



Carlton House, High Street, Carlton Le Moorland, Lincolnshire



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Newark - 8 miles (London Kings Cross 80 mins) Lincoln - 12 miles

Situated in this most sought after village, Carlton House is a stunning Grade II Listed six bedroom family home which sits on a plot of around an acre with beautifully presented Georgian style gardens and an array of useful outbuildings. Believed to date back to the late 17th Century, this fine Georgian house has been beautifully restored by the current owners providing a wealth of original features including exposed timbers beams and truss work, inglenook fireplaces, panelled walls and delightful apple loft.

In more detail, the accommodation comprises entrance hall, formal dining room, reception room, kitchen, breakfast room, green room, utility, shower room and rear entrance hall to the ground floor, with master bedroom, dressing room and en-suite, two further bedrooms and family bathroom to the first floor and three further bedrooms to the second floor.

Outside, there are stunning landscaped gardens to three elevations with an array of mature trees, ornamental gardens, a decked terrace area, orchard and a range of useful outbuildings including a barn, offices, workshop and two bay car port with ample parking.



ACCOMMODATION

Entrance Hall

Entrance via solid wood door with ornate arched window above. Tiled flooring, radiator with cover and stairs rising to first floor landing.

Formal Dining Room 4.60m x 4.56m (15'1 x 14'11)

Sash window with working shutters to front elevation. Feature fireplace housing cast iron fire with ornate surround and mantle set to hearth with original inset cupboards, exposed timber beams, solid oak flooring and radiator with cover.

Reception Room 4.61m x 4.26m (15'1 x 13'12)

Sash window with working shutters to front elevation. Feature fireplace housing cast iron fire with ornate surround and mantle set to hearth, ornate cornicing, exposed timber beams and radiator with cover.

Green Room 5.10 x 4.75m (16'9 x 15'7)

Glazed windows to side elevation. Exposed open brick inglenook fireplace housing Jotul log burner with flue set to York Stone hearth with solid wood mantle, built-in book cupboard with bookshelves, exposed timber beams, parquet flooring and radiator. Stairs rising to secondary landing.

Breakfast Room 4.70m x 4.57m (15'5 x 15'7)

French doors leading to gardens with side windows. Comprising panelled walls with timber flooring and radiator.

Kitchen 4.14m x 4.12m (13'7 x 13'6)

Sash windows to side elevation, door leading to rear terrace area. Bespoke kitchen comprising a range of handmade wall and base units, traditional two oven AGA with boiling and simmering plates with open brick surround and ornate tiled back, Belfast sink with mixer tap, central island with solid wood work top and storage under, space for American style fridge, NEFF dishwasher with vaulted ceiling, exposed beams and truss work and timber flooring.

Rear Entrance Hall/Boot Room 5.11m x 4.60m max (16'9 x 15'1)

Solid wood door leading to rear courtyard, glazed windows to both side elevations. With exposed timber beams, open brick inglenook fireplace with solid wood mantle, quarry tiled flooring and radiator.

Utility Room 3.15m x 2.46m (10'4 x 8'1)

Glazed window to side elevation. Comprising a range of wall and base units with integrated NEFF oven and grill, four ring CDA ceramic hob with extractor hood over, stainless steel sink with mixer tap, space and plumbing for washing machine, tumble dryer and Amtico flooring.

Shower Room 2.56m x 1.72m (8'5 x 5'8)

Obscure glazed window to side elevation. Comprising walk-in shower cubicle, low level WC, wash hand basin in fitted unit, timber flooring and heated towel rail.

First Floor Landing

Sash window to front elevation. Split level landing, ornate staircase with balustrades and stairs rising to second floor landing. Radiator.

Master Bedroom 4.66m x 4.57m (15'3 x 14'12)

Sash window to front elevation. Comprising built-in wardrobes, feature fireplace with ornate surround and mantle, exposed timber beam and radiator.

Dressing Room 3.45m x 2.34m (11'4 x 7'8)

Glazed window to rear elevation. With built-in wardrobes, drawers under and dressing table. Radiator.

En-Suite Bathroom 3.46m x 2.53m (11'4 x 8'4)

Sash windows to side elevation. Comprising bath with mixer tap, side screens and separate shower attachment, low level WC, twin wash hand basins, solid timber flooring and two heated towel rails.



Bedroom Two 4.61m x 4.30m (15'1 x 14'1)

Sash window to front elevation. Feature fireplace with ornate surround and mantle, two built-in wardrobes and radiator.

Bedroom Three 4.04m x 2.90m (13'3 x 9'6)

Glazed window to side elevation. Exposed timber beam and radiator.

