



SCARBOROUGH HOUSE  
Shelford Hill, Shelford, NG12 1ED



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This beautiful detached extended, period property features a stunning mixture of period and complimentary features including beams, wood floors and a wonderful kitchen, all complimented by a perfect English cottage garden.

With the oldest part of the house being around two hundred years old, the sympathetic extensions have been perfectly crafted to create a deceptively large property benefiting from multiple reception rooms and four double bedrooms with an ensuite and dressing room to the master. Two driveways provide parking for at least five vehicles, with fences separating them from the rear garden which benefits from a large wooden outbuilding currently used as a gym and workshop.

The property offers excellent opportunity to work from home, with a private study accessed via the side vestibule. This entrance with easy access to the second driveway would also be perfect for entertaining clients without having them enter the main home.

## welcome home

Entry is gained through an oak arched door set under a lovely porch that opens from the main driveway on the left side of the property into the reception hall cum dining room with wood staircase rising to the first floor and pub grade oak flooring that extends into the sitting room to the front of the property. Period and complimentary beams run throughout this room, adding excellent charm, furthered by the JOTUL cream multi-fuel burner with oak mantel and stone hearth. An understairs cupboard provides excellent storage space.









Doors open from the left of the reception space into the generous main sitting room located to the front of the property. The continued beams and oak flooring create a welcoming and inviting space, whilst the focal point of the room is a second multi-fuel burner with a stone hearth.

To the right of the dining space, a door leads into the kitchen with further dining space and a snug. The bespoke Steve Hills kitchen features duck egg, cream and pippy oak cabinetry, including a full height pantry cupboard, provides excellent storage space and functionality whilst being sympathetic to the history of the property in its style. Culinary appliances include a Rangemaster Classic 90 oven with hob (mains electric and gas from canister), an undercounter fridge, dishwasher and in-built bin fixtures. A black Belfast sink with stainless steel mixer tap over completes the kitchen fixtures.

In the centre of the room there is plenty of space for a dining table, whilst the far end of the room is arranged as a snug. An external door opens onto the lovely rear garden patio. From the snug a door provides access to a useful utility room with further cabinetry, space for an under counter washing machine and tumble dryer, and a Belfast sink.







To the left hand side of the property, with a door from the main reception hall cum dining room, is a fabulous vestibule, with external door to the left hand of the property, providing easy access to the second driveway. This vestibule provides excellent space for freestanding cloak or shoe storage, with wonderful feature tile flooring and half wall panelling that extends into the downstairs cloakroom. The cloak room is fitted with a wash hand basin and WC.

From the vestibule, a door leads into the private study at the front of the property. This large office space offers excellent opportunity for those wishing to work from home, but alternatively could be used as a further sitting room, craft room or teen space.





## first floor

Stairs rise to the expansive first floor landing that provides access to the four double bedrooms and main bathroom.

The principal suite is located to the front of the property, comprising of a generous double bedroom, ensuite and dressing room that features original beams. The ensuite is fitted with a walk in shower with glass screen, heritage sink with vanity and WC.

There are three further generous double bedrooms, with two to the rear at either side of the main bathroom, and a third that benefits from a storage cupboard.

The main bathroom benefits from tile flooring, a bath with shower over and glass door, ADELPHI wash hand basin and WC.















## the grounds

The property is approached by two driveways, one to either side, providing parking for at least five vehicles, two on the left and three or more on the right. Both driveways are separated from the rear garden by fencing, with pedestrian gates providing access.

Directly to the front of the property are raised vegetable beds, whilst the English cottage garden sits to the rear. Benefitting from multiple patio seating areas, including one directly off of the kitchen, perfect for indoor/outdoor entertaining, this truly stunning garden offers both functionality and beauty. Stocked beds at the end of the garden are perfectly balanced by a pergola with climbing plants and lavender borders that weaves through the garden at the right hand side.

A large timber outbuilding with electricity and lighting sits to the left hand side of the garden, separated into two spaces currently used as a home gym and a workshop.





## local amenities

Overlooking beautiful Nottinghamshire countryside and spectacular views of rolling pastures. Shelford Village is only eight miles away from Nottingham's City Centre.

Locally there is a village hall, the well regarded Earl of Chesterfield Public House and the grade II listed St. Peter's Church. With a thriving local community and stunning natural setting Shelford is a popular village amongst purchasers who seek the perfect blend of countryside living and easy access to the city's amenities.

The nearby village of Radcliffe on Trent offers a range of shops, supermarkets, health centre, optician and dentist, regular public transport services (both bus and rail) and several public houses and restaurants.

The village also enjoys good road access to the A46 Fosse Way leading north to Newark (quick rail link to London Kings Cross from both Newark and Grantham) and south to Leicester and M1 (J21a) and the A52 direct to Grantham, where the A1 trunk road is also accessible.

