

Ramsdale Farm Oxtan Road, Arnold, Nottinghamshire, NG5 8PS
Guide price £1,500,000

A beautifully presented former farmstead dating back to the Georgian period, having later additions and subject to comprehensive refurbishment circa 12 years ago has come onto the market with Alexanders. It is a fine example of period property offering southerly elevations, light and spacious rooms, surrounded by untouched, open countryside.

Directional Note

From our West Bridgford office, avoiding the City Centre, travel along Radcliffe Road towards the City branching right over Lady Bay Bridge, turn right, then follow signposts to Colwick, Burton Joyce and then Lowdam. At the Lowdam roundabout turn left, follow the road until you reach the Oxtun roundabout, turn left onto the B6386 following the signposts to Arnold. You will pass Patchings Art Centre on your right and then Ramsdale Golf Course on your left. Process up the hill, approx. 700m turn left onto a farm track, identified by a hanging sign: Ramsdale Cottage Farm (E M Allwood and Son). Bear left at the fork and continue to the property.

Through the City, take the A60 Mansfield Road, continue to Redhill roundabout taking the second exit onto the A614. Take the second right onto the B6386 Oxtun Road following the signposts to Southwell. In approx 450, turn right onto a farm track identified by a hanging sign: Ramsdale Cottage Farm (E M Allwood and Son). Bear left at the fork and continue to the property.

General Description

A beautifully presented former farmstead dating back to the Georgian period, having later additions and subject to comprehensive refurbishment circa 12 years ago has come onto the market with Alexanders. It is a fine example of period property offering southerly elevations, light and spacious rooms, surrounded by untouched, open countryside.

Ramsdale Farm, Arnold, is a Grade II listed, tastefully presented, property with four large double bedrooms, three reception rooms, study and beautifully equipped living kitchen.

The rendered and 'aged' front elevation of this fine home has a traditional 'Italianate' appearance standing proudly above beautifully landscaped gardens. With extensive grounds of up to 7.5 acres, the property also comprises of a tennis court, pond, meadow and garaging for three vehicles (currently utilised as a games/entertainment area).

In addition, there is a self-contained, detached coach house and garage complex, which has been adapted to house parents with three bedrooms, a large living room and fully equipped living kitchen.

Set hidden away on the edge of Ramsdale Golf Course, not only does this home provide an immediately warm and welcoming feel, but also comes complete with a very interesting history. The house was built on land previously owned by Nottingham's renowned Seely family – the neighbouring golf course also has its very own 'Seely Course'. The house was restored, stripped out and re-fitted at major expense between twelve and fifteen years ago. The result is a spacious, comprehensively equipped and luxury fitted interior, this being extensive over three levels.

The house boast six spacious, well-lit rooms to its front, the present layout incorporates four extra large, double bedrooms and on the first floor a superb main bathroom (could be divided into two). There is a ground floor shower room and cloakroom.

There are three reception rooms and a study, in addition to the beautifully equipped L-shaped living kitchen.

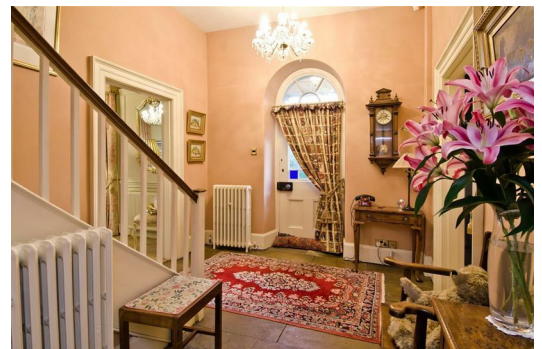
Ancillary space attached to the house includes a large barn, a machinery workshop or garage and garden store along with a wood and coal store. This accommodation could very easily be incorporated into the main house to provide additional entertainment space, play areas or a ground floor, self-contained apartment, either for staff or other family needs.

There are many fine and interesting features, which come together to create high quality family living.

It is difficult to describe adequately, a house of such distinction. Therefore, viewing is highly recommended to get a true feel of this grand, countryside residence.

