



## Byron Suite, Hill House, Burgage Lane, Southwell, NG25 0ER



Book a Viewing!

**£550,000**

This exceptional first floor apartment is set within a beautiful Grade II listed Georgian property, enjoying stunning panoramic views across Southwell and towards Southwell Minster. Occupying an elevated position in one of Southwell's most sought-after locations, the property is just a short walk from the town centre. The apartment and building retain a wealth of period charm and character, including high ceilings, generous proportions and original features throughout. Offering over 1,500 sq ft of accommodation, the layout comprises a communal main entrance, private entrance hall, cloakroom/WC, an impressive dual aspect sitting room, spacious dining kitchen, a principal bedroom with en-suite and a second double bedroom with en-suite and dressing room. Externally, the property is surrounded by extraordinarily well-tended gardens and grounds, which are maintained by the management company and included within the service charge. Further benefits include a single garage and ample additional parking.





**SERVICES**

All mains services available. Gas central heating.

**COUNCIL TAX BAND – E.**

**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Leasehold.

Length of Lease - 999 years from 25.09.2000

Years Remaining on Lease - 973

Annual Ground Rent - n/a

Annual Service Charge Amount - £4,680.00

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.





## LOCATION

Southwell is a picturesque market town known for its rich history and stunning architecture. Located in the heart of the English countryside, Southwell boasts a range of amenities and facilities. One of the town's most iconic landmarks is Southwell Minster, a stunning medieval cathedral. The town is also home to numerous quaint shops, charming cafes, and traditional pubs, providing plenty of options for dining and shopping. Southwell offers schools, healthcare providers and recreational facilities, ensuring that residents have access to essential amenities. Additionally, Southwell has good transportation links, making it easy to explore the surrounding area and beyond.



Hill House is an historic Georgian building in Southwell built circa 1800 for the Reverend John Thomas Becher, a prominent local clergyman and social reformer. The building has origins in the very early 19th century and connections to local social history and later adaptive reuse, it is a Grade II listed building on the National Heritage List for England, recognised for its architectural and historic interest.

## ACCOMMODATION

### MAIN ENTRANCE HALL

A hardwood entrance door with glazed panels gives access to the grand main entrance hall with Flagstone flooring, period fireplace and stone pillars to either side of the hall, ceiling archway gives access to the main staircase which leads up to the first floor accommodation. In addition, there is a lift which allows access from the main entrance hall to both the first and second floor accommodation.

### ENTRANCE HALL

A hardwood entrance door gives access to the entrance hall, with Herringbone wood effect vinyl flooring which continues throughout the property, two covered radiators, additional part panelled wall with coat hooks and a door to the airing cupboard/linen store with shelving and rail.

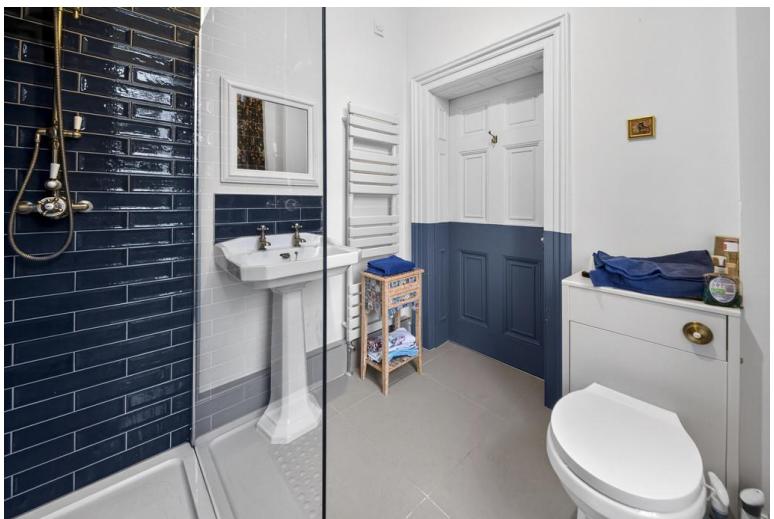
### CLOAKROOM/WC

With wood panelled walls, wash hand basin set into a double vanity unit, low level WC, radiator and plate shelf.

