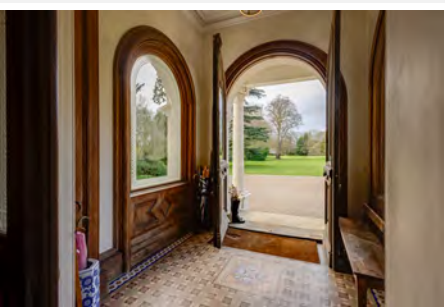


# COLSTON BASSETT HALL

## COLSTON BASSETT











Colston Bassett Hall is one of the finest examples of a regency home in the Midlands set within it's own mature parkland positioned on the edge of one of the most popular Vale of Belvoir villages.

Dating back to circa 1704, the Grade II Listed Hall was famously remodelled by the Le Marchant family in 1841 to offer some of the grandest accommodation for entertaining the area had to offer at the time featuring a ballroom leading to an exquisite 50ft drawing room and beautiful handmade plasterwork throughout the building.

The extensive accommodation offers to the ground floor a reception hall, study, sitting room, vast drawing room with a total of 6 sash windows to enjoy views of the grounds, formal dining room, ballroom and large orangery. A further hallway leads to the living kitchen, scullery, morning room, breakfast room, study, cloakroom and billiards room. The scullery gives access to a self-contained butler's flat, with a reception room, kitchen and bedroom above. A grand staircase from the main hall leads to the first floor, offering a total of 9 bedrooms and 6 bathrooms. The second floor offers a further 11 bedrooms, 2 bathrooms and a self-contained flat with kitchen diner and living room. The Hall also has a 24-room cellar complex, which could lend itself to conversion to indoor swimming pool, spa and gym facility.

The Hall is approached by its own long driveway approach through formal lawns with mature specimen trees leading to the grand front entrance to the West aspect. A rear tradesmen driveway leads to the North side with garaging and outbuildings. The grounds are largely South-facing boasting a formal pavilion terrace with steps leading down to swimming pool, tennis court and large expanse of lawn which could be turned to paddocks for the equestrian enthusiasts.

This residence lends itself to being used as a private home and either a business HQ, or hotel / wedding venue subject to appropriate planning and permissions. An incredibly rare opportunity to purchase one of the finest stately homes in the area offered to the market with no onward chain.

Colston Bassett is a highly-regarded village nestled within the Vale of Belvoir ideally positioned in the South of Nottinghamshire with easy access to West Bridgford and the City of Nottingham. The village offers amenities including the renowned Martins Arms public house as well as the award-winning Stilton cheese dairy and the Colston Bassett independent preparatory school (serving ages 4 to 11). More comprehensive schooling facilities are available in the nearby villages of Cropwell Bishop, Cotgrave and the market town of Bingham. The village is well known for its lively community spirit with a number of social clubs and sporting clubs including a village cricket team and bowls club, with events taking place all year round. The village is well-placed for transport links, with the A46, A52, M1 and M1 all within easy reach as well as Nottingham East Midlands Airport. Mainline trains to London in approximately one hour are available from nearby Grantham station.







# Floorplans

Approximate gross internal floor area:

Basement: 7150 sqft (664 sqm)

