



UK PROPERTY AWARDS
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2008 - 2009 - 2010 - 2011

Beesthorpe Hall
Caunton, Newark, Nottingham



Beesthorpe Hall Caunton Newark Nottinghamshire

Beesthorpe Hall is a magnificent Grade II Listed Country House located in the village of Caunton, close to the Market Town of Newark. The property is situated within grounds of approximately 7 acres and is believed to date back to the 16th Century, with additions and alterations in Georgian times. It retains many of its original features, including fine plaster work, timber panelling and fireplaces. The accommodation briefly comprises; Main House; Ground Floor - Reception Hall, Games Room, Library, Music Room, Conservatory, Sitting Room, Dining Room, Kitchen, Back Kitchen Area, Study/Office, Laundry Room, Utility Room, Two Cloakrooms, Airing Room, Boiler Room; First Floor - Seven Bedrooms, Three Bathrooms and Deluge; Second Floor - Sitting Room, Kitchen, Four Bedrooms, Bathroom and Attic Room. Stable Block; Two self contained cottages each currently rented out on an Assured Shorthold Tenancy. Outside there are extensive grounds, outbuildings and garages. In recent years the property was used for the filming of Auf Wiedersehen Pet on Television.

Guide Price £1,750,000
£1,400,000 (excluding the Cottages)

Visit us online at mundys-uk.com

Or call 01522 510044

29 Silver Street, Lincoln, LN2 1AS



Location

Set well back from the road and approached by a long private driveway, the property is located on the outskirts of the village of Caunton within easy commuting distance of Newark (with fast rail link to London's Kings Cross) as well as easy access on to the A1, Southwell, Nottingham and Mansfield. Village amenities including a primary school, The Plough Public House and the Caunton Beck Bar and Restaurant.

Directions

Approaching the village of Caunton on the A616 continue past the turnings for Caunton on the right hand side and the property is set back from the road on the left hand side, just after the second turning from Caunton. It is approached by a long private driveway.

Or why not visit our website at www.mundy-uk.com and use the 'multi map' facility to see the directions online.

Tenure Freehold.

Viewings By prior appointment through Mundys.

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.

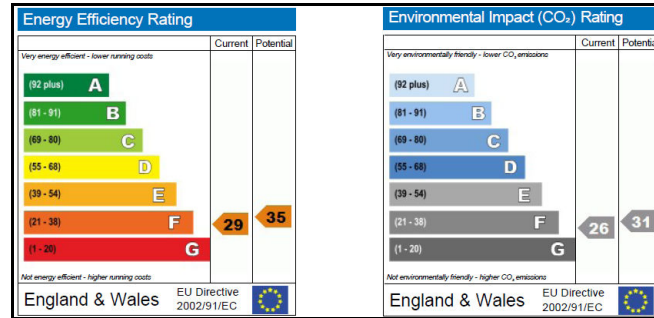
GENERAL If you have any queries with regard to purchase, please ask and we will be happy to assist.

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BEESTHORPE HALL



GROUND FLOOR

Reception Hall

Approx. 6.40m x 5.44m (21'0 x 17'10), with fireplace with multi-fuel log burner, two windows to front elevation with window seats, two radiators, stairs to First Floor, window to rear elevation, coving to ceiling and stone flooring.

Pool Room

Approx. 5.69m x 4.52m (18'8 x 14'10), with windows to front elevation, coving to ceiling, feature fireplace and dado rail.

Music Room

Approx. 10.03m x 6.65m (32'11 x 21'10), with exposed pine floor, fireplace, coving to ceiling, two radiators and three windows to side elevation. French doors leading to Conservatory.

Conservatory

Approx. 1.85m x 7.21m (6'1 x 23'8), with tiled floor and windows to the front elevation and door to side elevation.

Library

Approx. 5.54m x 6.15m (18'2 x 20'2), with fireplace with hearth for open fire, exposed pine flooring, picture rail, range of bookshelves, two radiators, coving to ceiling, five wall light points and floor to ceiling window/door to side elevation.

Sitting Room

Approx. 5.72m x 4.04m (18'9 x 13'3), with fireplace, coving to ceiling, dado rail, two wall light points, double radiator and two windows to front elevation.

Dining Room

Approx. 7.90m x 5.36m (25'11 x 17'7), with exposed pine flooring, three windows to front elevation, dado rail, three radiators, coving to ceiling and fireplace.