### DRAWING ROOM

22' 3" x 15' 11" (6.78m x 4.85m) A light and airy room with panoramic views, three sliding sash windows with wooden shutters to the side and rear aspects, traditional exposed brick open fireplace with wooden surround, covered radiators, coved ceiling, wood panelling to one wall with plate shelf and door to the kitchen/diner.





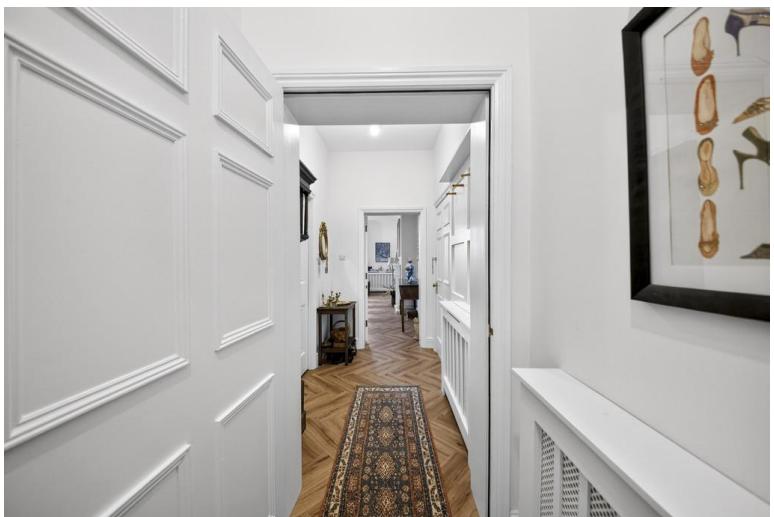
## KITCHEN/DINER

15' 1" x 13' 10" (4.6m x 4.22m) Spacious Shaker style kitchen having wooden cabinets and roll edge wood effect work surfaces, providing ample storage with additional appliances including dishwasher, plumbing for washing machine and fridge freezer, Bosch oven with a microwave over, two stainless steel single drainer sink units, a corner pantry cupboard with shelving and a box sash window with wooden shutters giving delightful views over Church Street and towards Brackenhurst and Southwell Minster.



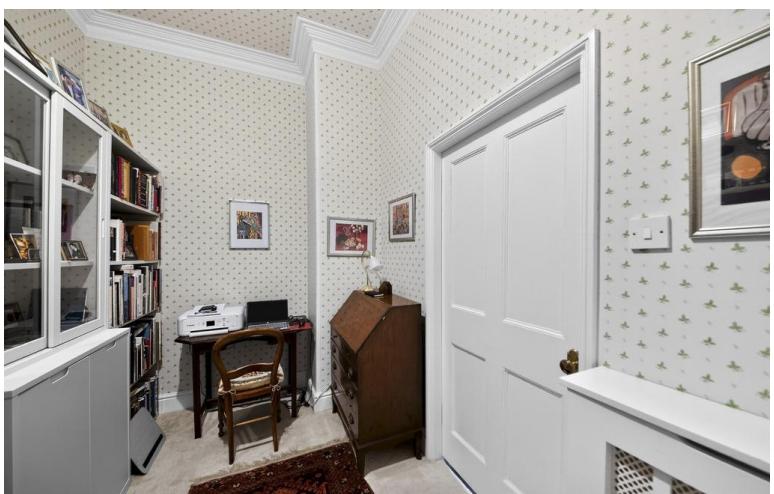
## BEDROOM 1

22' 1" x 15' 10" (6.73m x 4.83m) A delightful room offering ample space with the benefit of a range of fitted wardrobes, drawers and cupboards, two box sash windows with wooden shutters to the side aspect, covered radiator and door off to the en-suite.