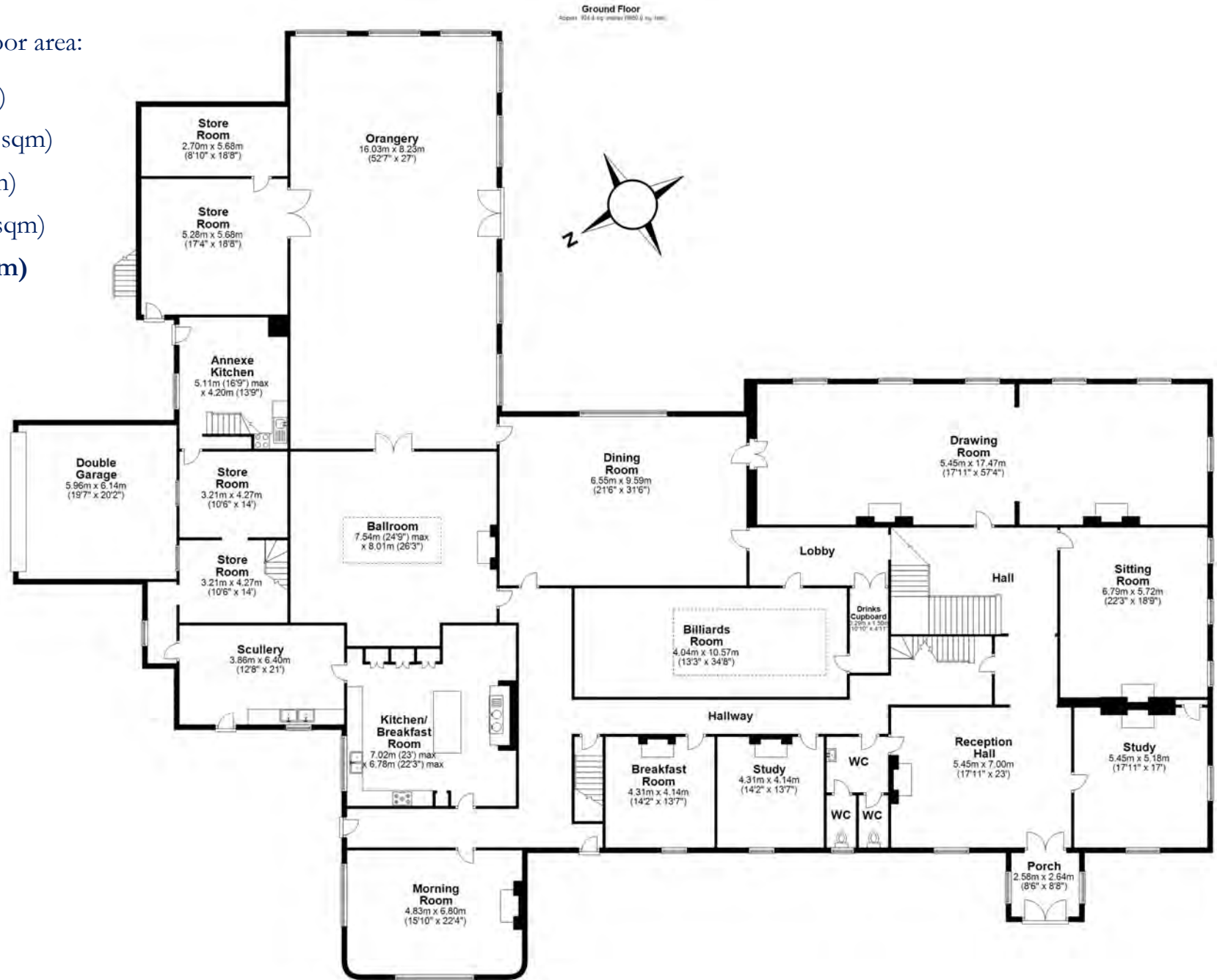
Ground Floor: 9950 sqft (924 sqm)

First Floor: 4544 sqft (422 sqm)

Second Floor: 3405 sqft (316 sqm)