Inner Hall

With stone flooring, radiator, picture window to Rear Hall, window to rear elevation and door to Courtyard.

Airing Room

Approx. 4.32m x 2.46m (14'2 x 8'1), with window to front elevation, lead sink, range of base cupboards, fireplace and shelving.

Boiler Room

Approx. 4.27m x 2.69m (14'0 x 8'10), with window to side elevation, Boulter oil fired central heating boiler, central heating controls and stone flooring.

Pantry 1

Approx. 3.35m x 1.80m (11'0 x 5'11), with door to rear Courtyard, shelving and stone flooring.

Inner Hall

With stone flooring and door to rear.

Pantry 2

Approx. 3.66m x 1.47m (12'0 x 4'10), with shelving and stone flooring.

Back Kitchen Area

Approx. 3.05m x 4.95m (10'0 x 16'3), with window to side elevation, stone flooring, gas fired Aga, Worcester gas central heating boiler, range of wall, base units and drawers, sink unit and drainer and window to rear elevation.

Kitchen

Approx. 5.97m x 4.90m (19'7 x 16'1), with stone flooring, oil fired Aga, two windows to rear elevation, range of base units and drawers with work surfaces over, double sink unit and drainer, plumbing for dishwasher, fitted cupboards and beams to ceiling.

Study/Office

Approx. 3.66m x 3.51m (12'0 x 11'6), with window to rear elevation, picture window to Rear Hall and four fitted cupboards.

Inner Hall

With stairs to First Floor, door to Cellar and under stairs cupboard.

Cloakroom 1

With WC, washbasin and tiled floor.

Beesthorpe Hall





GROUND FLOOR (CONTINUED)

Laundry Room

Approx. 3.63m x 2.95m (11'11 x 9'8), with tiled floor, radiator, door to rear and two wall light points.

Utility Room

Approx. 2.87m x 1.75m (9'5 x 5'9), with plumbing for washing machine, range of base cupboards with work surfaces over.

Cloakroom 2

With WC, washbasin, window to rear elevation and coving to ceiling.

Cellar

There is a large Cellar split into three rooms with light.

FIRST FLOOR

Gallery Landing

Approx. 5.44m x 3.53m (17'10 x 11'7), with feature window, coving to ceiling and two feature arches.

Bedroom

Approx. 5.72m x 4.62m (18'9 x 15'2), with two radiators, two windows to front elevation with window seats, courtesy door to Bathroom and walk-in cupboard with window to side elevation, hanging rail and shelving.

Bedroom

Approx. 5.69m x 5.72m (18'8 x 18'9), with fireplace, two windows to rear elevation, coving to ceiling and double radiator.

Bathroom

Approx. 2.77m x 5.05m (9'1 x 16'7), with cast iron bath with claw and ball feet, WC, washbasin, heated towel rail, double radiator, two windows to front elevation with window seats, fireplace, courtesy door to Bedroom, exposed pine flooring, two fitted cupboards, door to Fire Escape and shelving.

Bedroom

Approx. 4.14m x 5.31m (13'7 x 17'5), with two windows to front elevation with window seats, fireplace, double radiator, coving to ceiling, dado rail, fitted cupboard and courtesy door to Bathroom.

Bathroom

Approx. 2.06m x 3.84m (6'9 x 12'7), with walk-in bath, washbasin in vanity surround with storage cupboard below, window to side elevation, WC, radiator and exposed pine flooring.

Inner Hall/Landing

With stairs to Second Floor.

Deluge

With sink, window to rear elevation, part tiled surround, deluge WC.

NORTH WING

Landing

With two windows to front elevation, window to side elevation, built-in cupboard and double radiator.

Bedroom

Approx. 3.94m x 3.76m (12'11 x 12'4), with window to rear elevation, exposed pine flooring and fireplace.

Bedroom

Approx. 1.98m x 3.91m (6'6 x 12'10), with window to rear elevation, double radiator and two fitted wardrobes with storage above.

Bedroom

Approx. 3.94m x 3.71m (12'11 x 12'2), with window to rear elevation and radiator.

Bedroom

With windows to front and side elevations and radiator.

Bathroom

Approx. 3.07m x 2.84m (10'1 x 9'4), with tiled floor, bath, WC, washbasin, fireplace, window to side elevation, radiator and built-in cupboard.

SECOND FLOOR

Landing

With three built-in cupboards, window to rear elevation and access to roof void.

