



Hammond
Property Services

FOR SALE

01949 87 86 85

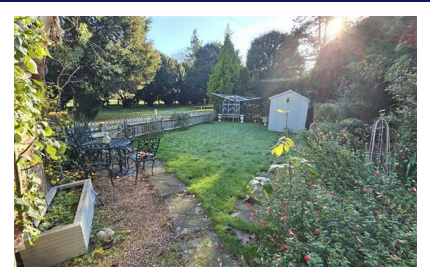
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11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com



**MANOR LODGE, SUTTON LANE, ELTON ON THE HILL,
NOTTINGHAMSHIRE NG13 9LA**

£400,000

A very rare opportunity to purchase a piece of history and coming to the open market as an individual property for the first time since it was built in the 18th Century; Manor Lodge has been sold on two occasions previously when the Elton Manor Estate changed hands... in 1900 & 1930.

The three bedroom accommodation has been significantly upgraded by the previous owners in 2008 and is now in a 'ready to move into' condition following a very sympathetic and thorough overhaul of the kitchen and shower room in 2025. The gardens to the rear are a wonderful haven for those who enjoy entertaining and al fresco dining during those balmy summer evenings; mainly laid to lawn with colourful borders, a picket fence and raised beds. There is a very useful garden shed for day to day equipment and tools.

Whilst there is parking to the front of the property, remote control access is also provided to the 'large wrought iron gates, hung on massive pillars', that lead into the grounds of the original Elton Manor and provide gated access to the rear garden that can also be accessed from the rear of Manor Lodge.

In previous lives, Manor Lodge has also been used as the village Post Office as well as the local Telephone Exchange - hence the original sign over the front door & the Red K6 Telephone Box (available by separate negotiation).

The accommodation now comprises entrance door into the refitted breakfast kitchen (2025), a lounge that is open plan to the dining area with a shared log burner fireplace, a downstairs W.C., three bedrooms and a bathroom to the first floor with wonderful rural views to all aspects. There is a suntrap courtyard immediately to the rear of the property - the perfect location for an early breakfast in the sunshine as well as the large garden to the rear.

To the right hand side and rear of the property is the most attractive and picturesque setting of the Parish Church of St Michael and All Angels with mature shrubbery and Yew trees.

MANOR LODGE, SUTTON LANE, ELTON ON THE HILL, NOTTINGHAMSHIRE NG13 9LA




DIRECTIONAL NOTE From our Bingham Office via the A52, travelling east, towards Grantham. Pass the turnings on the left to Hawksworth and Scarrington and also Aslockton / Whatton in the Vale. Continue for some distance until eventually rising up a hill and then turning right at the crossroads at Elton on the Hill onto Sutton Lane. As the road bends to the right, this particular property will then be found on the left hand side. Please park to the right hand side of the wrought iron gates for your viewing.

