



JOB'S CROFT (PRONOUNCED JOBES CROFT)

BUTT LANE MAPLEBECK NOTTINGHAMSHIRE NG22 0BQ

Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk



A STUNNING COUNTRY PROPERTY WITH FIRST CLASS EQUESTRIAN FACILITIES

A stunning country property set in extensive private gardens and grounds (4.20 acres) offering the rarely encountered combination of an exceptional house and first-class well managed equestrian facilities.

MAPLEBECK

Maplebeck is a small unspoilt Conservation village set in unspoilt rolling countryside some six miles, or so to the north of Southwell accessible to the surrounding centres of Nottingham, Newark on Trent and Lincoln.

Southwell, a thriving Minster town to south of the village offers a useful range of retail amenities, legal and medical facilities and a sports centre/rugby club, whilst Southwell schooling is of a renowned standard across the age ranges.

The larger market town of Newark on Trent offers a more extensive range of retail amenities, including a large Waitrose store, whilst closer to hand is Maxey's Farm Shop selling an extensive range of quality locally sourced fruit, vegetables and fresh meat.

DRIVING DISTANCES SOURCED FROM AA ROUTE PLANNER
Distances stated in miles.

SOUTHWELL	6	NEWARK	8
MANSFIELD	14	RETFORD	14
LINCOLN	25	DERBY	37
NOTTINGHAM	28	LEICESTER	43

EAST MIDLANDS AIRPORT 40 miles

From Newark Northgate Station there is a fast direct rail service into London Kings Cross in a fast direct scheduled journey time of 80/85 minutes.



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES



GROUND FLOOR

Central Open Plan Reception Area

14.45m x 8.35m (47'3" x 27'3") *maximum dimensions overall*

A Stunning Central Reception Area.

Large Sitting Room

High vaulted ceiling with exposed Kingpost roof trusses and purling timbers and two sets double casement double glazed doors opening to the extensive south terrace.

Natural stone fireplace with herringbone brick fire back and high capacity Stovex wood burning stove on raised hearth.

Open Plan Dining Area

Double glazed French doors opening to terrace. In part high vaulted ceiling part suspended on reclaimed brickwork pillars. Central light points/wall light points.

Private Sitting Room 5.15m x 4.35m (16'9" x 14'3")

High vaulted ceiling and full height glazed gable end with double casement double glazed doors opening to west terrace. Central heating radiator.

Concealed Wet Room

A fully tiled wet room with high level watering can shower head and low-profile central floor drain.

Cantilevered wash basin and low-level WC.

Please note that this room has the capacity to be used (with ease) as a reception room or, as and when needed as a bedroom.





Open Plan Country Kitchen - Breakfast Room

10.35m x 3.90m (33'9" x 12'9")

A large open plan kitchen having an extensive range of storage units with a well-planned layout of base units with extensive marble work surfaces having an inset Belfast sink with swan neck mixer. Recessed traditional Rangemaster electric cooking range with ceramic hob and low-level electric ovens and warming drawer.

Large freestanding central island unit with low level cupboard space/drawer and wine racking. Concealed waste disposal bin and high-grade granite work surface area. Inbuilt wine racking

Fixed corner seating with purpose built breakfast - occasional dining table. Handcrafted storage cupboards with concealed television space and second pantry store. Ample sofa space

Connecting Garden Room

6.15m x 5.60m (20'3" x 18'3")

A large informal sitting room/garden room with excellent natural lighting and double-glazed doors opening to the south terrace.

Central heating radiator and high grade fitted and freestanding furniture external secondary access door giving access to the garage block and annex.

Please note that underfloor heating has been installed in an extensive area of the property which in turn has been finished in a natural limestone.





ACCESSED FROM THE GARDEN ROOM

Guest Bedroom Four

4.50m x 3.20m (14'9" x 10'6")

High vaulted ceiling with two Velux rooflights and recessed low voltage downlighting.
Central heating radiator.

En Suite Bathroom

Period design contemporary roll top bath with freestanding H/C water supply and shower unit.
Cantilevered wash basin and low-level WC.
Bathroom accessories/wall mirror.
Chromium heated towel rail.