Sitting Room

Approx. 4.70m x 4.17m (15'5 x 13'8), with window to front, wood burner, electric heater and built-in cupboard.

Kitchen

Approx. 5.16m x 3.12m (16'11 x 10'3), fitted with a range of wall, base units and drawers with work surfaces over, plumbing for dishwasher, sink unit and drainer, fitted electric hob and oven with extractor fan and light over and electric storage heater.

Attic Room

Approx. 4.93m x 3.78m (maximum measurements) (16'2 x 12'5 (maximum measurements)), with window to rear elevation and fireplace.

Bedroom

Approx. 2.44m x 3.45m (8'0 x 11'4), with window to front elevation and electric storage heater.

Bedroom

Approx. 4.88m x 3.91m (16'0 x 12'10), with window to front elevation and electric storage heater.

Bedroom

Approx. 5.66m x 3.96m (18'7 x 13'0), with electric heater, built-in cupboard, access to roof void and window to rear elevation.

Bedroom

Approx. 3.43m x 2.67m (11'3 x 8'9), with window to front elevation and electric heater.

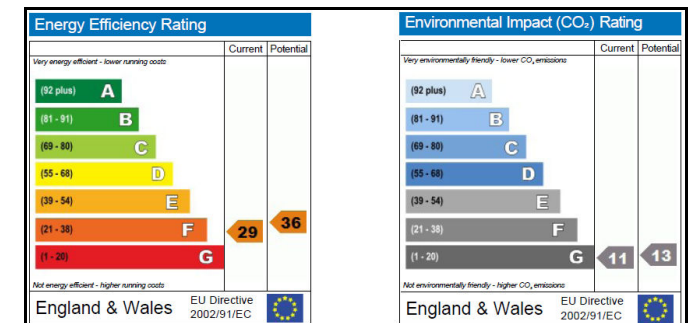
Bathroom

Approx. 2.08m x 3.12m (6'10 x 10'3), with WC, washbasin, bath, window to side elevation, built-in cupboard and electric wall mounted heater.

STABLE BLOCK

As mentioned in the description this has recently been converted into two separate dwellings (Cottage 1 and Cottage 2) and both are currently let on Assured Shorthold Tenancies, each producing £700 per calendar month.

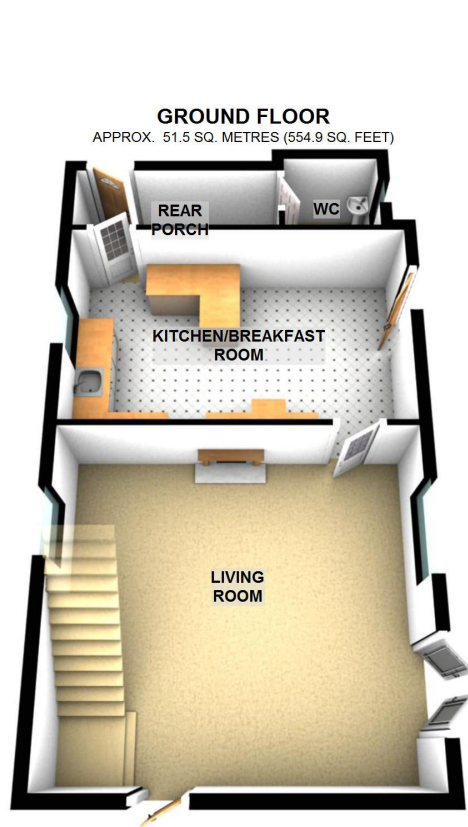
COTTAGE 1



Entrance Hall

With door to front with tiled floor.

Cottage 1



TOTAL AREA: APPROX. 132.5 SQ. METRES (1426.5 SQ. FEET)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. All interested parties must verify their accuracy independently.
Plan produced using The Mobile Agent.



COTTAGE 1 (Continued)

Living Room

Approx. 5.40m x 5.14m (17'9 x 16'10), with window to rear elevation, double patio doors leading to the rear patio area, exposed brickwork to chimney breast, electric storage heater, wood burning stove, three wall light points, exposed timber stairs leading to First Floor Mezzanine area and door leading to:-

Kitchen/Breakfast Room

Approx. 5.41m x 3.35m (17'9 x 11'0), fitted with a range of wall, display cupboards, base units and drawers with work surfaces over, space for electric oven, fridge, plumbing for washing machine, tiled floor, window to front elevation, stable door leading to rear garden, electric storage heater, extractor fan, part tiled surround, exposed beams to ceiling and door leading to:-

Rear Porch

With tiled floor and door leading to side elevation. Access to:-

WC

With WC and washbasin, tiled floor, part tiled walls and window to rear elevation.

