

Mundys
est 1898
INC. ALASDAIR MORRISON

The Old Hall

Main Street, Fenton, NG23 5DE













The Old Hall, Main Street,
Fenton
NG23 5DE

Stunning Grade II listed detached country residence situated in the heart of this popular village. The idyllic gated approach, with an in and out drive and private pond, leads to this delightful limestone and red brick spacious home. Heritage notes and datestone suggest the original property dates back to C1588 and has been extended and modernised through the centuries to offer a charming home which continues to carry the dignity and character of its origins.

The Old Hall comprises Entrance Hall, Drawing Room, Dining Room, stunning Open Plan Family/Dining Kitchen, Garden Room, Utility Room, Cloakroom/WC and access to Cellar. The First Floor there are four Double Bedrooms, two of which have an En-suite, and a Family Bathroom. Second Floor offers two further rooms which at present offer a Family Room/Bedroom and Bedroom with WC.

Outside the well maintained and landscaped grounds extends to approximately 3.98 acres. Further outbuildings with WC. Two secluded patio areas, formal lawn with flower/shrub beds and borders. Private swimming pool and tennis court, a paddock and a wooded area enjoying far-reaching countryside views.

GUIDE PRICE
£1,100,000

ACCOMMODATION

RECEPTION HALL
With front entrance door, tiled flooring, stairs to the first floor and doors leading off to:

DRAWING ROOM
19' 6" x 17' 7" (5.94m x 5.36m)
With wooden flooring, exposed beams, sash window to the front elevation, marble fireplace surround with inset working fire and French doors leading to the rear garden.

OPEN PLAN LIVING/DINING KITCHEN

LIVING ROOM
17' 10" x 17' 3" (5.44m x 5.26m) With sash window to the side elevation with shutters, feature stone fireplace with inset multi-fuel burner, crittall window to the front elevation, two radiators, exposed beamed ceiling, Karndean flooring and opening through to:

KITCHEN AREA
19' 7" x 15' 8" (5.97m x 4.78m) With a range of bespoke fitted base units and central island, Silestone work surfaces, inset sink, Quooker tap, pantry cupboard, dual control 5 oven AGA, integrated dishwasher, American style fridge freezer, breakfast bar and windows to the front and side elevations.

DINING ROOM
19' 1" x 15' 1" (5.82m x 4.6m) With sash window with shutters to the front elevation, door to the rear elevation, feature fireplace with slate hearth and inset Morso log burner, wall light points, fitted shelving and cupboards.

REAR LOBBY
With a door to the rear courtyard and access to:

CONSERVATORY
14' 2" x 14' 1" (4.32m x 4.29m) With glazed roof, double glazed French doors to the rear garden and glazed windows offering views over the formal lawned garden.

UTILITY ROOM
14' 10" x 5' 11" (4.52m x 1.8m) With a range of base units with inset sink unit, electric oven, integrated fridge and freezer and two windows to the side elevations.

CLOAKROOM
With pedestal wash hand basin and crittall window to the rear elevation.

FIRST FLOOR LANDING
With sash window and stairs to the second floor.

PRINCIPLE BEDROOM
15' 8" x 15' 5" (4.78m x 4.7m) With crittall windows to the front and side elevations with feature stone mullion, range of fitted wardrobes and door to:

EN-SUITE
With double walk-in shower enclosure, drench head and handheld showers, low level WC, heated towel rail and a vanity wash hand basin, Karndean flooring and access to:

DRESSING ROOM
15' 1" x 8' 8" (4.6m x 2.64m) With sash window to the front elevation, radiator, fitted wardrobes and doors to the landing.

BEDROOM 2
18' 1" x 14' 1" (5.51m x 4.29m) With sash window to the side elevation overlooking the rear garden, fitted wardrobes and wall lights.

EN-SUITE
With corner shower, low level WC, wash hand basin, heated towel rail and a window to the side elevation.

FAMILY BATHROOM
A ball and claw period suite with freestanding bath, pedestal wash hand basin, walk-in shower with drench head shower, low level WC, heated towel rail and windows to the rear and side elevations.

BEDROOM 3
14' 9" x 13' 4" (4.5m x 4.06m) With window to the side elevation, wardrobes and wash hand basin.

BEDROOM 4
12' 0" x 8' 11" (3.66m x 2.72m) With sash window to the front elevation and radiator.

SECOND FLOOR LANDING
With beamed ceiling, beamed walls, direct access to the bedroom/family room and window to the rear elevation.

BEDROOM 5/FAMILY ROOM
30' 10" x 13' 6" (9.4m x 4.11m) With suite spanning the whole of the second floor, full height ceiling with exposed beams and trusses, window to the side elevation and rear garden.

DRESSING ROOM
15' 9" x 13' 6" (4.8m x 4.11m) With original brick fireplace, wash hand basin, window to the front elevation and wall lights.















OUTSIDE

FRONT GARDEN
The property offers an in and out gravelled driveway with double electric gates at both access points, with a gravelled driveway, the well maintained and landscaped plot offers a variety of mature trees that run alongside the driveway with pond and a lawned front garden with hardstanding and turning area for 3 cars, together with an electric car charging point.

