



## Darlton Road

Dunham-On-Trent, Newark, NG22 0UJ

Offers over £1,100,000



Welcome to The Old Vicarage, Darlton Road, Dunham-On-Trent, Newark - a stunning location for this impressive detached four double bedroom house with 1.5 acres of land.

Don't miss the opportunity to make this house your home. With its spacious layout, modern amenities, and prime location, this property is sure to tick all the boxes for those seeking an historical, comfortable and stylish living space.

Book a viewing today and envision the endless possibilities that this house and plot has to offer.



## Description

The Old Vicarage has recently undergone a sympathetic "root to roots" restoration which has resulted in the retention of historical charm but now benefits from the addition of the latest home comforts expected in a modern home. The result; a majestic historic building complete with stone arches and a bell tower yet now offering a home, incorporating SMART technology, which is well insulated and efficiently underfloor heated throughout by a ground source heat pump. Hidden away from sight of the main road, the property is entered through electric gates and along a tree lined driveway to the main house.

Additional 5.5 Acres (STS) with outbuildings, incorporating 4 bay garage and coach house with FPP to convert to dwelling, available subject to negotiation.

## Hallway

The entrance hall is entered through the impressive solid Oak gothic front door which was a copy of the original and you are greeted by the warmth under foot from the under floor heating beneath the replica Victorian tiles. The tall ceiling height with wooden beams, picture rail and high skirtings are evocative of the age of the property. Leading to the stone stairs leading to the first floor there is a trio of stone arches looking out into the hallway. Beneath the stairs is a closet for outerwear when returning home. At the end of this hallway there is a downstairs cloakroom, furnished with WC, wash basin and heated towel radiator, with a gothic lancet window.

## Cellar

Along the hallway steps lead down to the cellar which is characteristically curved, forming a barrel vault shape. This design helps distribute the weight of the structure above, providing both strength and stability. The impressive space is ideal for storage of fine wines due to the temperature, however having Cat5 wiring and hot and cold running water the cellar has development potential.

## Dining Room 15'10" x 14'11" (4.85m x 4.57m)

The formal dining room is entered through the wooden door onto wood effect porcelain tiles, The stone mullion windows in a gothic, lancet design draw in an abundance of light with the benefit of pull up wooden shutters, whilst capturing views out over the private and mature garden. The stone fireplace is stunning centre feature, equipped with a log-burning stove, traditional picture rail, wall and centre lights.

## Drawing Room 18'10" x 17'5" (5.75m x 5.33m)

Leading through to the drawing room there is the continuation of wood effect porcelain tiles, again with under floor heating, ornate shuttered windows, whilst double doors open to connect you with the beautiful established gardens which allows the outside in. Original features have been retained, repaired and enhanced, with plaster coving rebuilt, an original fireplace and a replaced shutter cover made from reclaimed timber from the restoration featuring alongside an original ceiling rose. Warmth emanates from the log-burning stove encased with a stone hearth and surround.

## Kitchen / Family Room 31'3" x 15'7" (9.54m x 4.76m)

The open-plan kitchen / family room has limestone effect porcelain tiles with under floor heating. Handmade oak navy blue cabinetry offers ample of storage, with Dekton worktops. Appliances include a Miele undercounter wine fridge, twin induction hob encased in the centre feature of an island and extractor, Liebherr fridge and freezer, Miele dishwasher and Quooker instant hot water tap. Seating at the end of the island at the breakfast bar allows for discussions of all the days events whilst culinary delights are being prepared beneath the trio of pendant lights in this sociable and spacious family kitchen.

Once, the East facing window to the Chapel allows you to admire the colourful garden view from the family room which has herringbone flooring and the log-burning stove with a redbrick surround.

## Utility Room

The well-designed utility room combines practicality with style, ensuring it is an efficient, organised, and pleasant space to manage household tasks whilst removing the functioning noise away from the main living area and comprises of a moulded sink, plumbing for washer and dryer and plenty of cupboard storage.