First Floor

Mezzanine Area

With timber floor, viewing gallery over living room and window to front elevation. Door leading to:-

Landing

With window to front elevation and timber steps leading down to Bedroom 1.

Bedroom 2

Approx. 4.37m x 3.36m (14'4 x 11'0), with exposed beams to ceiling, window to rear elevation and electric storage heater. Door with stairs leading to:-

Bedroom 3/Storage Room

Approx. 4.76m x 2.28m (15'7 x 7'6), with exposed wooden floor, exposed beams to ceiling and Velux window.

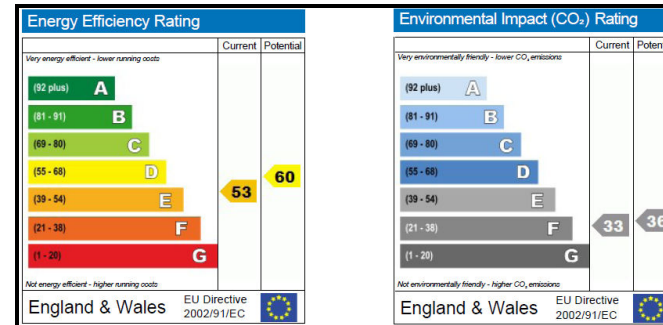
Bathroom

With suite to comprise bath, WC and wash basin, shower cubicle with shower over, extractor fan and airing cupboard housing hot water cylinder.

Bedroom 1

Approx. 4.79m x 4.97m (maximum measurements) (15'9 x 16'4 (maximum measurements)), this was previously part of the main house before the conversion, with windows to rear and side elevations, electric storage heater, feature fireplace, exposed beams to ceiling and three fitted double wardrobes to one wall.

COTTAGE 2



Entrance Hall

With door to front with tiled floor.

Living Room

Approx. 5.41m x 5.31m (plus further area 2.72m x 1.75m) (17'9 x 17'5 (plus further area 8'11 x 5'9)), with two windows to rear elevation, electric storage heater, beams to ceiling and two wall light points.

Kitchen

Approx. 3.56m x 4.37m (11'8 x 14'4), fitted with a range of wall, display cupboards, base units and drawers with work surfaces over, tiled floor, window to side elevation, door to rear, plumbing for washing machine, under stairs cupboard, electric storage heater, serving hatch, fitted electric hob and oven with extractor fan and light over, beams to ceiling and part tiled surround.

First Floor Landing

With tiled floor, two windows to front elevation, feature beams and stairs to Mezzanine.

Bedroom 1

Approx. 3.38m x 5.82m (11'1 x 19'1), with vaulted ceiling, window to front elevation, window to rear elevation, electric storage heater and door leading to Dressing Room.

Dressing Room

Approx. 1.65m x 3.94m (5'5 x 12'11), with window to rear elevation and electric storage heater.

Bedroom 2

Approx. 3.94m x 2.77m (12'11 x 9'1), with window to rear elevation, electric storage heater and one wall light point.

Bathroom

Approx. 2.64m x 2.57m (8'8 x 8'5), with suite to comprise corner bath, WC and washbasin, electric storage heater, window to rear elevation, airing cupboard and pine panelling to dado rail.

Mezzanine Area

Please note this has a restricted ceiling measuring approximately 3.23m (max) x 4.62m (min) (10'7 (max) x 15'2 (min)), with stairs from Landing and exposed pine flooring.

