

# WILMOT HOUSE

DUNHAM ON TRENT



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## Wilmot House

Church Walk  
Dunham on Trent NG22 0TX

A stunning, period detached property located in the heart of the village overlooking the War memorial. currently being used as a bed and breakfast, the property offers superb, spacious accommodation with several outbuildings thought ripe for conversion into further living space (subject to the necessary planning consents). The Grade II Listed building is thought suitable for a number of other uses, subject to the necessary planning consents.

Entrance hall | rear lobby | cloakroom | large dining room | small dining room | sitting room | conservatory | kitchen | utility room | seven bedrooms | three en-suites | two separate shower/bathrooms | driveway | off-street car standing | lawned gardens | barn | workshop | large double garage |

### LOCATION

Wilmot House is located in the centre of the village of Dunham-on-Trent, a popular village situated on the banks of the River Trent enjoying a good range of amenities including a public house, Indian takeaway and primary school. The Cathedral City of Lincoln and market town of Newark are both approximately ten miles distant, providing mainline rail access to London. The area also provides excellent access to the A1/A46 networks, Nottingham and Leicester.

### ACCOMMODATION

A glazed and wooden door leads into an entrance hall housing the staircase to the first floor with an understairs storage cupboard beneath. A rear lobby with a window to the rear gives access to a ground floor cloakroom providing a low flush WC and wash hand basin. The drawing room has two windows to the front, a further window to the side, feature wooden fireplace with open fire and exposed ceiling beams. The sitting room has two windows to the front, a further window to the side, a features fireplace with open fire, exposed ceiling beams. The dining room has exposed beams, a storage cupboard and window to the side. A utility room with windows to the side and rear has a good range of eye and base level

units with drawers and preparation surfaces, circular sink with mixer and Kuooker taps, plumbing for automatic washing machine and timber dryer, further one and quarter bowl ceramic sink and drainer unit with chrome mixer tap and waste disposal unit. The kitchen has a window to the side, an Aga set within chimneybreast with tiled splashbacks, a good range of eye and base level units with drawers and solid wood preparation surfaces, a Belfast sink with chrome mixer tap over, further Lamona four-ring hob with oven beneath, display cabinets with dresser under, an island unit providing breakfast bar space, good-sized pantry off, double doors lead into the wood framed, brick constructed conservatory has French doors leading onto the driveway.

To the first floor a landing with a window overlooking the front gardens gives access to an inner lobby providing storage and leading to a bathroom with a window to the side, a panelled bath, pedestal wash hand basin, low flush WC, fully tiled walls and floor and a further shower room with a double shower cubicle with an electric Triton shower, pedestal wash hand basin and low flush WC, fully tiled walls.

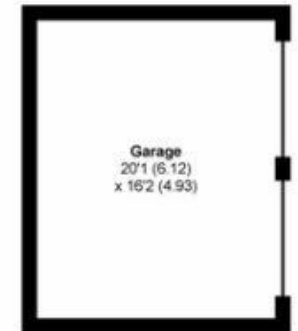
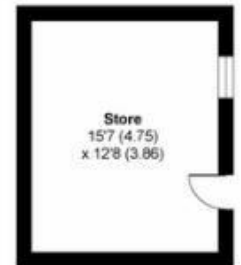
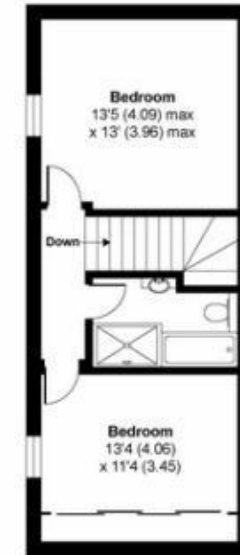
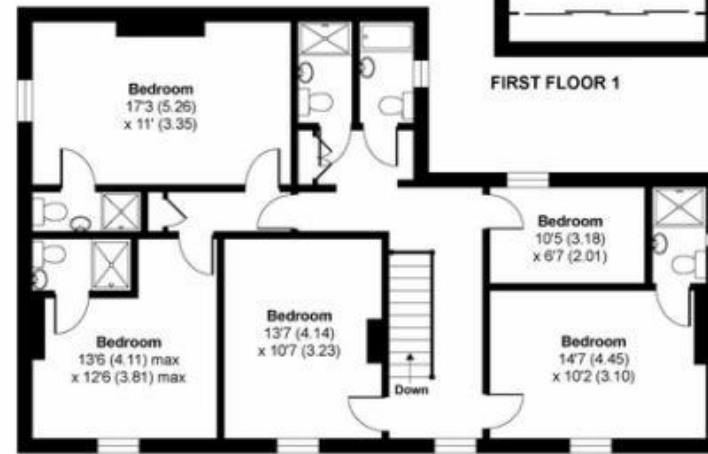
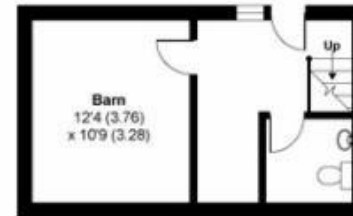
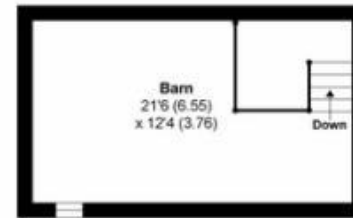
An inner landing houses the airing cupboard and gives access to the master bedroom has a window to the front overlooking the garden, ceiling coving, ceiling spotlights, television point and an en-suite having a double shower cubicle, low flush WC, wash hand basin and part tiled walls. Bedroom two has a window to the side, exposed original ceiling beams, television point and an en-suite shower room with a shower cubicle, pedestal wash hand basin, low flush WC and halogen down spotlights. Bedroom three has a window to the rear. Bedroom four has a window to front, ceiling coving, television point and an en-suite shower room with a shower cubicle, pedestal wash hand basin and low flush WC, part tiled walls. Bedroom five has a window to the front and an original fireplace. A further landing leads to bedroom six having exposed ceiling beams, a pedestal wash hand basin and bedroom seven, having a window to the side, a bank of built-in wardrobes and loft access. A refitted bathroom provides low flush WC, wash hand basin with cupboard under, mirror with light, panelled bath, double shower cubicle, halogen down spotlights and tiled flooring.





**Wilmot House, Church Walk, Dunham on Trent NG22 0TX**

Total Approximate Gross Internal Floor Area = 3531 SQ FT / 328 SQ M  
(including garage, excluding outbuildings)  
Measurements are approximate. Not to scale. For illustrative purposes only.



**OUTSIDE**

To property is approached via a sweeping gravelled driveway to the side which borders its good-sized front lawned garden and continues to the side of the property via a five-bar gate leading to a substantial car standing area. To the rear is a lawned garden and a variety of outbuildings including a two-storey barn thought suitable for conversion (subject to the necessary planning consents), a workshop with pitched roof, power and light and a large double garage with twin up and over doors, power and light. Double gates from the rear courtyard provide access into Church Walk.

**DIRECTIONAL NOTE**

Follow the A46 as far as Winthorpe, taking the first exit at the roundabout just past the Newark Golf Centre onto the A1133. Follow this road, eventually turning left onto the A57 Dunham Road and left again onto Church Walk where the property can be located.



**JAMES SELICKS**

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**Measurements and Other Information**

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.