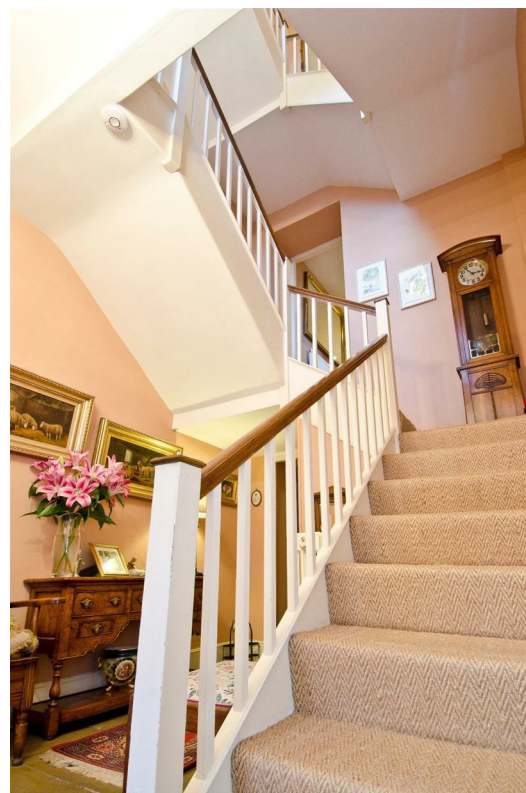
Entrance Hall

With flagstone floor, there is an easy staircase rising to the first floor through a half landing.



Inner Hallway

Door access to cellarage.



Cloakroom Vestibule

With hanging to either side along with in-built cupboards at ceiling level and low level along with storage off.

Shower/Cloakroom

With hanging to either side along with in-built cupboards at ceiling level and low level along with storage off.

Drawing Room

18'0" x 15'8" (5.5 x 4.8)

With central fireplace, having a stone surround along with a fluted timber over mantle and sides, flagged half and a fitted multi fuelled fire. This room is panelled to three quarter height with fluted rails and surrounds. There are two double radiators, a three panelled ceiling with coving and beams, double doors onto the York stone terrace with the beautiful garden beyond.



Sitting Room

18'0" x 15'5" (5.5 x 4.7)

This room is similar to the drawing room with a slightly more decorative fire place with stone surround, an inset half and grate, finished in stone with fluted columns to either side of a central decorated panel along with a beaded over mantle. There is an in-built unit with cupboards, drawers and bookshelves. There are two double radiators and a similar pair of French doors leading out to the terrace.



Dining Room

18'4" x 12'5" (5.6 x 3.8)

In built China cupboard with cabinet and cupboards beneath and radiator.



Study/Snug

11'1" x 9'10" (3.4 x 3.0)

With similar in-built unit with cupboards, shelving and bookshelves above. There is secret access to the coal/woodstore 3.6 x 1.8 - with flagstone floor and external garden access). Another secret door leads to the attached outbuildings which are extensive and comprise of; a barn, an implement store and garage with up and over door.



Kitchen

20'4" x 19'4" (max) (6.2 x 5.9 (max))

The room being of an L shape and divided into three zones. There is a sitting area with space for a large welsh dresser or similar. A dining area in front of the Aga recess this having a rural mural and the kitchen zone fully fitted and designed to an L shape with a double bowl ceramic sink inset with hot and cold mixer tap above. There is polished granite work space and tops. The storage capacity is extensive with a range of cupboards and drawers along with a quadruple glazed fronted china cabinet and open shelving unit. The appliances include; plumbed in Whirlpool fridge freezer with ice maker and cool water delivery, Siemens dishwasher and Miele washing machine. There is a four oven electrically operated AGA. There is a natural flagstone floor with an inset mat well and two radiators.



From the hall access, is obtained to the basement level with;

Cellar Room One

17'0" x 15'8" (5.2 x 4.8)

Containing the oil fired boiler

Cellar Room Two

16'8" x 15'8" (5.1 x 4.8)

First Floor Front Landing

With radiator.

Bedroom One

17'8" x 15'5" (5.4 x 4.7)

This is an attractive room with windows to both front and rear and a central fire place with original, late Victorian grate and fire opening. The chimney place wall is timber panelled. There are two double radiators and the window to the front has an outstanding aspect over the formal gardens with the pond beyond.



En-Suite/Dressing Room

12'9" x 10'2" (3.9 x 3.1)

Being on a mezzanine level and having an extensive range of in-built wardrobes, double radiator and small Victorian fireplace with a stone surround and cast iron decorative grate.

Rear Landing

Main Bathroom

Fitted with rolled edge bath with raised mixer tap, low suite WC and bidet and a Victorian style wash hand basin with matching taps inset into marble top and cupboard beneath. There are two radiators and the room is panelled to dado height with a feature ornament shelf surround. The floor is finished in polished timber planking.



Inner Landing

With radiator.

Bedroom Two

18'4" x 15'5" (5.6 x 4.7)

With two double radiators and an aspect over the garden towards the fine matured Copper Beech tree.



Second Floor Landing

With a traditional Victorian radiator and in-built cupboards in pine including an ottoman storage cupboard.

Bedroom Three

18'4" x 15'8" (5.6 x 4.8)

With inbuilt cupboard in original pine.



Bedroom Four

18'4" x 15'8" (5.6 x 4.8)

With inbuilt cupboard in original pine.