OUTSIDE

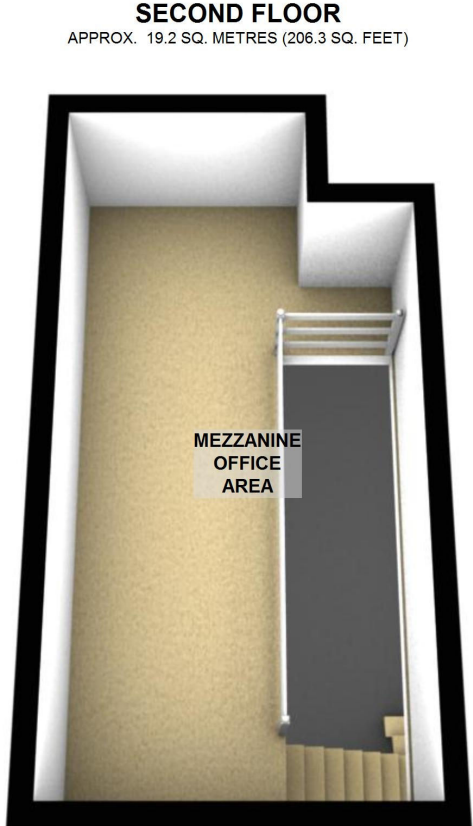
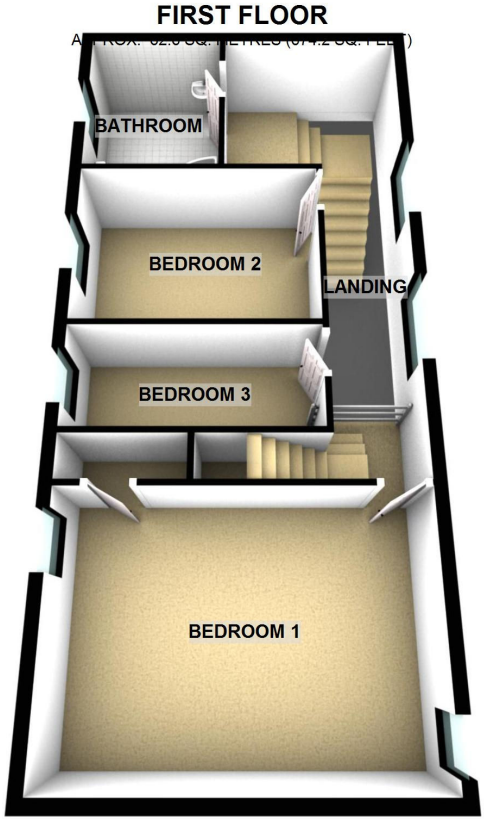
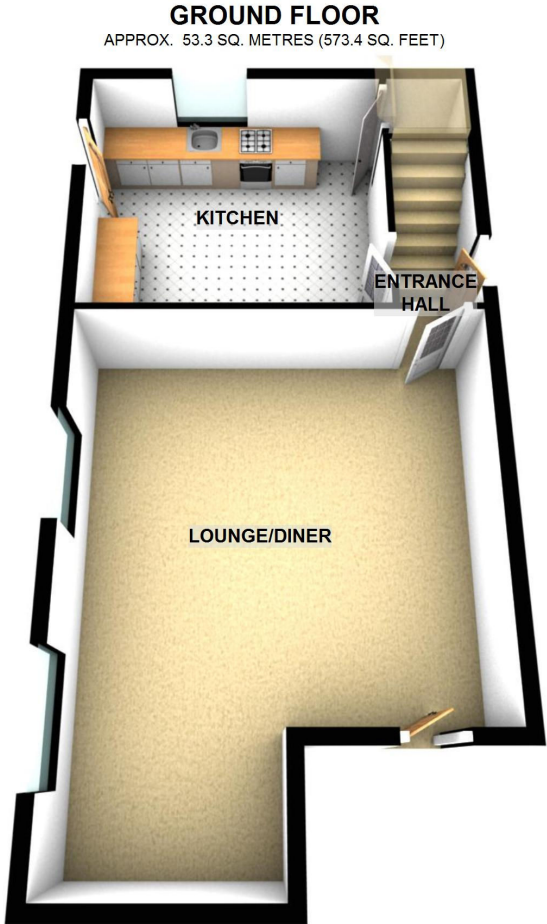
The Hall is situated within grounds extending to approximately 7 acres. These grounds are broken into various areas comprising grassland areas, patio areas, walled kitchen garden and spinney/woodland area. There is a sweeping driveway giving access to the main house, stable block and cottages. There are two large garages with double doors measuring approximately 5.23m x 4.95m (17'2 x 16'3), further shed, two stables and further garage.



29 Silver Street, Lincoln, LN2 1AS t. 01522 510044 f. 01522 513995 e. info@mundy-uk.com www.mundy-uk.com

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Cottage 2



TOTAL AREA: APPROX. 135.1 SQ. METRES (1453.9 SQ. FEET)

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