Emma Terry Homes

moving made personal



Champneys, Epperstone Manor

Epperstone, Nottingham, NG14 6BJ

Offers over £400,000

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Champneys, Epperstone Manor, Nottingham, NG14 6BJ

Occupying a prestigious position within the historic Grade II listed Epperstone Manor, this exceptional apartment offers a rare opportunity to own a home of remarkable character and significance. Forming one of just seven exclusive residences created from the conversion of this landmark Victorian manor house, the property effortlessly combines elegant period features with modern-day comfort and convenience.

Occupying one of the manor's most impressive former reception rooms, the apartment is rich in history and boasts a stunning Grade II listed decorative ceiling, an extraordinary feature that reflects the grandeur and craftsmanship of the building's past. Generous proportions, impressive ceiling heights and beautiful original detailing create a home that is both elegant and unique.

One of the property's standout features is its private south-facing terrace, providing the perfect space for outdoor dining, entertaining or simply enjoying the far-reaching views across the beautiful Dover Beck Valley. Residents also benefit from access to extensive communal lawned gardens, allowing further enjoyment of the peaceful surroundings and stunning countryside setting.

The apartment also benefits from a garage and allocated parking, offering practicality alongside its wealth of character.

Located within the highly desirable conservation village of Epperstone, the property enjoys a wonderful balance of rural tranquillity and convenience, with easy access to Nottingham, Southwell and a range of local amenities.

Offering breathtaking views, exclusive surroundings and a fascinating history, this is a truly special home that must be viewed to be fully appreciated.

** Management fees approx £5,000 Per Year **







A private pedestrian walkway which leads through an imposing wrought iron stone pillared gated entrance connects to the exclusive grounds of the Manor and leads to:

COMMUNUAL ENTRANCE HALL
Doors providing access to all of the apartments.

ENTRANCE HALL
A central heating radiator and doors through to Living Room/Dining Kitchen, Bedroom 1, 2 and Shower Room.

LIVING ROOM/DINING KITCHEN
27'2" x 18'2" (8.30m x 5.55m)
Central heating radiators, a series of leaded windows, open feature fire and French doors leading out onto the terrace.

The kitchen consists of a range of wall and base units, integrated dishwasher and fridge/freezer, gas hob with extractor fan, sink with mixer tap and drainer and door to Utility.

UTILITY
Wall units, work top space, space for washing machine and dryer and door to WC.

WC
Low level flush WC, wash hand basin with mixer tap and a heated towel rail.

BEDROOM 1
18'6" x 15'3" (5.65m x 4.65m)
A leaded bay window, feature fireplace, central heating radiators and fitted wardrobes.

BEDROOM 2
9'6" x 9'2" (2.90m x 2.80m)
Leaded window, a central heating radiator and fitted wardrobes.

SHOWER ROOM
Low level flush WC, wash hand basin in vanity unit, walk in shower cubicle and a heated towel rail.

OUTSIDE
The property enjoys a private south-facing terrace, providing the perfect space for outdoor dining, entertaining or simply relaxing whilst taking in the stunning far-reaching views across the picturesque Dover Beck Valley. Residents also benefit from access to beautifully maintained communal lawned gardens that surround the manor, creating a peaceful and picturesque setting. Further benefits include a garage and allocated parking, offering both convenience and practicality within this exclusive development.

























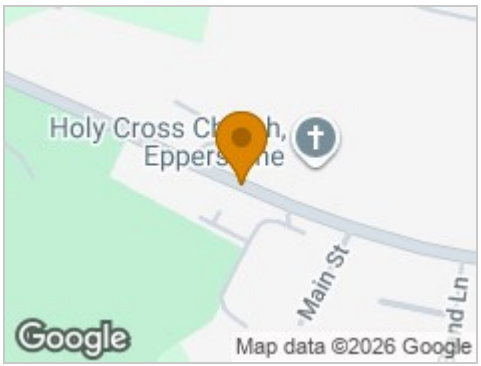








Road Map



Hybrid Map



Terrain Map

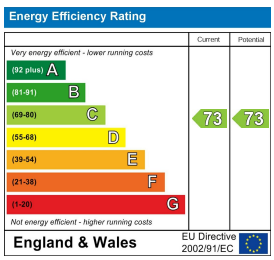




Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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