



## THE ARMOURY

1 MANOR WALK EPPERSTONE NOTTINGHAMSHIRE NG14 6RP

Land & Estate Agents  
Property Consultants



The Country Property Specialists  
[www.smithandpartners.co.uk](http://www.smithandpartners.co.uk)





## THE ARMOURY

A rare opportunity to acquire a stylish and well considered conversion of a stone built three bedroom detached lodge style property situated in the sheltered courtyard setting of the original Epperstone Manor grounds, a landmark Grade II Listed Building (converted in its present day form into a select number of private apartment suites) with a delightful private garden, offering a first class home, considered to be well suited to a professional or retirement lifestyle.

## EPPERSTONE

Epperstone is a highly regarded conservation village set in attractive countryside between Nottingham and Southwell, accessible to extensive retail amenities in Bingham, Mapperley, Arnold and Netherfield, with the neighbouring larger village of Lowdham offering local amenities, and a direct rail service into Nottingham centre.

The village has a thriving social atmosphere centre around a contemporary village hall with cricket field and tennis courts, plus some appealing countryside walks, a vibrant tea shop and the newly reopened Cross Keys Inn.

The Minster town of Southwell offers a wider range of retail amenities, professional services and sports centre, and Southwell schooling is of a renowned standard across the age ranges.

From Newark Northgate station there is a fast direct rail link into London Kings Cross in a scheduled journey time of 85 minutes or so.

### **Epperstone Manor Management Company Limited**

This company was formed on completion of the original conversion scheme c2009 and is responsible for maintenance of the private access road serving Manor Walk and any common areas and amenities with a management charge levied in respect thereof. Further details will be available in the normal legal sale process. The service charge has been paid up to 30th April 2026. The annual service charge for 2025/2026 was £494.69.

**PRICE GUIDE: £450,000**



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## GROUND FLOOR

### Walled Entrance Courtyard

A hand gate from Manor Walk leads to a small private entrance courtyard – front garden with a brick paved pathway leading to the main front porch, featuring a small lawned area and well stocked borders which afford a good degree of privacy - of note is an established and productive fig tree.

### Entrance Porch

Sealed unit double glazed entrance door with matching double glazed side screens and a glazed pitched roof linking in open plan to a central hall.

### Central Hall

Balustraded open staircase rising to the first floor landing gallery above with an impressive open vaulted ceiling extending into the main roofline of The Armoury - an interesting architectural feature of this well-conceived period conversion.

### Cloakroom/WC - half tiled

Fitted low flush wc and wall mounted wash hand basin.

Enclosed understairs cupboard housing the manifolds for the underfloor central heating circulating to the ground floor layout.

Contemporary design oak door leading to:

### Impressive Open Plan Sitting Room/Dining Room/Study 7.15m x 4.10m (23'6" x 13'6")

A large main reception room with front and rear garden private aspects. The room, whilst in open plan design, comprises a main front sitting room linking to a rear study area/relaxation area with a high vaulted mono-pitch ceiling and attractive rear garden aspects described as follows below:

#### Main Sitting Room

Hardwood sealed unit double glazed front floor to ceiling picture window. Recessed ceiling lighting. Part glazed contemporary design oak double doors linking to the adjacent kitchen/breakfast room. Open plan to:

#### Rear Study/Relaxation Area

Useful range of fitted library shelving and a corner workstation/study desk. Single glazed period window and French doors connecting to rear garden terrace.

### Stunning Contemporary Kitchen/Breakfast Room 6.80m x 3.85m (22'3" x 12'6")

A spacious well designed dining kitchen with a high open vaulted ceiling incorporating two Velux sealed unit double glazed roof lights. Period windows to front and rear aspects.

The kitchen comprises a long L-shaped wall run of white gloss cabinets complemented by polished stone countertops. Fitted four ring Neff gas hob with extraction canopy above and twin Neff double ovens below. Built in Neff microwave oven. Integrated larder fridge and freezer unit. Integrated Neff dishwasher. Built in Neff washing machine and Miele tumble dryer. Please note, none of the appliances have been tested as the property is vacant and they cannot therefore be warranted. Attractive polished oak flooring. Open plan to:

Secondary side entrance porch with half glazed doorway connecting to Manor Walk. Useful enclosed storage cupboard housing the electricity consumer unit/circuit breaker.

*Access from the central entrance hall to:*





### **Primary Ground Floor Bedroom One**

5.45m x 3.20m (17'9" x 10'6") *maximum dimensions*

Floor to ceiling hardwood window to front garden aspect. Recessed ceiling downlighting. There is a pleasant focal point to the room in the form of a polished stone fireplace incorporating a fitted log effect fire. Contemporary oak doorway opening to:

### Luxury Fully Tiled Bathroom En Suite

Contemporary suite comprising a deep rectangular bath with chrome mixer tap and twin overhead rain shower - fitted glazed splash screen, contemporary pedestal wash hand basin and a low flush wc. Shaver point. Wall mounted mirror light fixture. Chrome ladder towel rail. Translucent period window. High partially vaulted ceiling.

