NORTH EWSTER HOUSE



BLENHEIM



SUPERBLY APPOINTED FOR COMFORTABLE FAMILY LIVING, WELCOME TO NORTH EWSTER HOUSE, A SIMPLY OUTSTANDING EIGHT BEDROOMED DETACHED PROPERTY LOCATED IN A TRANQUIL, RURAL SETTING.

Occupying a large plot and boasting seven reception rooms, this home is one-of-a-kind and poses an excellent opportunity for a variety of purchasers.



Upon entering the home, you are greeted by a welcoming entrance hall with character features.

The ground floor offers an outstanding sitting room with large windows, a fireplace and stunning views. With multiple reception rooms, opportunities for hosting and entertaining are endless. These include a fantastic dining room, a well-appointed kitchen, lounge and sitting room. Also on the ground floor is a gymnasium/reception room, secondary kitchen, double bedroom, a second ground floor bedroom and bathroom, making the home flexible to be used as accommodation for an elderly relative or a teenager.

On the first floor are six bedrooms and the family bathroom. Providing ample space, the master bedroom is stunning and has excellent views of the River Trent. There is a secondary bedroom suite, four additional bedrooms and a WC. Externally, North Ewster House is majestically presented and offers a plethora of outdoor space. In front of the home is a large south-facing garden with an array of plants and mature trees. There is also an adaptable outbuilding that is currently used for storage but could have a variety of uses. The wrap-around exterior is perfect for those seeking a good amount of outdoor space.

The property is located near West Butterwick. The nearest large shops are located around a seven mile drive offering a host of amenities. The rural location of the property benefits from the tranquil surroundings.

The property briefly comprises of on the ground floor: Entrance hall, sitting room, dining room, inner hallway, pantry, lounge, kitchen, inner hallway 2, laundry room, office/ bedroom 8, secondary kitchen, secondary lounge, gymnasium/reception room, bedroom 7, bathroom, boot room and WC.

On the first floor: Landing, inner landing 1, master bedroom, master en-suite bathroom, bedroom 2, bedroom 2 en-suite bathroom, family bathroom, bedroom 3, bedroom 4, inner landing 2, bedroom 5, bedroom 6 and WC.

Outbuildings: Garage, store and wood store.

LOUNGE

GROUND FLOOR

A heavy Accoya door with a double glazed panel opens to the entrance hall.

Entrance Hall

A beautiful entrance hall with a coved ceiling, pendant light points, dado rail, central heating radiator and deep skirtings. Oak doors open to the sitting room, dining room and inner hallway.

Sitting Room

28'1 x 15'8 (8.55m x 4.77m)

A stunning sitting room with large front and side facing UPVC double glazed windows, coved ceiling, central heating radiator, TV/aerial point and deep skirtings. The focal point of the room is the striking black fireplace with mantel and hearth.

Dining Room

15'6 x 13'2 (4.73m x 4.02m)

A brilliant dining room with front and side facing UPVC double glazed windows, coved ceiling, pendant light point, central heating radiator and deep skirtings. The focal point of the room is the fireplace with a decorative surround and hearth. TV point.

Inner Hallway 1

With a coved ceiling and pendant light point. Oak doors open to the pantry, lounge, kitchen, inner hallway 2 and a UPVC door with a double glazed panel opens to the boot room.

Pantry

Having shelving. A timber door opens to an under-stairs storage cupboard.

Lounge

21'2 x 12'8 (6.46m x 3.86m)

A generously sized lounge with side and rear facing UPVC double glazed windows, coved ceiling and two pendant light points. The focal point of the room is the multi-fuel burner with an oak mantel, brick surround and slate hearth. An opening gives access to the kitchen and a UPVC door with a double glazed panel opens to the side of the property.

Kitchen

17'11 x 12'8 (5.46m x 3.87m)

A well-appointed kitchen with side facing UPVC double glazed windows, recessed lighting, central heating radiator, deep skirtings and vinyl flooring. A range of fitted base/wall and drawer units incorporate a work surface, tiled splashbacks and an inset 1.5 bowl sink with a chrome mixer tap. There is the provision for a range cooker, a full-height fridge/freezer and a dishwasher. A separate island has a granite work surface.