For Sat Nav use Post Code: **NG13 9LA**

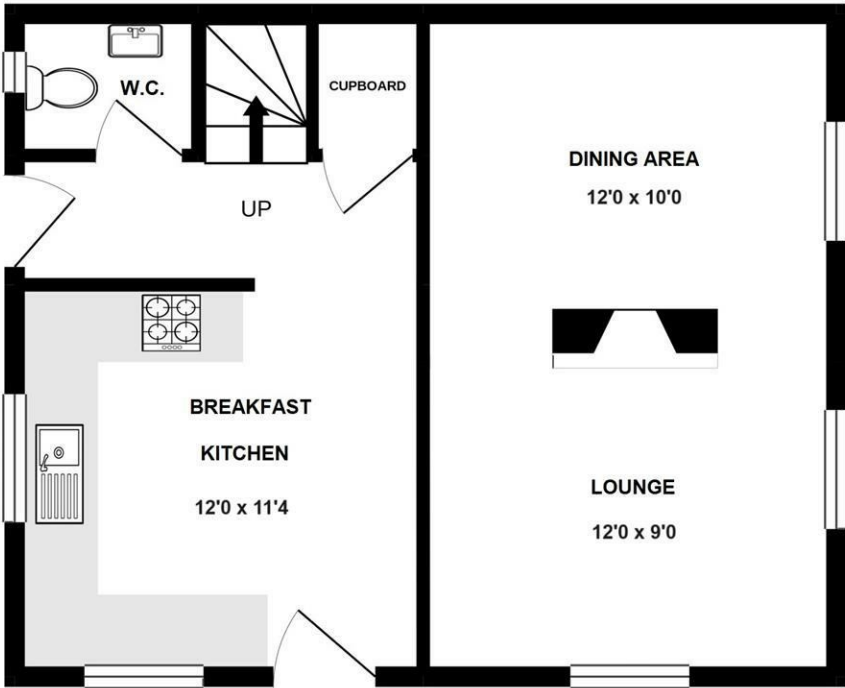
Council Tax Band

C

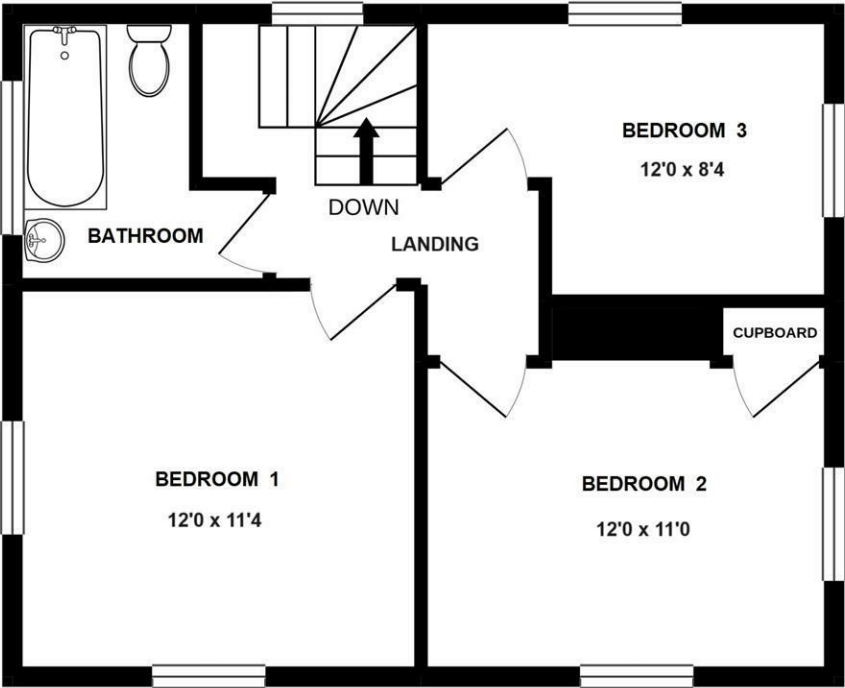
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		99
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	53	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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

GROUND FLOOR
449 sq.ft. approx.



1ST FLOOR
450 sq.ft. approx.



BINGHAM'S COMMUNITY ESTATE AGENT

We are proud to support all of these Organisations from in and around Bingham which help to make this such a wonderful Town and area to live in.



For more details, email sponsorship@hammondpropertyservices.com



Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £5,634 in 2024 for this extremely important Charity.

ANTI-MONEY LAUNDERING (AML) COMPLIANCE

In accordance with legal requirements, prospective purchasers will be asked to provide identification and verification documents to satisfy Anti-Money Laundering regulations. This process is standard practice for which there is a small fee of £9.50 per applicant and must be completed successfully before any sale can proceed.

DISCLAIMER ON PROPERTY TESTING

Please note that no appliances, services, nor fittings within the property have been tested by Hammond Property Services. Accordingly, we are unable to offer any warranties or assurances in relation to their condition or functionality. Further queries on these will be answered between the purchasers' and the vendors' conveyancer throughout the purchase process. If you wish for any item to be tested at your own cost, then please contact our office.

