



Park Cottage Blyth Road, Worksop S81 0TL

Offers in the region of £375,000

This enchanting cottage, once part of the historic Kilton Forest Farm Estate in Worksop, is a rare find for buyers seeking a home overflowing with character and heritage. Steeped in history, the property retains many original features, including exposed beams, original doors, and a remarkable wood hearth hand-carved by the renowned craftsman Robert Thompson, complete with his signature mouse motif on the mantel.

The spacious interior offers three reception rooms and a bright conservatory, blending period charm with practical living. At the heart of the home is a recently fitted Symphony kitchen with integrated appliances, thoughtfully designed to complement the character of the cottage while offering modern convenience. There is also a generous-sized utility room, providing excellent additional storage and functionality for a busy household.

One of the bedrooms has been successfully used as an Airbnb, generating a regular income thanks to its separate entrance and a generous three-piece bathroom with a large corner bath. With minimal alterations, this space could also be converted into a self-contained annexe, making it ideal for extended family or guests.

- Historic Cottage, Once Part Of The Kilton Forest Farm Estate
- Recently Fitted Symphony Kitchen With Integrated Appliances
- Extensive Outbuildings, Formerly Stables And Garages
- NO ONWARD CHAIN
- Packed With Character – Exposed Beams, Original Doors, And Robert Thompson–Carved Hearth With Mouse Motif
- One Bedroom With Separate Entrance – Previously Used As Airbnb Providing Income / Potential Annexe
- Large Garage – Ideal For Car Enthusiasts Or Mechanics
- Three Reception Rooms Plus A Bright Conservatory
- Two Further Double Bedrooms With Fitted Symphony Wardrobes.
- A Rare Property Combining History, Charm, And Versatility

locating your ideal home



The property further boasts two additional double bedrooms, both fitted with Symphony wardrobes, cupboards, and drawers, along with a modern shower room.

Externally, the property continues to impress. The beautifully landscaped and secure garden offers a private and tranquil space, perfect for relaxation or entertaining. A large driveway provides parking for up to five vehicles, in addition to a substantial garage. The garage and various outbuildings, previously used as stables and storage, offer exceptional versatility—ideal for car enthusiasts, mechanics, or those in need of ample workshop space.

Originally standing alone, this cottage captures the essence of timeless rural charm while providing scope for modern living—truly a unique opportunity for those who appreciate history, craftsmanship, and character

Ground Floor

Entrance Hall

The property is entered through a wooden door with double glazing, opening into a welcoming entrance hall with tiled flooring, a useful storage cupboard, access to the second reception room, and a staircase leading to the first floor.

Downstairs W/C

Low flush w/c, pedestal sink.

Dining Room

Currently used as a dining room, this delightful and character-rich space is bathed in natural light from its front and side-facing double-glazed windows. Bursting with period charm, it showcases beautiful exposed timber beams and a striking stone-effect fireplace, complete with a remote-controlled electric fire, creating a warm and inviting focal point. A door leads to the inner hall, while a sliding door seamlessly connects to the recently fitted kitchen, enhancing the flow and practicality of the home.

Lounge

The living room is a warm and inviting space, filled with character and original features. A front-facing double-glazed window and rear patio doors leading to the conservatory allow plenty of natural light to flow through. At its heart sits a charming brick-built fireplace with a beautifully hand-carved wooden mantel showcasing the signature mouse motif of renowned craftsman Robert Thompson. Exposed timber beams add to the room's rustic charm, complemented by original built-in cabinets and shelving. An electric fire provides a cosy touch, and a door leads through to the office/study, offering a practical and versatile extension of the living space.

Office/Study

The office/study offers a quiet and practical workspace, featuring a rear-facing double-glazed window that provides natural light and a pleasant outlook. Decorative ceiling coving adds a subtle touch of elegance, enhancing the room's character and charm.

Conservatory

The lean-to conservatory provides a bright and versatile space, featuring double-glazed windows that offer delightful views over the rear gardens and former stables. Patio doors open directly onto the garden, creating a seamless connection between indoor and outdoor living.

Kitchen

The recently fitted Symphony kitchen beautifully blends modern convenience with timeless character, featuring exposed wood beams and a classic Shaker-style design. Matching wall and base units are topped with solid wood worktops, creating a warm and inviting feel. At its centre sits a striking Rangemaster-style oven, complemented by a traditional Belfast sink, integrated fridge freezer, and dishwasher. A rear-facing double-glazed window floods the room with natural light, while stylish herringbone-patterned laminate flooring adds elegance underfoot. A door leads to the spacious utility room, with steps up to the rear entrance and further stairs connecting to a second staircase, enhancing both flow and functionality.

Utility Room

The utility room is both practical and well-appointed, featuring a side-facing double-glazed window and matching wall and base units for additional storage. It offers plumbing and space for a washing machine and tumble dryer, while also housing the boiler, making it a highly functional space for everyday household tasks.

First Floor

Bedroom One

Bedroom One is a spacious and elegant room, featuring a side-facing double-glazed window that fills the space with natural light. It is beautifully fitted with a high-quality Symphony bedroom suite, offering an extensive range of wardrobes, drawers, and a dedicated dressing area, providing both style and exceptional storage.

Bedroom Two

Bedroom Two is a generous double bedroom, featuring the same high-quality Symphony fitted wardrobes as Bedroom One, providing ample storage and a seamless, stylish look. A door from this room leads to an additional inner landing, which provides access to Bedroom Three and the shower room, making it a practical and well-connected space within the home.