Inner Hallway 2

Having a coved ceiling, flush light points and a central heating radiator. An opening gives access to the laundry room and timber doors with obscured glazed panels open to the office/bedroom 8, secondary kitchen and gymnasium/reception room.

Laundry Room

With a coved ceiling, flush light points and vinyl flooring. A range of fitted base/wall units incorporate a work surface. There is the provision for a washing machine and a tumble dryer.



LOUNGE



SITTING ROOM

SITTING ROOM



LOUNGE



DINING ROOM



ENTRANCE HALL



SITTING ROOM

DINING ROOM

GROUND FLOOR CONTINUED

Office/Bedroom 8

10'8 x 10'1 (3.26m x 3.07m)

Having a rear facing UPVC double glazed window, coved ceiling, flush light point and a central heating radiator.

Secondary Kitchen

18'4 x 7'10 (5.58m x 2.39m)

With a front facing UPVC double glazed window, coved ceiling, recessed lighting, central heating radiator, TV/aerial point and tiled flooring. A range of fitted base/wall and drawer units incorporate a matching work surface, matching upstands, a tiled splashback and an inset 1.0 bowl, stainless steel sink with a chrome mixer tap. There is the provision for an oven/grill and an under-counter fridge/freezer. A timber door with double glazed obscured panels opens to the secondary lounge. A UPVC door with a double glazed panel and matching side panel opens to the side of the property.

Secondary Lounge

18'1 x 10'7 (5.50m x 3.22m)

With a coved ceiling, wall mounted light points, a central heating radiator and a TV/aerial point. UPVC doors with double glazed panels and matching side panels open to the side of the property.

Gymnasium/Reception Room

10'8 x 10'1 (3.24m x 3.07m)

With a coved ceiling, flush light point and a central heating radiator. A timber door with double glazed obscured panels opens to bedroom 7. A UPVC sliding door with double glazed panels opens to the rear of the property.

Bedroom 7

20'4 x 10'1 (6.21m x 3.07m)

Having rear facing UPVC double glazed windows, coved ceiling, flush light points, central heating radiator and a TV/aerial point. A timber door opens to the bathroom.

Bathroom

With a front facing UPVC double glazed obscured window and a flush light point. A suite comprises a low-level WC and a wash hand basin with traditional chrome taps. To one corner is a panelled bath with a mixer tap and to another corner is a separate shower enclosure with a fitted shower and a glazed screen/door.

Boot Room

Having a central heating radiator and vinyl flooring. An oak door opens to the WC. A UPVC door with a double-glazed panel and matching side panel opens to the rear of the property.

WC

With a coved ceiling, pendant light point, central heating radiator, partially tiled walls and tiled flooring. A suite in white comprises a low-level WC, a wash hand basin with traditional chrome taps and a heated vanity mirror.

From the entrance hall, a staircase with a timber handrail and balustrading rises to the first floor.



BOOT ROOM



WC



KITCHEN



KITCHEN



SECONDARY KITCHEN



KITCHEN



SECONDARY LOUNGE



KITCHEN



BEDROOM 7



BATHROOM

FIRST FLOOR

Landing

Having a rear facing UPVC double glazed window, coved ceiling, pendant light point, dado rail, central heating radiator and deep skirtings. An opening gives access to inner landing 1. Oak doors open to the family bathroom, bedroom 3, bedroom 4 and another opening gives access to inner landing 2.

Inner Landing 1

With a coved ceiling, pendant light point and a dado rail. Oak doors open to the master bedroom and bedroom 2.

Master Bedroom

18'1 x 13'8 (5.52m x 4.17m)

A beautiful master bedroom that has far-reaching views of the River Trent. Having front and side facing UPVC double glazed windows, coved ceiling, wall mounted light point and central heating radiators. Fitted furniture includes shelving and long hanging. An oak door opens to the master en-suite bathroom.