IMPORTANT NOTICE

These sales particulars have been prepared in good faith by Hammond Property Services on the instruction of the vendor. Whilst every care has been taken to ensure accuracy - services, equipment, and fixtures mentioned have not been tested, and prospective purchasers should carry out their own investigations. Measurements and floor plans that have been provided are approximate and for guidance only. These particulars do not form part of any offer or contract.

REFERRAL FEES

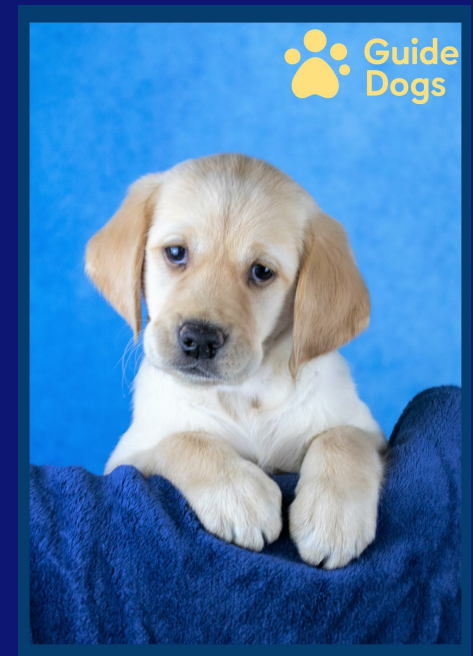
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

1st October 2025

Meet 'Pearl'

After months of fundraising, we have now achieved our Target of £5,000 to enable a Guide Dog Puppy to be named and trained on our behalf... and here she is!

Named 'Pearl', to celebrate our 30th Anniversary, we are proud to say that Puppy Pearl is now with her suitably matched recipient and is making a huge difference in the lifestyle to her new beneficiary.





Hardwood entrance door into

BREAKFAST KITCHEN - REFITTED in 2025

12'0 x 11'4 (3.66m x 3.45m)

Fitted with a range of shaker style wall and base units with a new sink with drainer and mixer tap. Available by separate negotiation is the new Gas Aga Range (2025) with two full ovens and a central hotplate, extractor hood above. Additional integrated appliances including a dishwasher and washing machine. Tiled flooring, central heating radiator and a double glazed window overlooking the rear courtyard & garden. A very useful under-stairs storage cupboard & pantry. Rear hallway with access to the Courtyard via a multiglazed door.





LOUNGE

12'0 x 9'0 (3.66m x 2.74m)

Accessed via a latch door into a light and airy dual aspect room with windows to two sides, central heating radiator and enjoying the benefits of the shared and central log burner with exposed brickwork to the chimney. Timber flooring.

DINING AREA

12'0 x 10'0 (3.66m x 3.05m)

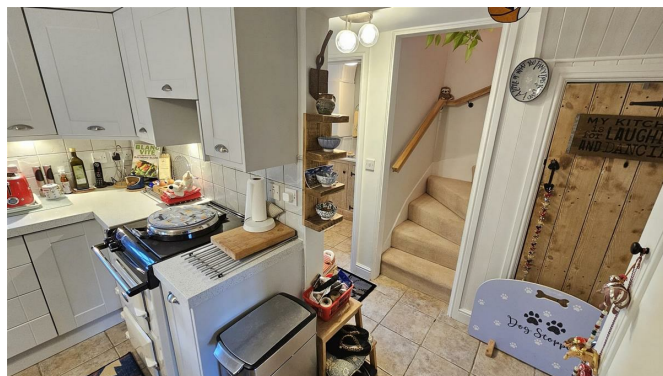
a further light and airy room with a window to the side elevation, central heating radiator and enjoying the benefits of the shared and central log burner with exposed brickwork to the chimney. A continuation of the timber flooring.