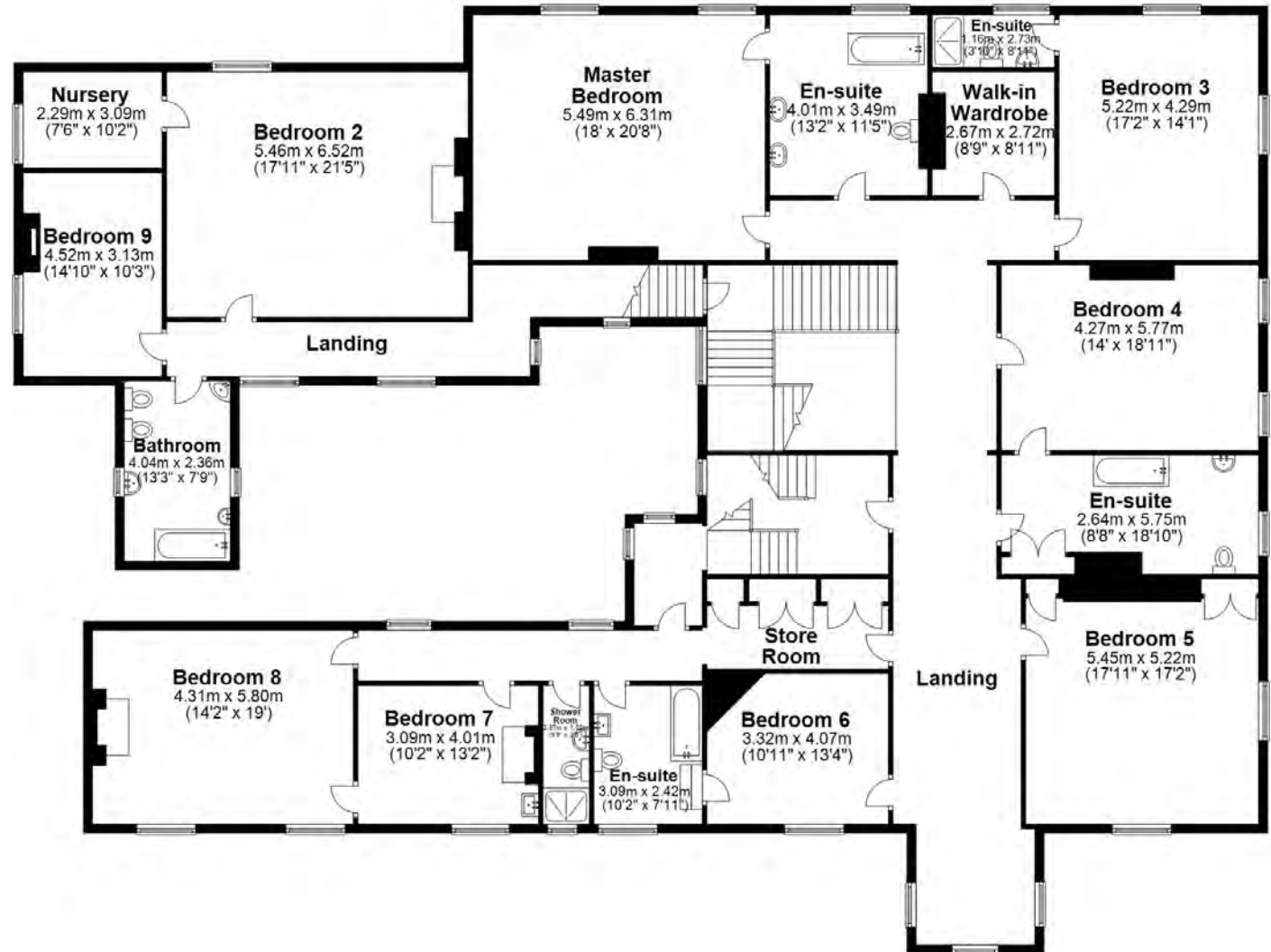
**Total = 25,050 sqft (2327 sqm)**

Inc. double garage



**First Floor**

Approx. 422.2 sq. metres (4544.5 sq. feet)