## Stairs & Landing

The original stone stairs showing character of the years gone by lead to the first floor with a decorative wooden balustrade on the landing. However, this landing is as spectacular as other features throughout the beautiful home. The belfry has a stained glass window which captivates a blend of art and architecture, offering both visual splendour and historical depth. It serves as a beacon of cultural and religious heritage, enriching the building it adorns with its timeless beauty and significance. Beneath the belfry is a tempered glass floor which creates a dramatic visual effect, allowing people to see directly below to the ground floor, creating a sense of openness and connection between levels. To the end of the landing there is a storage cupboard and a door to the right leading to the large loft space.

## Master Suite & En Suite 15'11" x 15'0" (4.86m x 4.58m)

The master suite would give any top end London hotel a run for its beauty and functionality, with gothic windows with views out over the gardens this spacious double bedroom with mood lighting is the place to relax and has the benefit of its own luxurious ensuite, accessed through the stone archway.

Elegantly tiled to the walls and floor, this sublimely sized bathroom features an array of superior furnishings, with a double walk in rainfall shower, and a centre feature of a freestanding copper bath with showerhead attachment, two heated towel radiators, a television, his and hers wash basins with overhead LED heated mirrors, alongside a WC. Automatic lighting illuminates the bath after dark.

## Bedroom Two & En Suite 13'2" x 14'3" (4.02m x 43.79m)

Bedroom two is along the landing and features an original fireplace and a window overlooking the gardens. An archway provides access to the luxury ensuite which comprises of a free standing slipper bath with over head mixer, corner shower cubicle, wash basin, WC and heated towel radiator.

## Bedroom Three 14'7" x 13'5" (4.47m x 4.09m)

A double bedroom with an original fireplace, wood effect tiled flooring and also benefits from its own shower room ensuite with part tiled walls, wc and hand basin and alcove storage.

## Bedroom Four 13'3" x 13'0" (4.05m x 3.97m)

Bedroom four features an original fireplace and a stone mullion window overlooking the gardens. An archway provides access to the luxury ensuite which comprises of a walk-in rainfall shower, wash basin, WC and heated towel radiator.

## Outside

There is approximately 1.5 acres of land.

## Additional Benefits

This old exterior has the benefit inside of modern living with a fully alarmed system with CCTV, Cat5 cabling throughout, full fibre broadband, the interface for the control systems for heating, lighting, electric gate and Vent-Axia mechanical ventilation and heat recovery system and viewing station for CCTV can be found in the plant room, located off the rear lobby. A semi industrial fire alarm system also covers both ground and first floors.

## Disclaimer

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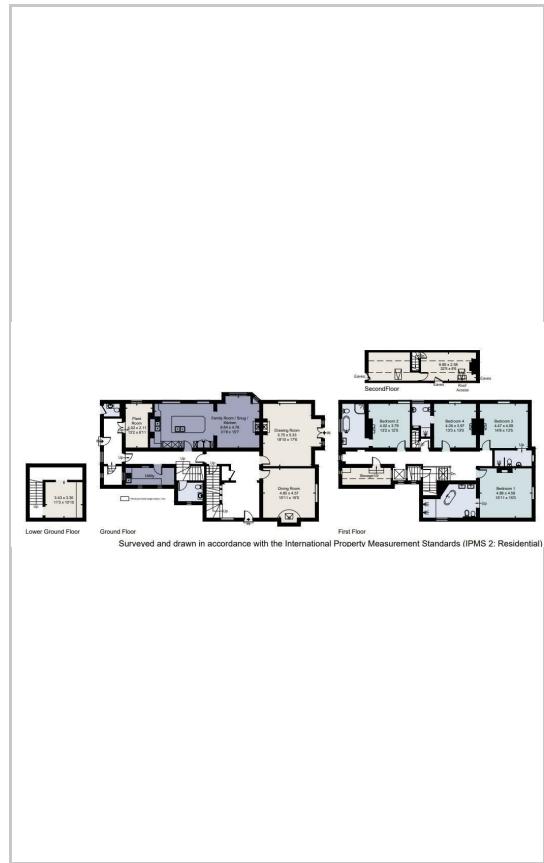
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## Area Map



## Floor Plans



## Energy Efficiency Graph