Master En-Suite Bathroom

Having a front facing UPVC double glazed window, coved ceiling, flush light points, extractor fan, partially tiled walls, shaver point and a central heating radiator. A suite in white comprises a low-level WC and a wash hand basin with traditional chrome taps and storage cupboards below and above. To one corner is a separate shower enclosure with a fitted electric shower with a ceramic base and a glazed screen/door.

Bedroom 2

12'10 x 11'0 (3.92m x 3.36m)

A sizeable double bedroom with a side facing UPVC double glazed window overlooking the River Trent, coved ceiling and a central heating radiator. An oak door opens to the bedroom 2 en-suite bathroom.

Bedroom 2 En-Suite Bathroom

Having rear facing UPVC double glazed obscured windows, coved ceiling, pendant light point and a central heating radiator. A suite in white comprises a low-level WC and a pedestal wash hand basin with traditional chrome taps. There is a panelled bath with a chrome mixer tap shower head and two glazed screens.

Family Bathroom

With a front facing UPVC double glazed window, coved ceiling, flush light point, extractor fan, partially tiled walls, central heating radiator, and tiled flooring. A suite in white comprises a low-level WC and a pedestal wash hand basin with a chrome mixer tap. To one wall is a panelled bath with a chrome mixer tap, a fitted shower head, additional hand shower facility and a glazed screen.



LANDING

MASTER BEDROOM

BEDROOM 2

FIRST FLOOR CONTINUED

Bedroom 3

15'9 x 13'5 (4.79m x 4.10m)

Another double bedroom with front and side facing UPVC double glazed windows with long reaching rural views, coved ceiling, flush light point, central heating radiator and a TV/aerial point.

Bedroom 4

16'0 x 12'10 (4.88m x 3.91m)

A further double bedroom with a side facing UPVC double glazed window, coved ceiling, wall mounted light points, central heating radiator and a TV/aerial point. Fitted furniture includes shelving and a cloaks hanging rail. The focal point of the room is the decorative fireplace with a mantel and hearth.

Inner Landing 2

Having a side facing UPVC double glazed window, coved ceiling, pendant light point and a central heating radiator. Oak doors open to fitted shelving, bedroom 5, bedroom 6 and WC.

Bedroom 5

9'10 x 8'9 (3.00m x 2.67m)

With a side facing UPVC double glazed window, coved ceiling, pendant light point and a central heating radiator.

Bedroom 6

9'3 x 9'2 (2.82m x 2.80m)

Having a side facing UPVC double glazed window, coved ceiling, pendant light point and a central heating radiator. A storage cupboard houses the hot water tank.

WC

With a side facing UPVC double glazed obscured window, coved ceiling and a pendant light point. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap.



VIEW

BEDROOM 3

BEDROOM 4



MASTER EN-SUITE BATHROOM



FAMILY BATHROOM



BEDROOM 5



BEDROOM 6

EXTERIOR & GARDENS

An opening gives access to a stone flagged driveway that continues to the front of the property. To the front is exterior lighting and an electric vehicle charging point. There is a large garden, mainly laid to lawn with an array of plants. Access can be gained to the main entrance door. There are three water taps and external power points.

Directly opposite the front of the property is an outbuilding.

Outbuilding

A useful outbuilding split into two parts. There are solar panels on the roof.

Store

32'10 x 16'4 (10.01m x 4.98m)

With front facing timber glazed windows, light and power.

Garage

25'2 x 16'4 (7.67m x 4.98m)

With a roller shutter door, front facing timber glazed windows, light and power.

A banking that sits to the right side of the property leads down to the River Trent. North Ewster House has unrestricted access to the river bank which is maintained by the Environment Agency.

To the right-side of the property is a stone flagged path that is bordered by raised planting and there is a garden store. Access can be gained to the secondary lounge.

The stone flagged path continues down the rear of the property. Access can be gained to the gymnasium and boot room. A door opens to the wood store.