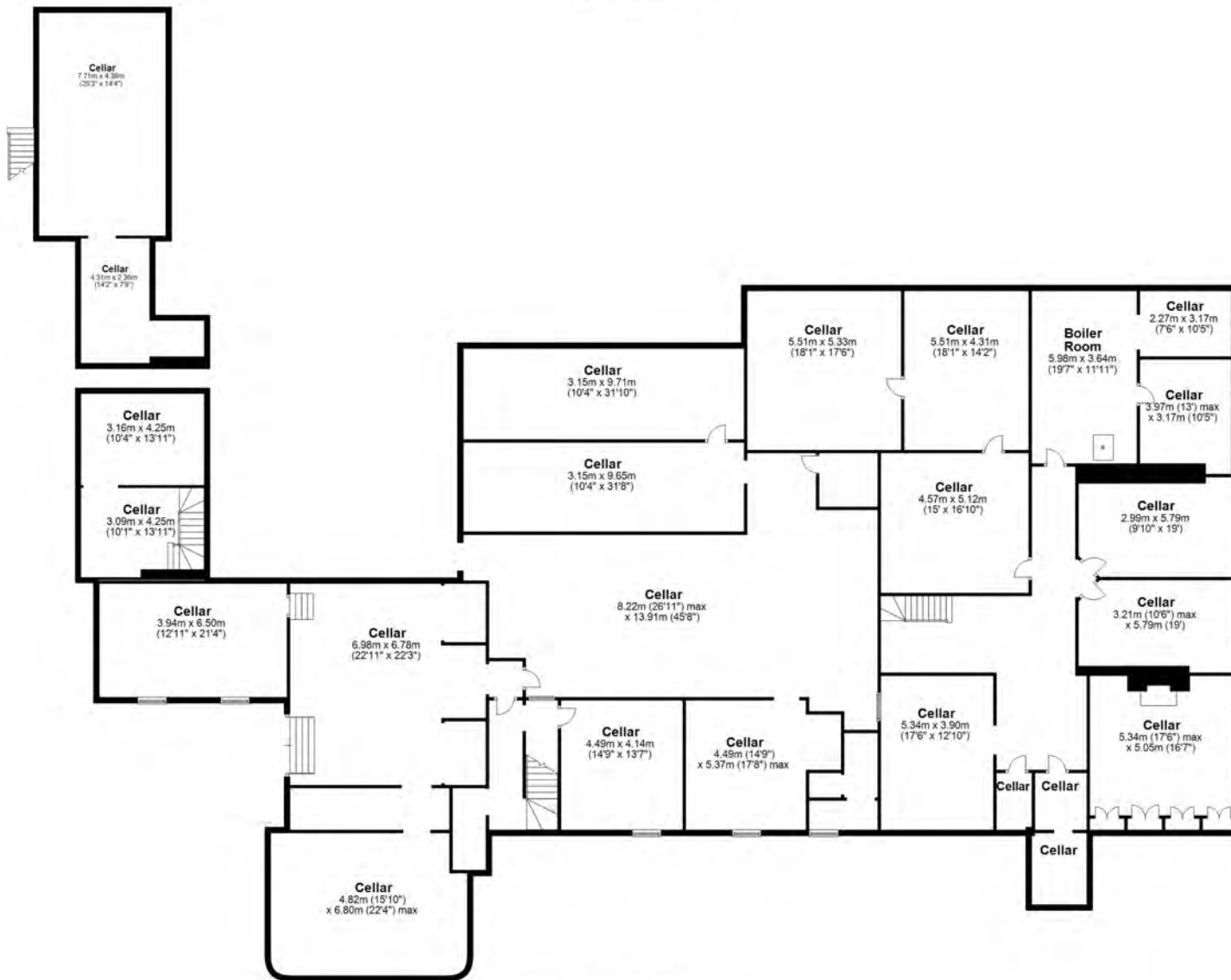


**Second Floor**

Approx. 316.4 sq. metres (3405.6 sq. feet)



**Basement**  
Approx. 864.3 sq metres (756.3 sq feet)



Total area: approx. 2327.3 sq. metres (25050.4 sq. feet)  
This floor plan is a north-south plan. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessment. Plan produced using PlanIt.

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