x 4.75m)

Features in this room include beamed ceiling and the remains of an old hoist bracket. Brick fireplace housing a gas fire. There are two radiators, two wood framed double glazed windows to the front and one to the rear, plus a French door giving access to the courtyard side. Wooden flooring.





DINING ROOM

15'7 x 8'10 (4.75m x 2.69m)

Double glazed window to the side elevation and picture window to the rear, beamed ceiling. Along one wall there is a range of fitted wooden cabinets including three double cupboards with book shelving above.



BREAKFAST KITCHEN

17'3 x 12'2 (5.26m x 3.71m)

Vinyl flooring, electric underfloor heating. Two double glazed windows to the front elevation and a double glazed door leading to the garden. Beamed ceiling. Range of modern gloss grey kitchen units comprise base cupboards

and drawers including deep pan drawers, Quartz working surfaces and inset sink with mixer tap. Additionally there are wood block working surfaces. Integral Siemen's appliances include dishwasher, induction hob with extractor over, Siemens Studio Line electric oven, combination microwave oven and warming drawer. Tall pull out larder unit.



FIRST FLOOR

LANDING

9'7 x 6'6 (2.92m x 1.98m)
(plus 23' x 3'2)

Three double glazed windows to rear elevation. Built in double cupboard, radiator and loft access hatch.

BEDROOM ONE

15'7 x 10'9 (4.75m x 3.28m)
(plus 3'8 x 3'3)

Range of fitted wardrobes including two double wardrobes and two single wardrobes. Additionally there are fitted bedside cabinets. Two radiators, double glazed windows to the front and rear elevation, exposed pine floor boards.



EN-SUITE SHOWER ROOM

11'11 x 3'1 (3.63m x 0.94m)

Extractor fan, beamed ceiling, Velux roof light. Shower cubicle with glass screen door, shower boards to wall. Overhead rain head shower and hand shower. Modern white low suite WC, wash hand basin with mixer tap, counter top with cupboard under. Heated towel radiator, part tiled walls. Wall mounted shelf.



BEDROOM TWO

12'1 x 12'1 (3.68m x 3.68m)

Double glazed windows to front and side elevations, fitted double wardrobe with cupboards over. Engineered oak floor. Built in desk top and bookshelves. Beamed ceiling.



BEDROOM THREE

12'2 x 11'11 (3.71m x 3.63m)

Two double glazed windows to front elevation, radiator, beamed ceiling.

FAMILY BATHROOM

8'9 x 8' (2.67m x 2.44m)

Modern white suite comprising low suite WC, wash hand basin, jacuzzi bath set in a tiled surround, mixer tap with shower attachment, heated chrome towel radiator, double glazed window to the front. Tiling to splashbacks, ceramic tiled floor with electric underfloor heating, beamed ceiling, extractor fan.



EN-SUITE SHOWER ROOM

9' x 3'1 (2.74m x 0.94m)

Modern white suite comprising low suite WC, wash hand basin with mixer tap and vanity unit under. Wall mounted mirror and light, storage shelves. Part tiled walls. Double glazed window to side elevation, heated towel radiator. Shower cubicle with overhead rain head shower and hand shower, shower tray, waterproof shower boards to walls. Glass screen door.



BEDROOM FOUR

11'11 x 9'7 (3.63m x 2.92m)

Fitted double wardrobe with cupboards over, radiator, double glazed window to rear elevation, beamed ceiling.



OUTSIDE

DOUBLE GARAGE

19'10 x 19'9 (6.05m x 6.02m)

Electric up and over door, two strip lights and a double power point.

THE GARDENS

There are enclosed gardens bounded by brick walls and post and rail fencing. The gardens are laid to lawn with a composite deck terrace connecting to the rear of the house. There are mature trees, a timber shed, decking towards the rear of the garden which connects to the garage and the personal side entrance door. To the rear, within the courtyard, there is an L-shaped paved terrace. There is a gravelled driveway providing communal parking for residents and visitors. There is also a large green house next to the garage.

Additionally owners have use of the surrounding 22 acres of managed parkland forming part of the Syerston Hall Estate.



TENURE

The property is freehold.

MAINTENANCE CHARGE

There is a maintenance charge of £270 which is paid quarterly for the upkeep of the grounds, driveway maintenance, lighting, courtyard maintenance and maintaining the private Bio-clear sewage system.

SERVICES

Mains water, electricity and gas are all connected to the property. There is a private Bio-clear sewage system.

VIEWING

Strictly by appointment with the selling agents.

POSSESSION

Vacant possession will be given on completion.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

COUNCIL TAX

The property comes under Newark and Sherwood District Council Tax Band G.

1 Victorian Stables, Syerston Hall Park, Syerston

Main House = 175 sq.m/1884 sq.ft

Garage = 37 sq.m/398 sq.ft

Total = 212 sq.m/2282 sq.ft

Utility
11'0" x 5'7"
(3.36m x 1.70m)



Garage

Ground Floor

First Floor

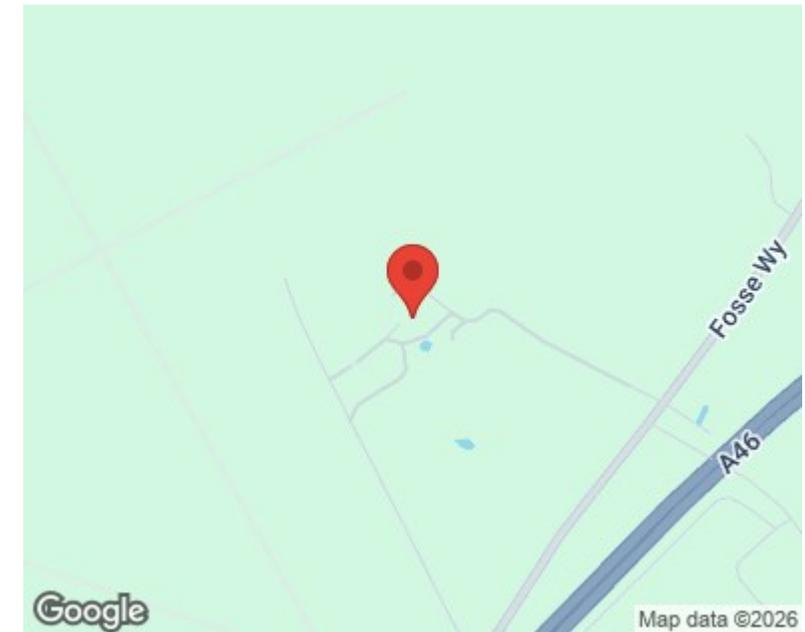
Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	69	
(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



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Thinking of selling? For a FREE no obligation quotation call 01636 611 811



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