## **FIRST FLOOR**

### **Landing**

An attractive feature of the sale, this creatively conceived gallery landing has an open vaulted ceiling with an exposed roof purlin.

### **Bedroom Two**

5.45m x 3.20m (17'9" x 10'6") *maximum dimensions*

Exposed original roof timbers. Two Velux roof lights. Extensive range of built in bedroom storage-wardrobe furniture.

### **Bedroom Three**

4.10m x 3.00m (13'6" x 9'9")

High partially vaulted ceiling. Conservation design sealed unit double glazed roof light. Exposed original ceiling timbers. Useful fitted shelving. Enclosed walk-in wardrobe - storage closet. Fitted Vaillant gas fired boiler unit serving domestic hot water and central heating.

### **House Bathroom/Shower Room – fully tiled**

A well-appointed bathroom with a rectangular contemporary bath having a side wall mounted chrome mixer tap, pedestal wash hand basin, and a large, recessed walk-in fully tiled shower. Duravit low flush wc. Please note the shower has not been tested. Shaver point. Wall mounted mirror light fixture. Chrome ladder towel rail.





## DELIGHTFUL SHELTERED REAR GARDEN

A particular feature of the sale is the sheltered and well stocked rear garden which affords a high degree of privacy having a flagstone patio opening out onto a level shaped lawn beyond which there are densely stocked evergreen borders and a variety of well-established ornamental deciduous trees and shrubs creating interest and colour throughout the seasons of the year.

Side pedestrian access.

Useful bin storage area and a small timber garden shed.

### **Garage and Dedicated Parking**

There is a single garage a short walking distance from the property, as located on the indicative location plan accompanying these sales particulars (outlined blue).

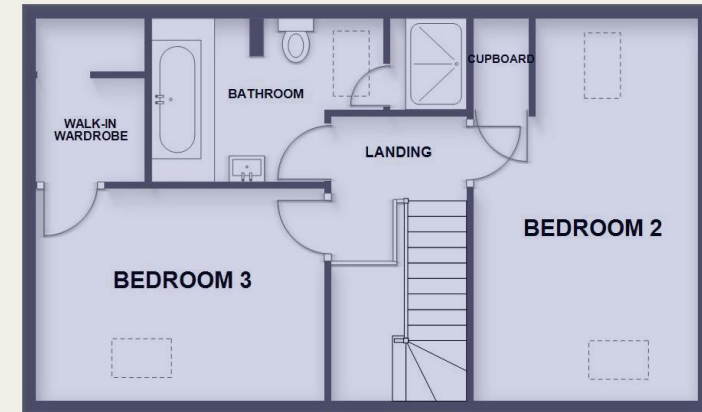
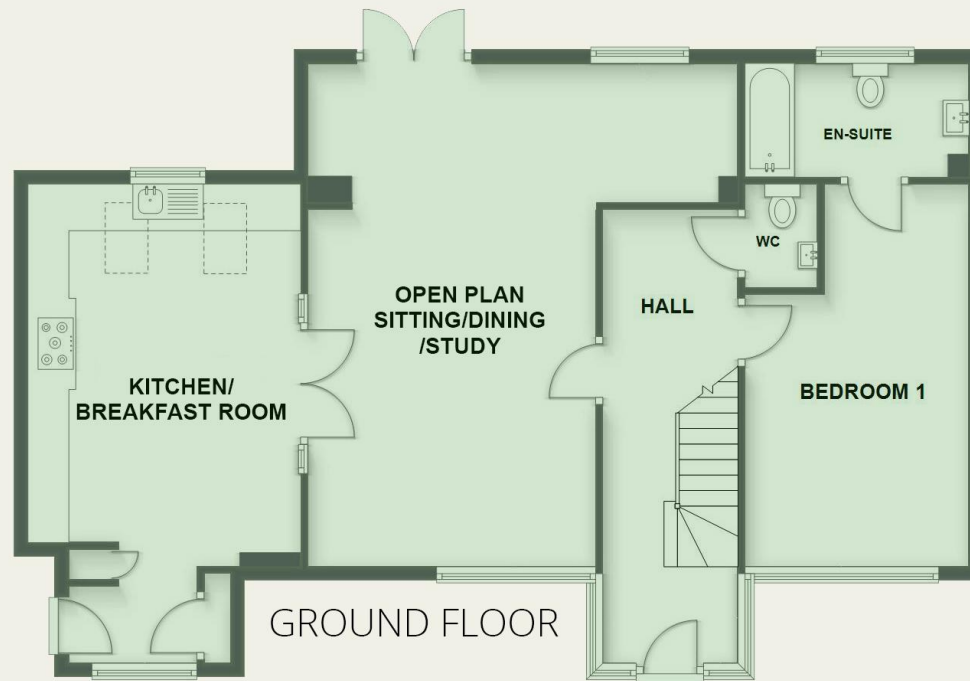
Additional dedicated allocated single parking space as indicated on the location plan (outlined blue) complemented by guest/visitor parking area.





## GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE



### SERVICES

All main services are available. Gas fired central heating circulating under floor to the ground floor and two radiators on the first floor. *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.*

### Environmental Considerations

We are advised that the property has not flooded in its history nor within the last five years with a very low risk rating on the advisory .gov.uk website.

### Available Broadband

Basic 6 Mbps / Superfast 67 Mbps  
/ Ultrafast 1800 Mbps

### Available Mobile Coverage

(based on calls indoors)

O2 - ✓ Vodafone - ✓

EE - ✓ Three - ✓

✓ = Good ● = Variable ✗ = Poor

### LOCAL AUTHORITY

*Council Tax Band E*

Newark & Sherwood District Council  
Castle House, Great North Road  
Newark on Trent,  
Nottinghamshire NG24 1BY  
[www.newark-sherwooddc.gov.uk](http://www.newark-sherwooddc.gov.uk)  
Tel: 01636 650 000

### TENURE

We understand the property is freehold.

### VIEWING ARRANGEMENTS

If you are interested in The Armoury and would like to arrange a viewing, please contact us on 01636 815544  
[www.smithandpartners.co.uk](http://www.smithandpartners.co.uk)

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## MAPS & ENERGY PERFORMANCE RATINGS

### REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



### ENERGY PERFORMANCE CERTIFICATE RATINGS

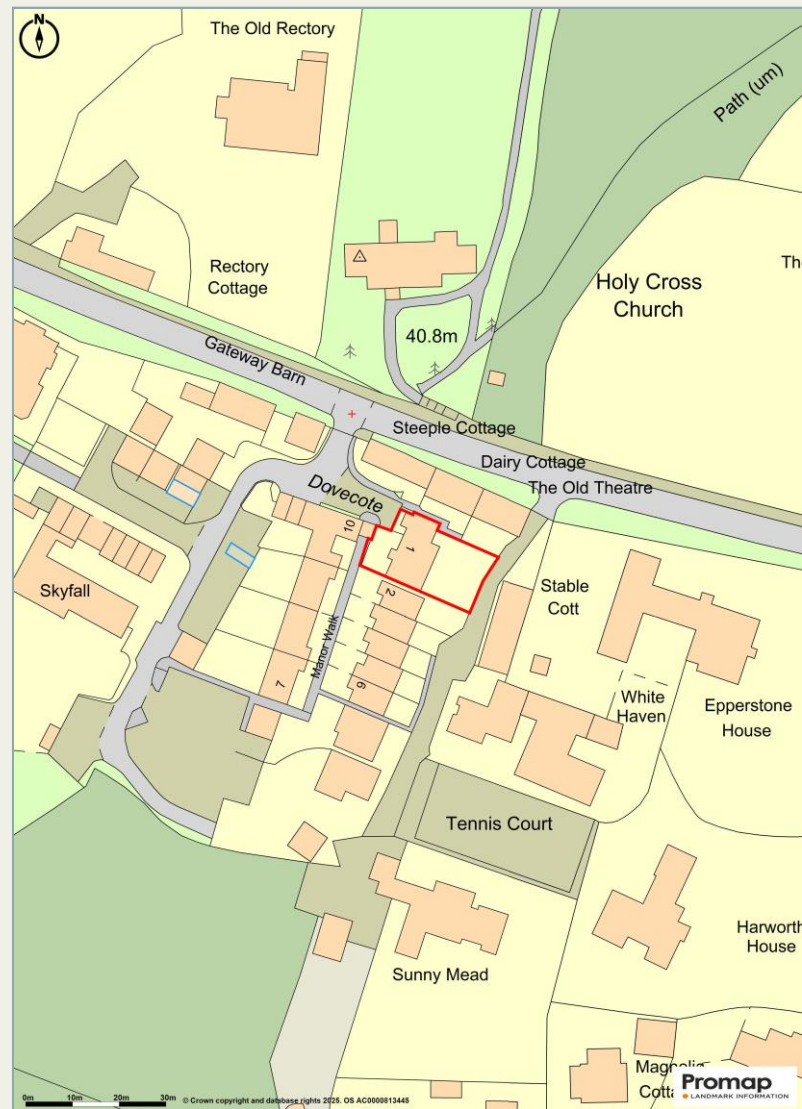
A copy of the EPC can be viewed at  
<https://www.epcregister.com/searchReport.html>  
 Ref No: 1735-4629-3109-0613-0206

### 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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