Wood Store

7'1 x 5'3 (2.17m x 1.59m)

Having a rear facing window, light and power. A timber door opens to the boiler room.

Boiler Room

5'3 x 5'1 (1.59m x 1.55m)

With a rear facing window, light and power. Also housing the oil boiler.

To the left-hand side is a garden mainly laid to lawn with a greenhouse, mature trees and a stone flagged path. Access can be gained to the lounge. The garden is fully enclosed by fencing, hedging and stone walling.




NORTH
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HOUSE
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GROUND FLOOR

Ground Floor Approximate Floor Area:
2638 SQ.FT. (489.0 SQ.M)

Total Approximate Floor Area (Including Outbuildings):
5264 SQ.FT. (27.3 SQ.M)



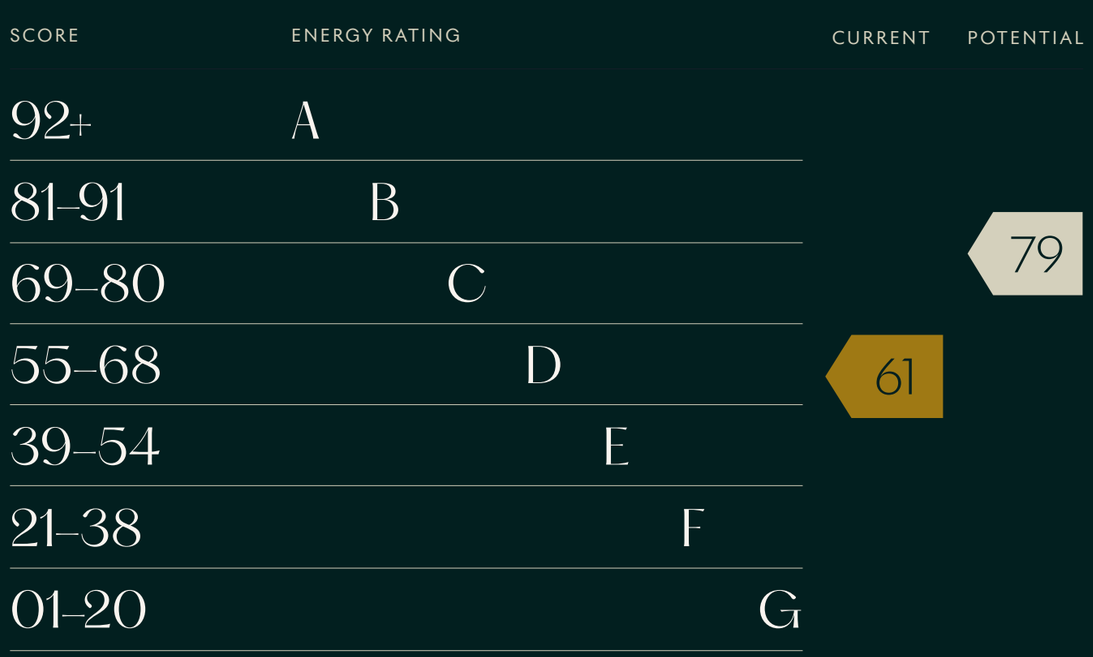
FIRST FLOOR

First Floor Approximate Floor Area:
1600 SQ.FT. (148.6 SQ.M)

Outbuildings Approximate Floor Area:
1026 SQ.FT. (95.3 SQ.M)



BEDROOMS	BATHROOMS
8	4
LIVING ROOMS	**SQFT**
5	5,264
TENURE	**COUNCIL TAX**
Freehold	F



Services

Mains electricity, mains water and oil central heating. There is broadband at the property and the mobile signal quality is good. There is a septic tank.

Rights of Access & Shared Access

None.

Covenants, Easements, Wayleaves & Flood Risk

There are no easements or wayleaves. The flood risk is low.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

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North Ewster, West Butterwick,
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Asking Price
£650,000

Viewing strictly by appointment with
our consultant on: 0114 358 2020

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