Cottage with a self contained annex and garage complex – presently adapted to its use as a home for parents and comprising;

Luxuriously Fitted Kitchen

17'0" x 16'8" (5.2 x 5.1)

This has an extensive range of in-built units including laminated hardwood worktops with an inset double ceramic sink unit, along with base cupboards and ample work surfaces. There is a split level cooker with a ceramic hob and double oven. The room is finished with a sandstone floor. There is a French window leading out onto the parterre.



Lounge

21'3" x 16'0" (6.5 x 4.9)

A feature 'Clearview' multi fuel burner into a fire recess, and two radiators, there is a boarded ceiling with inset spot lighting and matching French windows leading out onto the side garden.



On The First Floor

Guest Bedroom

24'3" x 16'8" (7.4 x 5.1)

With attractive sloping ceilings, four double radiators and in built cupboards.

Bedroom Two

16'4" x 15'5" (5.0 x 4.7)

With double radiator.

Bedroom Three

10'9" x 9'10" (3.3 x 3.0)

With double radiator and walk in wardrobe.

Wet Room

With a walk in shower zone and drained floor along with a WC and wash hand basin. Double radiator and extractor.

Outside



Triple Garaging

With the twin garage being converted presently to play/games room space with an area of 5.7m x 5.1m, effectively being a double garage and a further single garage 5.1m x 3.1m presently used as a utility room. There is a panelled external garden WC, this lined to dado height fitted with an Armitage ceramic pot sink and low suite WC. There is a flagstone floor. Adjacent is a small coal/garden store.



On The Western Side Of The House;

Barn

36'1" x 16'0" (11.0 x 4.9)

Implements Store

16'4" x 10'9" (5.0 x 3.3)

Garden Garage/Mower Store

21'3" x 16'4" (6.5 x 5.0)

With up and over door.

Gardens

The gardens are a stunning feature of this fine property. There is a partly walled parterre with repeating clipped box. Adjacent is the formal 'Italian' garden with clipped yews leading down to the spinney, home field and pond. There is a hard tennis court above the home field. At the entrance is a good sized courtyard leading to the front and side doors with parking and turning space in front of and to the side of the garaging. There is a secluded ornamental garden to one side.



Viewings

To arrange a viewing, please contact the West Bridgford Sales Team on 0115 851 2211.

Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

Money Laundering

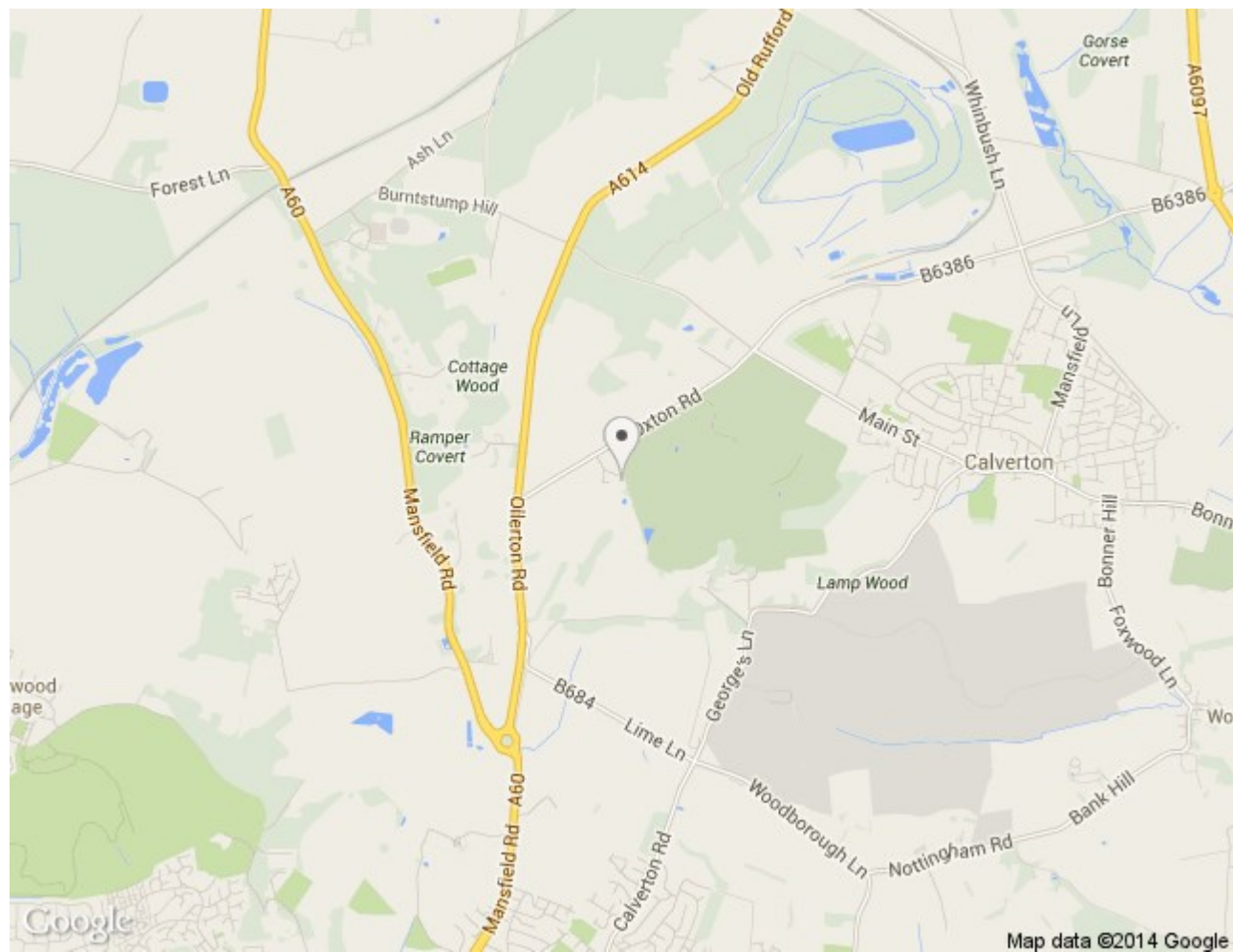
Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