Family Shower Room

The family shower room features a front-facing obscure double-glazed window and is fitted with a modern white three-piece suite, comprising a walk-in shower with an electric shower unit, a pedestal wash basin, and a low-flush WC. The walls and floor are fully tiled, creating a sleek, easy-to-maintain, and contemporary finish.

Bedroom Three

Bedroom Three is a spacious double bedroom with a rear-facing window, offering a pleasant outlook over the garden. It features a door leading to its own en-suite bathroom, providing comfort and privacy. An additional door gives access to a separate entrance, with steps leading down to the second entrance hall and direct access to the kitchen. This versatile space has previously been successfully used as an Airbnb, making it perfect for generating extra income, hosting guests, or creating a private annexe for extended family.

Family Bathroom

The ensuite bathroom is fitted with a white three-piece suite, including a corner panelled bath with shower mixer tap, a vanity wash basin, and a concealed low-flush WC set within a vanity unit, providing both style and practical storage. A side-facing obscure uPVC double-glazed window, creating a bright and contemporary finish.

Outside

Outbuildings/Garage

A range of former stable outbuildings adds fantastic versatility to the property, offering excellent storage options, space for a workshop, and even a dedicated bar and entertainment room—ideal for social gatherings. In addition, there is a larger-than-average garage, fully equipped with power and lighting, featuring an up-and-over door and ample space to accommodate up to four vehicles, making it perfect for car enthusiasts or those in need of substantial storage.

Rear Gardens

The gardens have been thoughtfully designed to offer a blend of charm and practicality. To the side, there is a neatly kept lawn alongside block-paved seating areas, ideal for outdoor dining or simply relaxing in the sun. The rear garden is fully block-paved for easy maintenance and is enhanced by well-stocked borders, outdoor lighting, a water tap, and a power supply.

Front Elevation

At the front of the property, a neatly landscaped garden adds kerb appeal, while a generous block-paved driveway provides ample off-street parking for up to six vehicles. The driveway leads directly to an oversized double garage, with gated access at the side offering a secure route through to the side and rear gardens.



Tel: 01909 475111



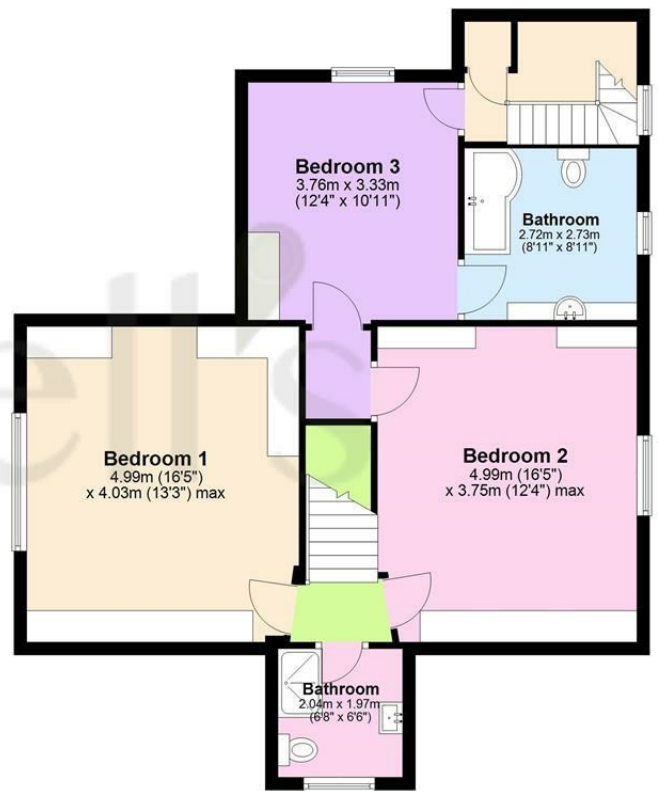
Ground Floor

Approx. 95.6 sq. metres (1029.4 sq. feet)



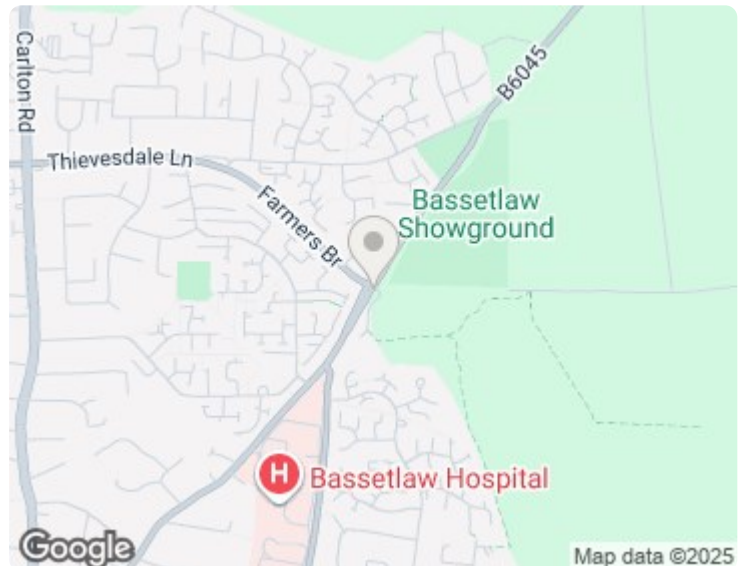
First Floor

Approx. 78.8 sq. metres (848.1 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
68	77
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	



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