PRINCIPAL BEDROOM ACCOMMODATION

Accessed by a short staircase from the main reception area which gives access from a half stage landing to the three main bedrooms;

Half Stage Landing with Shower Room

Quadrant shower cubicle with watering can shower head, a corner wash basin and low-level WC. Chromium heated towel rail and extraction fan.

Bedroom One

5.25m x 3.85m (17'3" x 12'6") *maximum dimensions*

A large main bedroom with high vaulted ceiling and aspect over the south garden. Contemporary fitted wardrobe units. Central heating radiator.

Large En Suite Bathroom

Freestanding roll top steel bath with shower handset. Cantilevered twin wash basins on tiled plinth. Recessed shower cubicle with watering can shower head and separate handset. Recessed low-level WC. Contemporary central heating radiators. Full height mirror fronted medicine cabinet.

Bedroom Two

Please see overleaf for details of Bedroom 2

Second Stage Landing

Conservation roof lights and shelved linen store. Extensive storage space and two concealed pressurised hot water cylinders.

Bedroom Three

6.00m x 2.85m (19'9" x 9'3")

A large bedroom accessed from a second stage landing. Two Velux Conservation roof lights. Central heating radiator. Eaves space storage.





FURTHER BEDROOM ACCOMMODATION Lower Ground Floor

Bedroom Two

4.40m x 3.55m (14'6" x 11'6")

Accessed by a descending staircase from the first stage landing described on Page 6.

A large bedroom with double casement doors opening to the south terrace.

Large in-built wardrobe store.

Central heating radiator.

En Suite Bathroom

A well specified en suite bathroom with a large contoured, a vanity unit with two circular wash basins set into a marble topped vanity unit and a contemporary low-level WC. Central heating radiator. High grade ceramic tiled floor. Contemporary wall lights and circular mirror.

SPECIAL NOTE

The internal plan of Job's Croft should really be viewed to appreciate the versatility of the property, which offers four large appealing bedrooms on both ground and first floor levels and by virtue of a dual-purpose ground floor extension, a possible Bedroom Five which incorporates a well specified wet room which is not apparent when the room is in regular use as the Evening Sitting Room.





GARDENS AND GROUNDS

Job's Croft is set in an overall land area of 4.20 acres bordering to Church Lane within an extensive stocked gardens and grounds sheltered by high boundary hedging giving a high degree of privacy, with a second pedestrian access from the village centre along Church Lane.

Vehicular access into the property is from Butts Lane as shown on the sale plan entering through a double gated entrance (with electric remote control) leading across the grounds into an extensive parking -turning area close to the double garage, workshop and residential annex.

An extensive area of responsibly managed grassland in three separate post and railed enclosures and a professional 60 x 20m fibre-sand manage extend along the western half of the property sheltered by an extensive belt of perimeter trees.

Enclosed stable yard with four linked Harlow design stables and a hay barn.
Productive vegetable garden and aluminium framed greenhouse.





Double Garage 5.85m x 5.30m (19'3" x 17'3")
A large double garage with double vehicle access doors, electric lighting/power and separate alarm system.

Workshop 4.10m x 3.65m (13'6" x 12'0")
Fixed workbench. Electric lighting/power.
Wide access door, tool racking and concrete floor.

SMALL RESIDENTIAL ANNEX

Planned within the building is a small groom's annex with a self-contained entrance.

Sitting Room/Studio/Kitchen

4.00m x 3.60m (13'0" x 11'9")
Fixed base storage units with extensive work surface area and 1.5 bowl stainless steel sink and high-level wall cabinets. Low level Belling cooker. Ample breakfast table space.

Large Bedroom 5.15m x 2.65m (16'9" x 8'9")
Velux Conservation roof light.

En Suite Bathroom

Contoured panelled bath with shower handset, pedestal washbasin and concealed cistern WC.



GENERAL INFORMATION & FLOORPLANS FOR IDENTIFICATION PURPOSES - NOT TO SCALE



MAINS SERVICES

Mains electricity and water are connected to the property. Please note that there is no mains gas supply in the village.

Please note that none of the mains service connections, appliance installations or appliances have been tested by the selling agents and no warranties are given or implied.