Family Bathroom 4.05m x 3.16m (13'3 x 10'4)

Glazed window to side elevation. Freestanding Victorian bath with mixer tap, separate shower attachment and large head shower above, low level WC, wash hand basin, exposed timber beams and heated towel rail. Door leading to secondary landing area through to:

Apple Loft 7.44m x 5.41m (24'5 x 17'9)

Lead glazed windows to both side elevations. Original barn door with steps leading down to rear decking area. Stunning former apple loft with original exposed truss work and exposed timber beams housing Albion Ultrasteel hot water cylinder, timber flooring and radiator.

Second Floor Landing

Bedroom Four 4.61m x 3.62m (15'1 x 11'10)

Glazed window to side elevation. With vaulted ceiling and exposed truss work with timber beams. Radiator.

Bedroom Five 4.23m x 4.30m (13'10 x 14'1)

Glazed window to side elevation. Vaulted ceiling with exposed truss work and timber beams, storage in eaves and electric heater.

Bedroom Six 6.09m x 3.76m (19'12 x 12'4)

Glazed window to side elevation. Vaulted ceiling with exposed truss work and timber beams, storage in eaves and electric heater.

OUTSIDE

To the front elevation, there is an original walled boundary with wrought iron gated access and pathway which lead to the front door and formal gardens with climbing Wisteria. To the north elevation, Carlton House is approached from Norton Disney Road via a five bar gated access which leads to a large gravelled driveway which provides ample parking and in turn leads to a secondary five bar gated access to the rear of the house with further parking area, two car ports and access to the barn, offices and outbuildings. There is a large landscaped garden to the West, principally laid to lawn with an array of mature trees and part fenced/hedged boundaries which in turn lead to a serene south facing Georgian style garden which has lovingly been maintained by the current owners with pretty pathways which sweep around the house. The established gardens provide a stunning setting with box hedging, planted beds and borders, a pergola with pretty walkway and wrought iron gateways which lead to a decked terrace area set around a mature yew tree, ideal for summer entertaining. Leading on from the breakfast room, there are ornamental gardens with small formal box parterre hedging and a variety of plants including magnolia, camellia and weeping cotoneaster. Beyond the house, there is also a secluded orchard with fruit trees including apple and plum with vegetable garden and an array of fine specimen trees including mulberry, oak, rowan and weeping pear tree.

OUTBUILDINGS

Accessed from the main house with gated access and fenced boundaries, landscaped courtyard and seating area.

Barn

With twin double gated doors to the side and rear elevations, door leading to front terrace, glazed windows and two roof windows. The barn provides an open plan office space with vaulted ceiling, exposed timber beams and open trusswork with power and lighting and is currently used as an open plan interior design office. The barn could also be used for a variety of uses including self-contained annexe and/or holiday accommodation.

Offices

With stable style door leading through to two self-contained offices with additional storage room and two attached workshops.

Brick And Pantile Shed

Power and light.

Two Bay Car Port

Space for two cars.

SITUATION

Carlton-le-Moorland is a sought after village which lies approximately 8 miles from the market town of Newark which offers an east coast rail link to London (Kings Cross from 80 minutes) as well as access to the A1. Newark is an attractive market town with Georgian market square, 12th Century Castle and riverside setting on The Trent. There are many niche shops