COURTYARD GARDEN
With flagstone and brick patio, two external stores and WC, side oil storage tank, double hand gate leading to the formal lawned garden.

OUTBUILDINGS
Store 1 - 11'1 x 10
Store 2 10 x 10
WC

FORMAL LAWNED GARDEN
With private patio area, a further enclosed area offers additional timber sheds and access to the private outdoor swimming pool which has a heating and filtration system housed within one of the sheds. There is also a private tennis court and the formal lawns lead to an enclosed private paddock which offers far reaching views over the wooded area and beyond.

DOUBLE GARAGE
20' 4" x 17' 3" (6.2m x 5.26m) With double doors, light and power.

LOCATION
Fenton is a quaint rural village approximately 6 miles from Newark. Neighbouring villages offer local facilities including pubs and primary schools whilst Newark is easily accessible and offers a full range of amenities including a direct rail link to London Kings Cross from 1hr 20mins. The historic city of Lincoln is approximately 18 miles away and Nottingham is also accessible. Secondary state schooling and independent schooling are available, with grammar schools at Grantham (approximately 14 miles) and Sleaford (approximately 15 miles).

SERVICES
Mains Electricity and Water.
Oil Fired Central Heating.
Private Drainage.

Telephone Landline.
Broadband Internet.

COUNCIL TAX AND EPC

EPC Energy Rating - exempt (Grade II Listed).

Council Tax Band - G (Newark and Shearwood Council).

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

NOTE - Adjacent offices (Lucas Court) together with a small paddock to the north of Old Hall, having planning consent for a four bedroomed detached house, can be available through separate negotiation.

WEBSITE
Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT
We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO
Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME
An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, ca 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.

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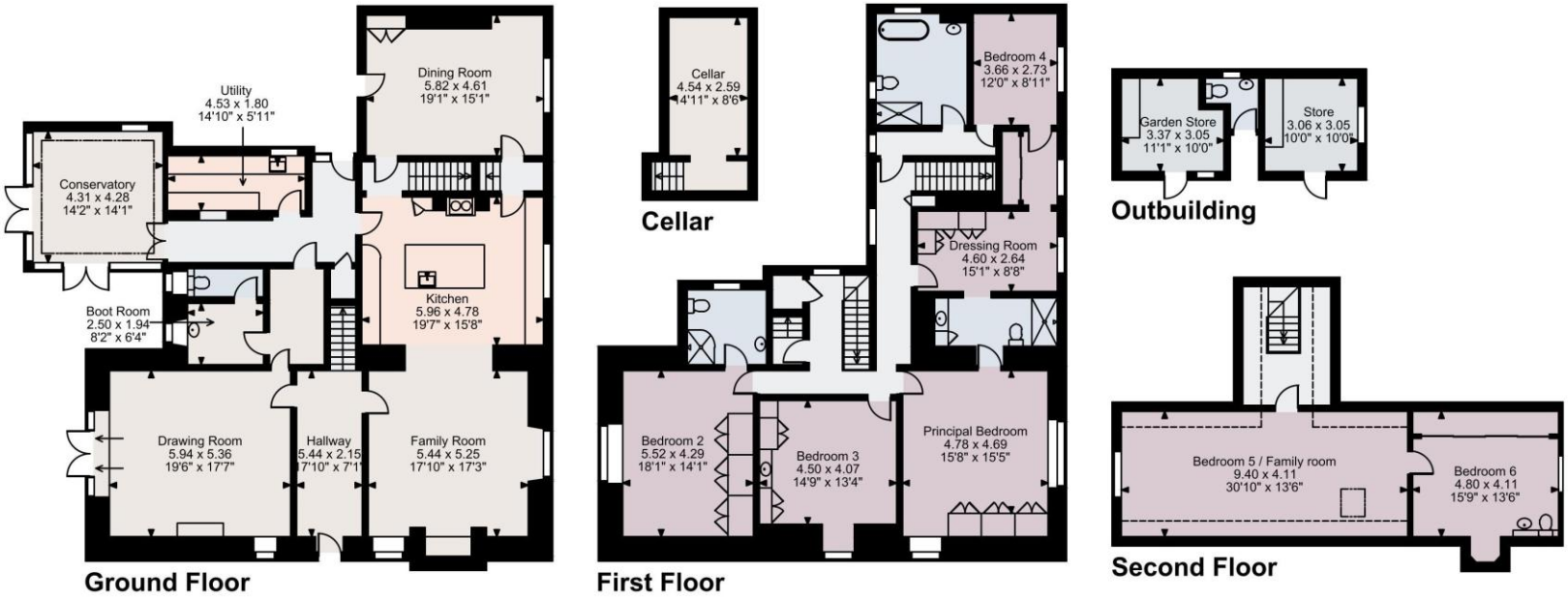






Old Hall, Newark

Main House gross internal area = 4,723 sq ft / 439 sq m
Garage gross internal area = 350 sq ft / 33 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

⊏⊐⊏⊐ Denotes restricted head height

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Pond
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ALLEN RD