LOCAL AUTHORITY

Council Tax Band E
Newark & Sherwood District Council
Castle House, Great North Road
Newark on Trent, NG24 1BY
www.newark-sherwooddc.gov.uk
01636 650 000

VIEWING ARRANGEMENTS

If you would like to arrange a viewing of Job's Croft please contact us on 01636 815544

www.smithandpartners.co.uk

SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

ADDITIONAL LAND – 3.40 ACRES
 NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



A compact level 3.40-acre field with an extensive road frontage to the Main Street having a mains water supply and managed in three connecting paddocks could be purchased by separate negotiation.

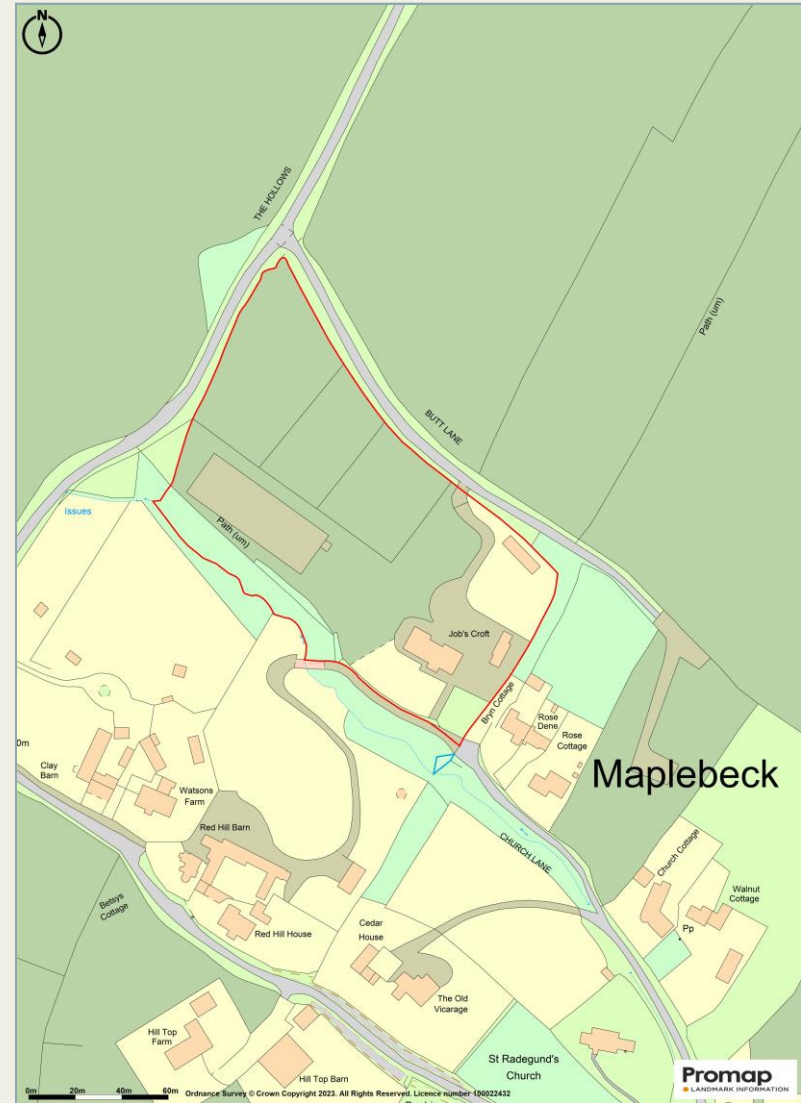
ENERGY PERFORMANCE CERTIFICATE RATINGS

A copy of the EPC can be viewed at
<https://www.epcregister.com/searchReport.html>
 Ref No: 0010-2189-3230-2027-5321

Conditions of Sale

These particulars are issued on the distinct understanding that all negotiations are conducted through Smith and Partners. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility can be accepted for any loss or expense incurred in viewing. Smith and Partners for themselves and for the vendors of this property whose agents they are, give notice that: 1 These particulars do not constitute, nor constitute any part to, an offer or contract. 2 None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. 3 Any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of the statements contained in these particulars.

LOCATION PLAN
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