

# Ammonite House

Region: Midlands Sleeps: 12 - 14

---

## Overview

Welcome to the stunning Ammonite House. A recently fully renovated haven nestled on the edge of the charming village of Screveton in Rushcliffe, Nottinghamshire. With its wealth of original features, this Georgian gem is a true testament to classic elegance and modern luxury.

Having undergone a thorough and thoughtful renovation over the past two years, this property effortlessly blends its historic charm with modern amenities. Every inch of this property speaks of a commitment to quality and style, from the well-maintained grounds to the thoughtfully designed interiors.

Step inside and discover a meticulously renovated 3-story house that seamlessly blends period charm with contemporary comfort. The property currently boasts six bedrooms and three bathrooms, each exuding a unique character and style. There is additionally a well appointed office room with a sofa bed. ideal for accommodating two further guests.

The heart of this home lies in its well-appointed living spaces. Two large dining tables, one in the kitchen and another in the orangery, each seating 8, invite you to gather for delightful meals and create lasting memories. Choose between two inviting living areas – a snug featuring a working log burner for cosy evenings and a large formal sitting room perfect for entertaining guests in style.

Outdoors, the property truly comes to life. Immerse yourself in the luxury of a heated outdoor pool, unwind in the hot tub, or showcase your culinary skills in the outdoor kitchen –within two acres of land. Whether hosting a summer soiree or enjoying a quiet evening under the stars, the options are as diverse as the landscape surrounding you.

Whether you're looking for a peaceful retreat, a venue for memorable gatherings, or a base for exploring the beauty of Nottinghamshire, this beautiful home offers a warm welcome and an unforgettable experience.

Enjoy the space, elegance, and lifestyle this property offers, where you can create cherished moments in this exceptional abode.



## Facilities

Villa/House • Modern • Great Value • **Recommended** • **Exclusive** •  
Private Pool • Child-Safe Pool • Heated Pool • Wi-Fi/Internet • Hot Tub •  
<1hr to Airport • Laptop Friendly Workspace • BBQ • Washing Machine •  
Tumble Dryer • Dishwasher • Microwave • Coffee Machine • Smart TV •  
Satellite TV • Working Fireplace/Woodburner • Fire Pit • Heating • Cot(s)  
• Fenced Grounds • Parking Space • Garage • Rural Location • Cycling  
• Outstanding Landscapes

# Interior & Grounds

## Ammonite House

### Ground Floor

- Entrance Hall
- Modern kitchen with marble worktop, butler sink and slate flooring. The kitchen is fully equipped with a Range master, fridge, wine fridge, Nespresso coffee machine and large kitchen table with benches.
- Second kitchen (Utility Room) with double fridge/freezer, microwave oven, dishwasher, washing machine and dryer
- Conservatory with vaulted ceiling seating ten guests
- Sophisticated drawing room which opens onto the terrace and garden
- Cloakroom
- Snug with TV, wood burner and two comfortable sofas
- Office with sofa bed

### First Floor

- Master bedroom with super king bed and ensuite bathroom. The bathroom offers a roll-top bath, shower, double washbasins and WC.
- Bedroom with super king bed with ensuite cloakroom
- Bedroom with double bed
- Playroom with TV
- Family bathroom with freestanding bath, shower, and underfloor heating

### Second Floor

- Bedroom with super king bed (this room has two other bedrooms adjoining)
- Adjoining bedroom with double bed
- Adjoining bedroom with double bed and sofa
- Shared bathroom with shower, washbasin and WC

## Outside Grounds

- Large garden
- Heated swimming pool
- Hot tub
- Gazebo with seating area
- Outdoor open kitchen with fridge, dishwasher
- Pizza Oven
- Additional dining area available on the terrace
- Kids area with trampoline, climbing frame and swing
- The garden gate leads to an open field, which guests are welcome to walk through. A friendly farmer owns the field.
- Space for multiple cars



## Location & Local Information

Convenience is situated just off the A46 for easy accessibility yet backing onto fields, ensuring privacy and mesmerising views. The local bike cafe is an easy 20 minutes walk away, with numerous inviting local pubs nearby to explore. The proximity to major towns like Newark, Lincoln, Nottingham, and Leicester, as well as direct train services to London Kings Cross, ensures you're well-connected to the best of both worlds.