## finer details

**Local Authority:** Rushcliffe Borough Council

**Council Tax Band:** F

**Tenure:** Freehold

**EPC Rating:** 61 | D

**EPC Rating Potential:** 76 | C





**Approximate Gross Internal Area:**  
217.5 sq m / 2341 sq ft

## plans

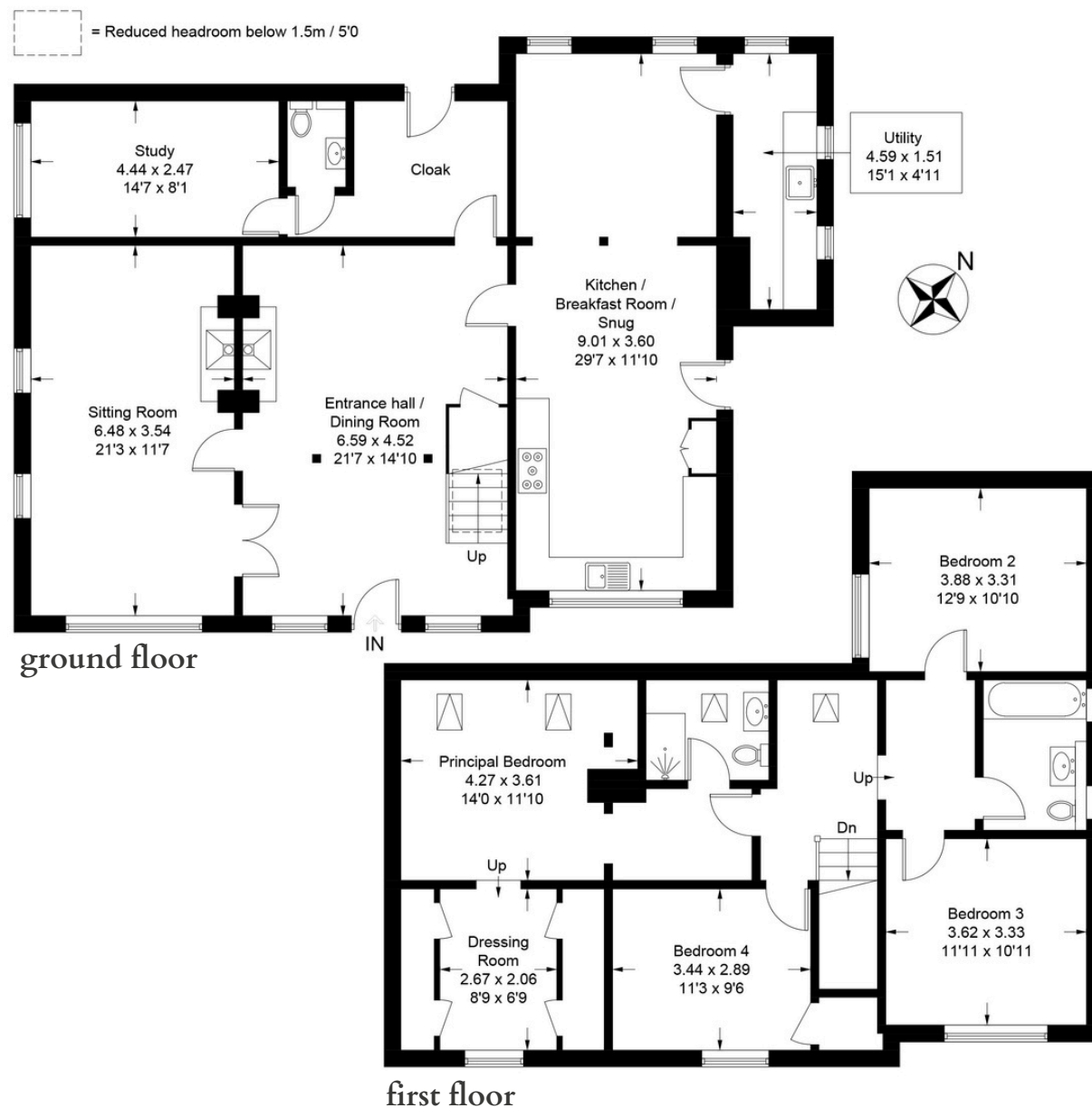
The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.

## fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not. All fixtures specifically mentioned in these particulars are included in the sale and the fixtures normally designated as tenant's equipment are excluded. Garden ornaments are not included in the sale.

## services

Mains water, electricity and drainage are understood to be connected. There is oil-fired central heating afforded by an external oil-fired boiler that was fitted in 2022. None of the services or appliances have been tested by the agent.







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