## EN-SUITE SHOWER ROOM

7' 11" x 6' 11" (2.41m x 2.11m) A stunning modern suite comprising a pedestal wash hand basin, low level WC and a double width walk-in shower with a Drench head and handheld shower, finished with splash tiling, a heated towel rail and sash window with wooden shutters providing side aspect views.



## BEDROOM 2

16' 11" x 15' 2" (5.16m x 4.62m) Sash window with wooden shutters to the front aspect, two covered radiators, plate shelf, fitted wardrobes and the added benefit of a dressing room and an en-suite.

## DRESSING ROOM/OFFICE

11' 1" x 8' 10" (3.38m x 2.69m) Currently being used as an office/library.

## EN-SUITE BATHROOM

11' 1" x 8' 10" (3.38m x 2.69m) With a modern fitted suite comprising a rolltop ball and claw slipper bath with freestanding tap and handheld shower attachment, double walk-in shower with Drench and handheld shower attachments and finished with tiled splashback, a sash window with wooden shutters to the front aspect, ceramic bowl sink with wooden vanity cupboard beneath, low level WC and benefiting from the original wooden flooring.

## OUTSIDE

There are two car parking spaces to the front of the property with ample guest parking available. Hill House offers extensive grounds to the front, side and rear with large lawned areas, well-tended trees, shrubs, flowerbeds and borders. The rear garden and terrace offers wonderful views over Southwell, Church Street, Southwell Minster and beyond towards Brackenhurst.



## GARAGE

21' 11" x 10' 9" (6.7m x 3.3m) With an electric roller shutter door and mezzanine storage platform.

### WEBSITE

Our detailed web site 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](http://mundys.net)

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### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, 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.

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

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will receive a referral fee of up to £125.

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, call 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 roughly checked.

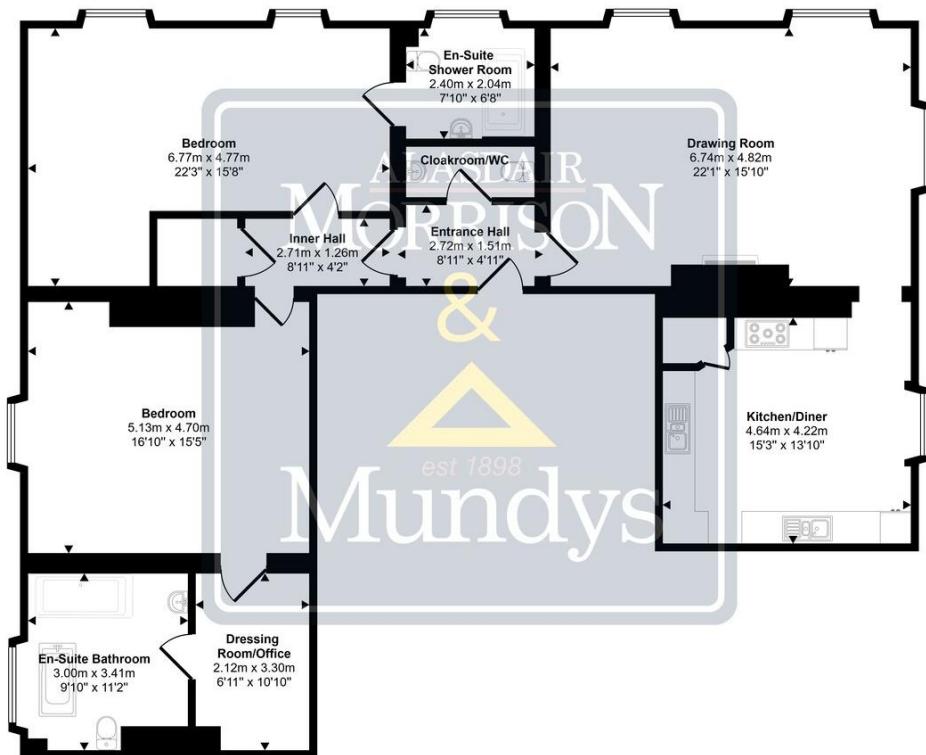
### GENERAL

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Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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