Tenure

Freehold.

Local Authority

Gedling Borough Council, Civic Centre, Arnot Hill Road, Arnold, Nottingham, NG5 6LU. Tel: 0115 901 3901.



West Bridgford

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Ramsdale Farm, Oxtan Road, Arnold, Nottingham

Approximate Gross Internal Area

Main House = 4290 Sq Ft/398 Sq M

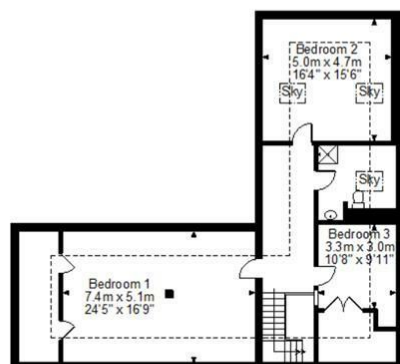
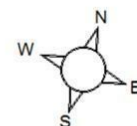
Garages = 1045 Sq Ft/97 Sq M

Annexe = 1328 Sq Ft/124 Sq M

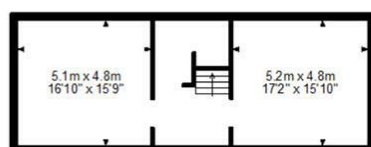
Store = 589 Sq Ft/55 Sq M

External Room & W.C. = 72 Sq Ft/7 Sq M

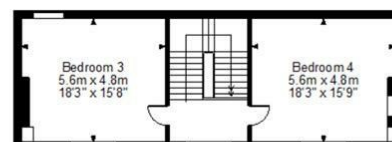
Total = 7324 Sq Ft/681 Sq M



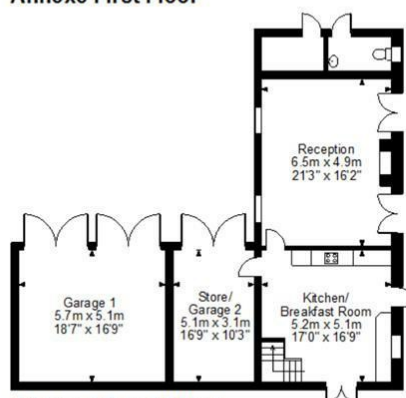
Annexe First Floor



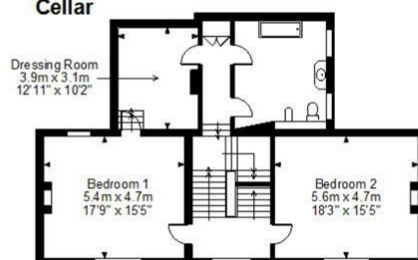
Cellar



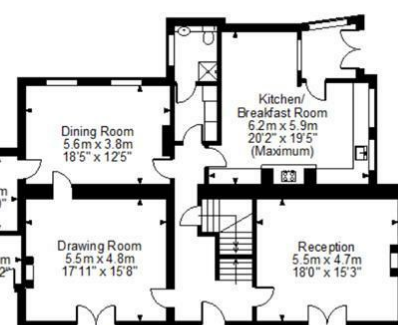
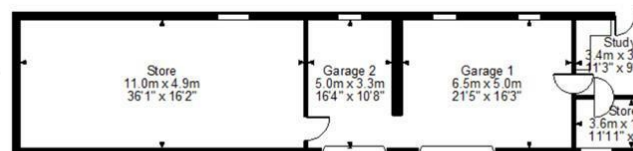
Second Floor



Annexe Ground Floor



First Floor



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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