CLOAKROOM & W.C.

Accessed via a latch door and comprising a low flush W.C., wash basin with cupboards under, marble effect ceramic tiled splashback, central heating radiator, wood effect flooring. Coat hanging space. Gas fired central heating boiler. Window to the rear and a continuation of the tiled flooring.





FIRST FLOOR LANDING

From the rear hallway, stairs lead to the first floor landing with a window overlooking the side views.

BEDROOM 1

12'0 x 11'4 (3.66m x 3.45m)

Accessed via a timber door into a further light and airy dual aspect room with windows to two sides, a central heating radiator and plenty of wardrobe space.



BINGHAM'S COMMUNITY ESTATE AGENT

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BEDROOM 2

12'0 x 11'0 (3.66m x 3.35m)

Accessed via a timber door into a further light and airy dual aspect room with windows to two sides, a central heating radiator and a built in wardrobe via a panelled door. A feature fireplace with exposed brickwork.





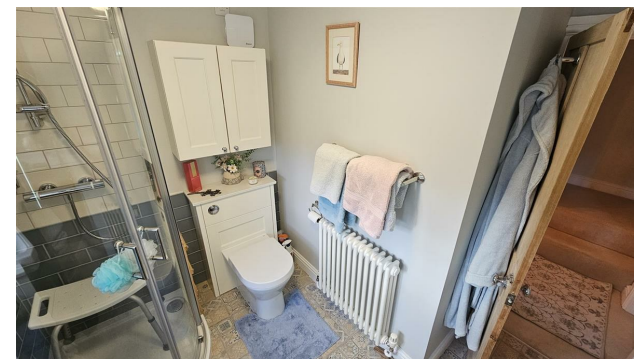
BEDROOM 3

12'0 x 8'4 (3.66m x 2.54m)

Accessed via a timber door into a further light and airy dual aspect room with windows to two sides and a central heating radiator.

SHOWER ROOM

with a white suite comprising a shower enclosure and chrome wall mounted thermostatic shower mixer with independent handset over, low flush W.C with concealed cistern and wall mounted cupboard over, wash basin with a cupboard under and to the side, a window to the rear.





OUTSIDE - FRONT

Situated on a corner plot with mature trees and shrubbery all around. To the front of the property is a low picket fence with colourful borders and plantings. There is plenty of parking to the open area at the front; just before the wrought iron gates.





COURTYARD & OUTSIDE - REAR

The rear suntrap Courtyard has been significantly enhanced over recent years and now provides the perfect haven for an early breakfast in the sunshine or the perfect venue for the final glass of the evening as the sun sets in the West. The rear garden is mainly laid to lawn and is bathed in sunshine with a further picket fence and gated access to the driveway of Elton Manor. Large railway sleepers have been installed to create a raised area of colourful planting and more mature shrubs to ensure colour throughout the year. A garden shed has thoughtfully been added to the rear boundary.



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To arrange a viewing of this property, please contact our office on
01949 87 86 85 or email bingham@hammondpropertyservices.com

If you feel that your property deserves to be marketed and presented like
this, then please contact our office to arrange a time for
Jonathan Hammond to call out and to discuss what we do and how we do it!





A little bit of History

Whilst the original wrought iron gates remain, to either side of the large pillars would have been wrought iron railings (see photograph). Many of the wrought iron railings throughout the Country suffered the same fate when they were cut down at their lowest level and melted down during the Second World War to make munitions, weapons and tanks etc. After the demolition of Elton Manor, many of the bricks were used to create the side walls of the current gated entrance and they were topped with the bases stones and stubs of the original railings. The gateway is now protected with a Grade II listing.

The original late Georgian Elton Manor House was demolished in 1933.



Elton Manor - demolished in 1933





Steve Pritchett

Please contact us for a FREE discussion on our services

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to arrange a suitable time for us to call out
and to discuss what we do
and how we do it!