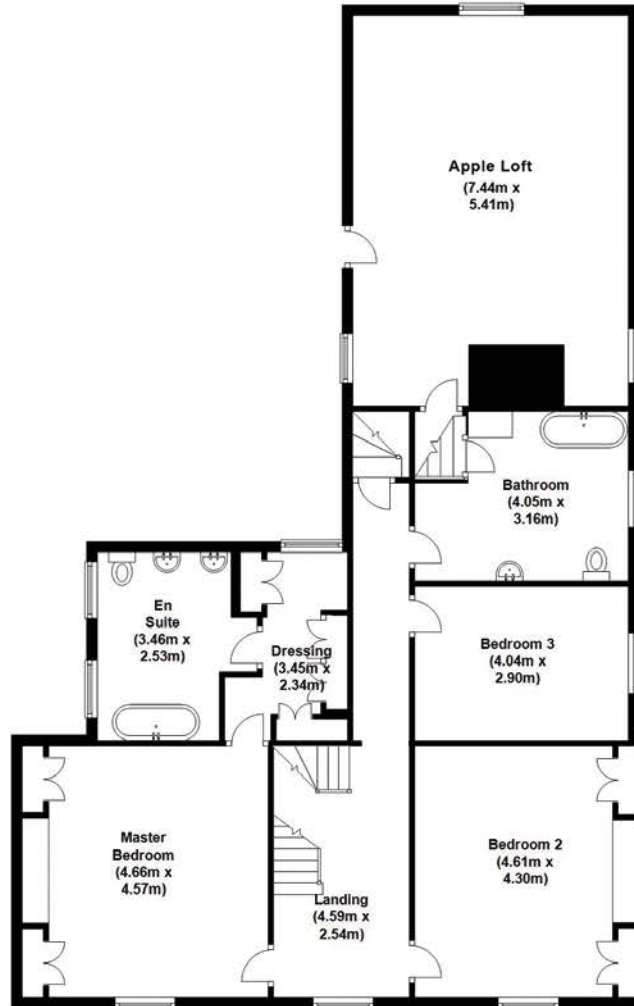
Ground Floor

Approx. 165.3 sq. metres (1779.5 sq. feet)



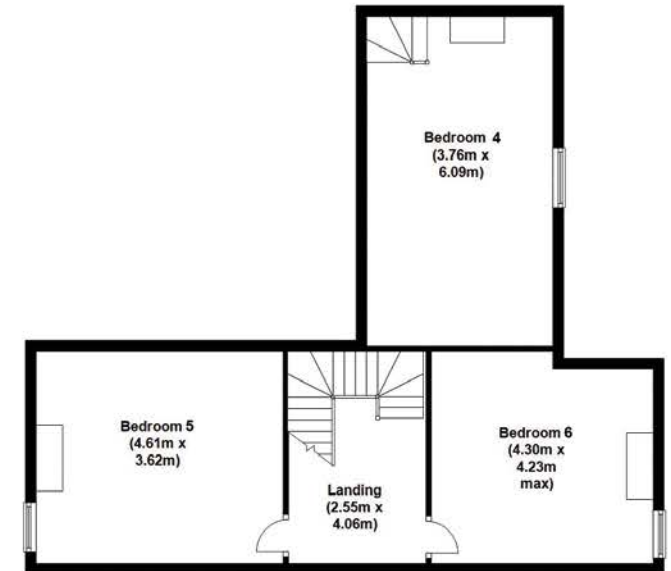
First Floor

Approx. 143.6 sq. metres (1545.3 sq. feet)