Nestled in Nottinghamshire's scenic countryside, the village of Screveton offers a tranquil escape just a short drive from the vibrant city of Nottingham. With its meandering lanes and historic charm, Screveton provides a peaceful retreat. Families can explore the picturesque countryside through walking and cycling trails, followed by relaxation in the welcoming village pub.

Nottingham, a stone's throw away, adds urban excitement to the mix. Nottingham Castle and the historic Lace Market offer a glimpse into the city's rich history. The family-friendly Wollaton Hall and Deer Park provide a captivating day out with deer sightings and impressive architecture.

For adventure seekers, the National Water Sports Centre offers kayaking and paddleboarding. Culinary delights abound in both Screveton's village inn and Nottingham's diverse dining scene. Local farmers' markets provide fresh produce for a taste of the region.

In essence, Screveton and Nottingham create a perfect blend of rural tranquillity and urban exploration for families. Whether it's the serene village atmosphere or the cultural richness of Nottingham, this destination promises a memorable family holiday experience, where every member can unwind, connect, and create lasting memories.



## Local Amenities

Nearest Airport	<b>East Midlands Airport (40.5 km)</b>
Nearest Train Station	<b>Newark Train Station (15 km)</b>
Nearest Village	<b>Screveton (3 km)</b>
Nearest City	<b>Nottingham (25 km)</b>



Nearest Town/City	<b>Newark (13 km)</b>
Nearest Restaurant	<b>The Old Volunteer (10.5 km)</b>
Nearest Bar/Pub	<b>The Boot and Shoe Inn (5 km)</b>
Nearest Shop	<b>Little Waitrose Saxondale (7 km)</b>
Nearest Supermarket	<b>Lidl (6 km)</b>
Nearest Golf	<b>Radcliffe on Trent Golf Club (12 km)</b>
Nearest Tennis	<b>East Bridgeford Tennis Club (4.5 km)</b>

## What we love

- Ammonite House seamlessly blends the timeless appeal of its Georgian origins with modern amenities, showcasing a commitment to preserving historic charm while offering contemporary comfort.
- Well-appointed living areas, including two dining tables and two inviting living spaces, provide ample room for delightful meals, entertaining guests, and creating lasting memories.
- Enchanting outdoor experience, featuring a heated outdoor pool, a hot tub, and an outdoor kitchen within its expansive two acres of land. Whether hosting a summer soiree or enjoying a quiet evening under the stars.

## What you should know...

- The house is located adjacent to a busy main road, and the road is visible from the garden area. Additionally, external sounds, including road noise, can be heard when outside in the garden.
- Despite its proximity to the main road, the interior of the house is well-insulated. Once inside, the insulation is effective enough to prevent the road noise from being audible, providing a quiet and comfortable living environment indoors.
- There are only a limited number of bathrooms at the property. Please note some bedrooms will have to share facilities.

# Terms & Conditions

- Security deposit: £1000 charged to the client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to a full inspection
- Arrival time: 3:00 pm
- Departure time: 11:00 am
- Energy costs included?: Yes, included in the rental price.
- Heating costs included?: Yes, included in the rental price.
- End of stay cleaning included?: Yes, although there is a £100 surcharge for pool and hot tub cleaning. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- Linen & towels included?: Yes. One set per week is included in the rental price. Linen and towel changes mid-stay are at an additional cost. This includes pool towels.
- Pets welcome?: No
- Smoking Allowed?: No smoking or vaping.
- Pool heating charge?: No, pool heating cost IS included in the rental price.
- Changeover day: All days.
- Minimum stay: 5 nights.
- Stag & Hen Do's Allowed? : Not permitted.