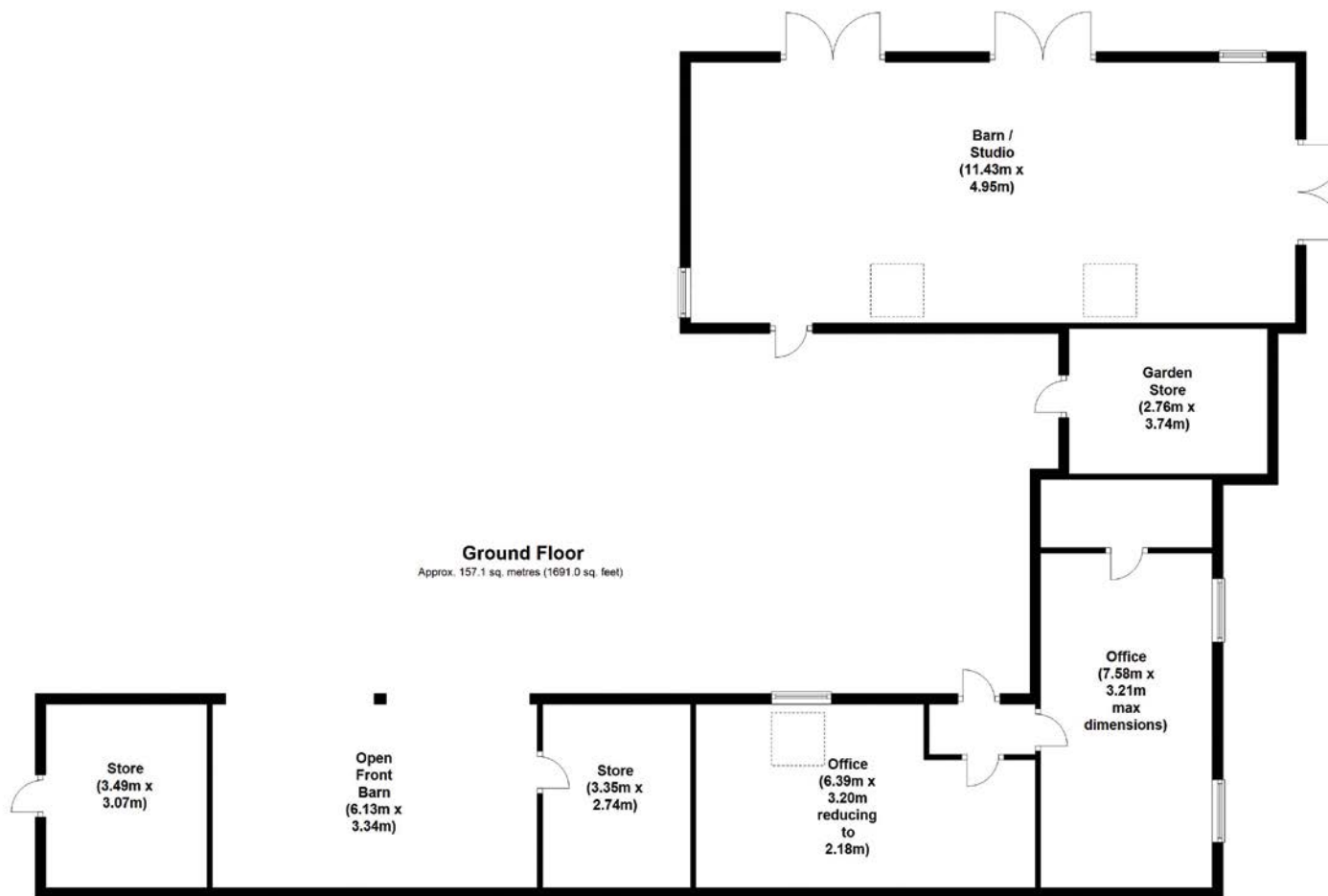


Second Floor

Approx. 67.8 sq. metres (730.2 sq. feet)







and boutiques, restaurants and supermarkets including Waitrose, Asda and Marks and Spencer. The town lies on the intersection of the A1 and A46 trunk roads providing excellent access for further afield.

The village of Bassingham is located just over a mile away and provides many local amenities including a primary school, butcher, shops, public houses and cycle/footpath between the two villages.

The historic Cathedral city of Lincoln is situated about 12 miles away by car. Lincoln is a vibrant University City offering a variety of facilities including an excellent choice of schools in both the public and private sectors, colleges, shops, restaurants, public houses and leisure activities and offers the beautiful Cathedral Quarter, Cultural Quarter, Bailgate, Steep Hill, the attractive

Brayford Waterside area and Eastgate Tennis Club. The Lincoln County Hospital is also easily accessible.

FIXTURES & FITTINGS

All fixtures, fittings and garden ornaments are not included in the sale unless mentioned in these particulars. However, certain items may be available for purchase by separate negotiation.

TENURE

Freehold. For Sale By Private Treaty.

LOCAL AUTHORITY

North Kesteven District Council: 01529 414155

USEFUL NUMBER

Lincolnshire County Council: 01522 552222

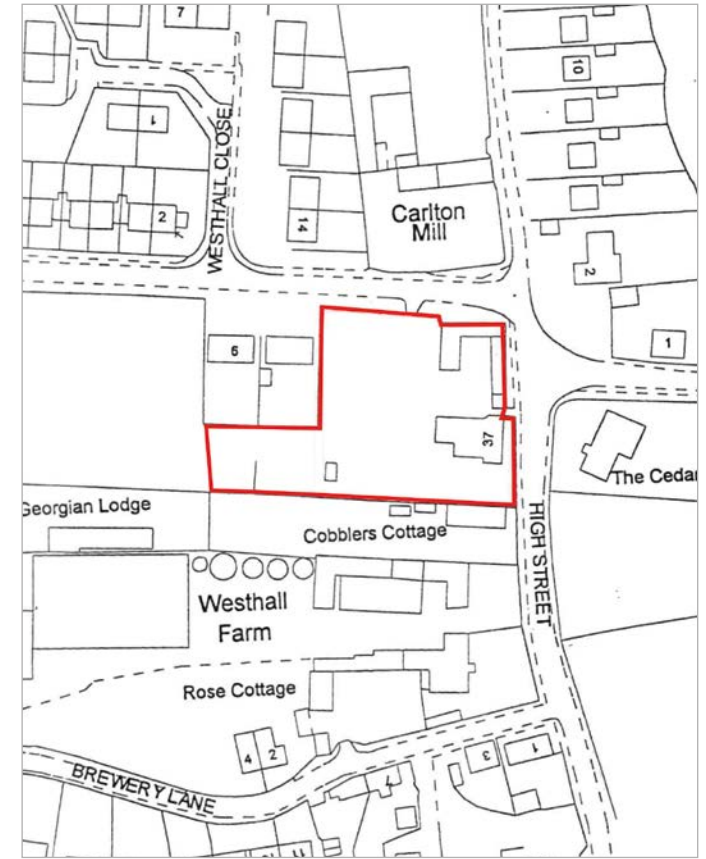
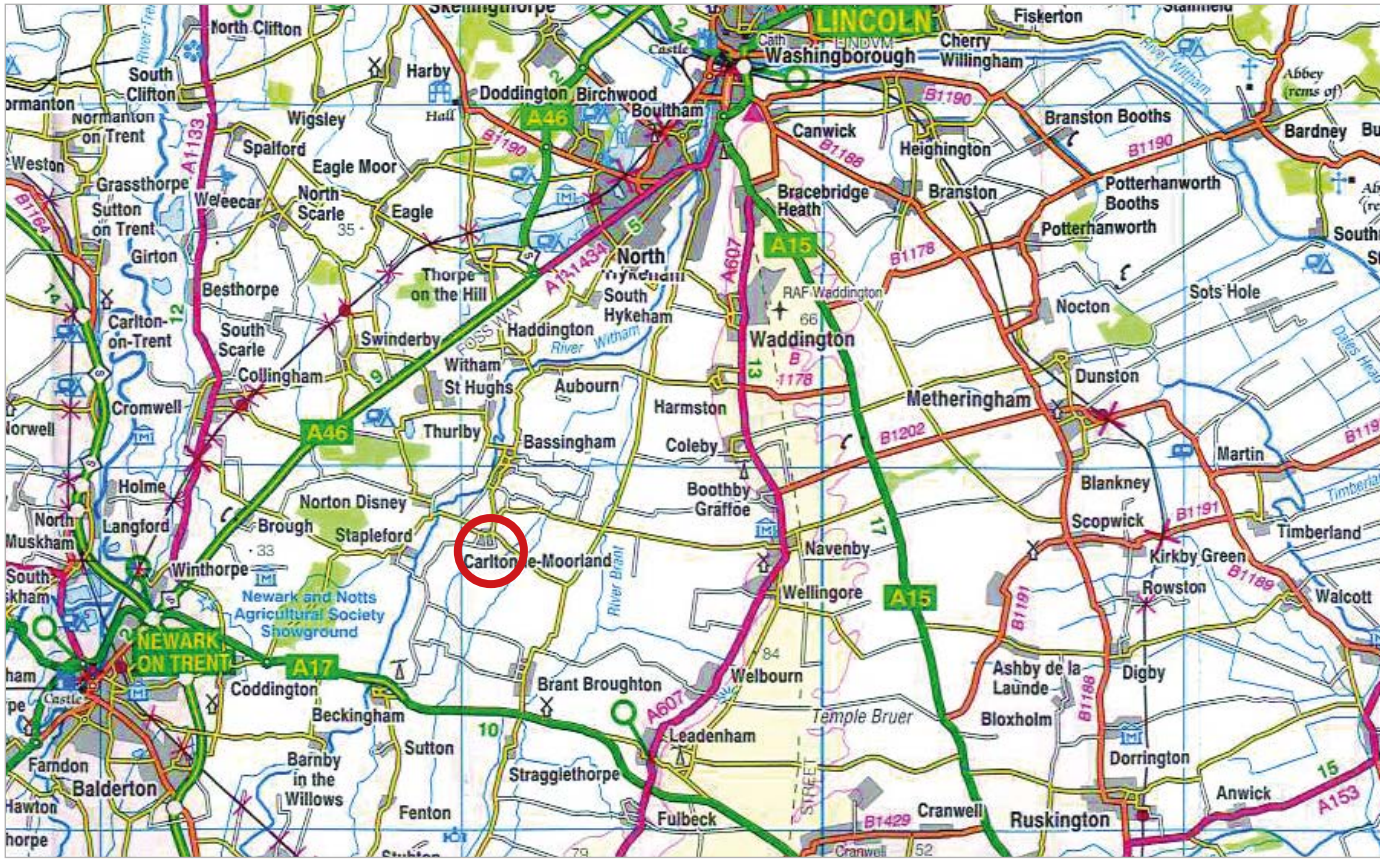
SERVICES

Mains water, drainage and electricity are connected. The property is also serviced by oil fired heating. None of these services or appliances have been tested by the agent.

AGENTS NOTES

To the west of the entrance driveway, there is the potential for a single building plot, subject to gaining the necessary planning consents. The property is fitted with an alarm system.





POSTCODE - LN5 9HL

COUNCIL TAX

The property is in band F.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, JHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

AGENT

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