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Thorpe Salvin Hall  
Ladyfield Road | Thorpe Salvin | Worksop | South Yorkshire | S80 3JS





# THORPE SALVIN HALL

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*Occupying the most idyllic of settings, approached by an impressive tree lined driveway; a magnificent 18th century country home privately enclosed within grounds extending to approximately 4 acres.*

## FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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FOUNDATION

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Thorpe Salvin Hall occupies a slightly elevated position on the outskirts of this delightful village resulting in stunning views in all directions; a hugely characterful Victorian home offering spacious versatile accommodation, displaying original period features throughout and set within grounds including landscaped gardens, paddock and a lake whilst offering an opportunity to acquire an additional 33 acres of adjoining agricultural land.

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# KEY FEATURES

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## Ground Floor

An open fronted entrance vestibule shelters the main door which opens to a reception area; access is gained to the centrally positioned, spectacular reception hallway which presents an impressive introduction to Thorpe Hall; original features immediately on display including deep skirting boards, ornate coving to the ceiling and a beautiful staircase to the first floor landing.

Formal living accommodation on either side of the ground reception, presents spacious, light filled rooms commanding pleasant south facing views over the house gardens and showcasing exquisite retained original features, ranging from ornate cornices, architraves, high ceiling heights, period fireplaces and stone mullioned windows.

The living accommodation encompasses the grand formal reception rooms to the south and east aspects of the property with high ceiling heights and large floor to ceiling windows which allow fantastic levels of natural light whilst commanding inspiring views over the grounds and beyond.

A study provides versatile accommodation with a window directly overlooking the garden.

An inner hallway gives access to the Living / Breakfast kitchen which offers a spacious social entertaining area, windows to three aspects enjoying views over stunning countryside, the village and ruins of Thorpe Hall. The kitchen is fitted with a comprehensive range of units with an oil fired Aga. Access is gained to the extensive Wine cellars which provide storage for approximately 600 bottles. Off the kitchen is a Laundry Room and access to the second Cellar housing the boiler. A rear hall has a second set of stairs to the first floor and gains access to the Utility.

A Games Room or Leisure suite has windows to two aspects overlooking the grounds, offering versatile accommodation and subject to the necessary planning permissions would create a stunning additional reception or main living kitchen opening directly onto the formal south facing lawns.





















# KEY FEATURES

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## First floor

The bedrooms are accessed from the impressive landing which commands breathtaking views over the grounds and ruins of Thorpe Hall. Two sets of stairs lead to the second floor accommodation

The principal bedroom incorporates a fitted dressing room and a generous bedroom each with windows commanding countryside views. An en-suite is presented with a four piece suite.

The Guest Bedroom is positioned to the front of the house commanding a delightful outlook over the lake, whilst adjoining en-suite facilities are presented with a three piece suite.

There are three additional double bedrooms each commanding stunning views over differing aspects of the grounds and surrounding countryside whilst retaining original period features.

The Family Bathroom offers generous proportions and is presented with a five piece suite, windows to the rear overlooking adjoining farmland. Access is gained to the east facing bedroom.

## Second Floor

Providing generous accommodation which lends itself to a variation of uses. There is potential to have an additional four bedrooms or a self-contained apartment suite, each room commanding delightful views over surrounding countryside. The second floor has four separate double rooms, a bathroom and two useful storerooms.





















# KEY FEATURES

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Thorpe Salvin Hall enjoys a stunning approach, immediately impressive; a sweeping treeline driveway opening to reveal this stunning property. The driveway arrives at the front of the house offering a glimpse over the lake and landscaped gardens. The grounds extend to approximately 4.2 acres and include private south west facing formal gardens with a host of mature trees, shrubbery, and well stocked flower beds. Beyond the gardens a lake has two central islands. A multiple paddocks with a stable block with two loose boxes and a tack room. The property enjoys an elevated position overlooking surrounding countryside and the village of Thorpe Salvin.

## Garaging

There are two garages to the rear of the house and three stone built storerooms and a W.C.

## Additional Land

Thorpe Salvin Hall is set within grounds of 4.2 acres. There is also a potential opportunity to acquire an additional 32.7 acres of agricultural / grazing land which is to be dealt with by separate negotiation.















# LOCATION

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Thorpe Salvin is a charming rural village located on the edge of open countryside south of Sheffield centre. The village, which has won Britain in Bloom trophies on numerous occasions, is home to the ruins of Thorpe Hall dating back to 1570, the picturesque St Peters Church dating back to the 12th century lies only a few miles from the A57, the main connection road to the A1 and M1 motorways. Centrally located for Sheffield, Worksop, Doncaster, Chesterfield and Retford and Kiveton park having rail connections including a direct rail link to London's Kings Cross. The immediate locality is rural boasting un-spoilt scenery and walks resulting in an idyllic external lifestyle which is complemented by the popular bar and restaurant The Parish Oven.

Nearby attractions and pastimes include Chesterfield canal and the Turnerwood Locks. The property sits adjacent to open access ancient woodland, Hawkes Wood and Old Spring Wood; Rother Valley and the popular water park are within a short drive as is Meadowhall shopping centre. The area presents easy access to Sherwood Forest including Clumber Park. Lindrick and Bondhay golf clubs are each just a few minutes' drive and private schooling is available locally with the well respected Ranby House Prep and Worksop College both within easy driving distance. In short, this delightful location offers a peaceful retreat, yet every day 'hustle and bustle' can be easily reached.







# INFORMATION

A Freehold property with mains electricity, water and drainage. Oil fired central heating. Fixtures and fittings by separate negotiation.

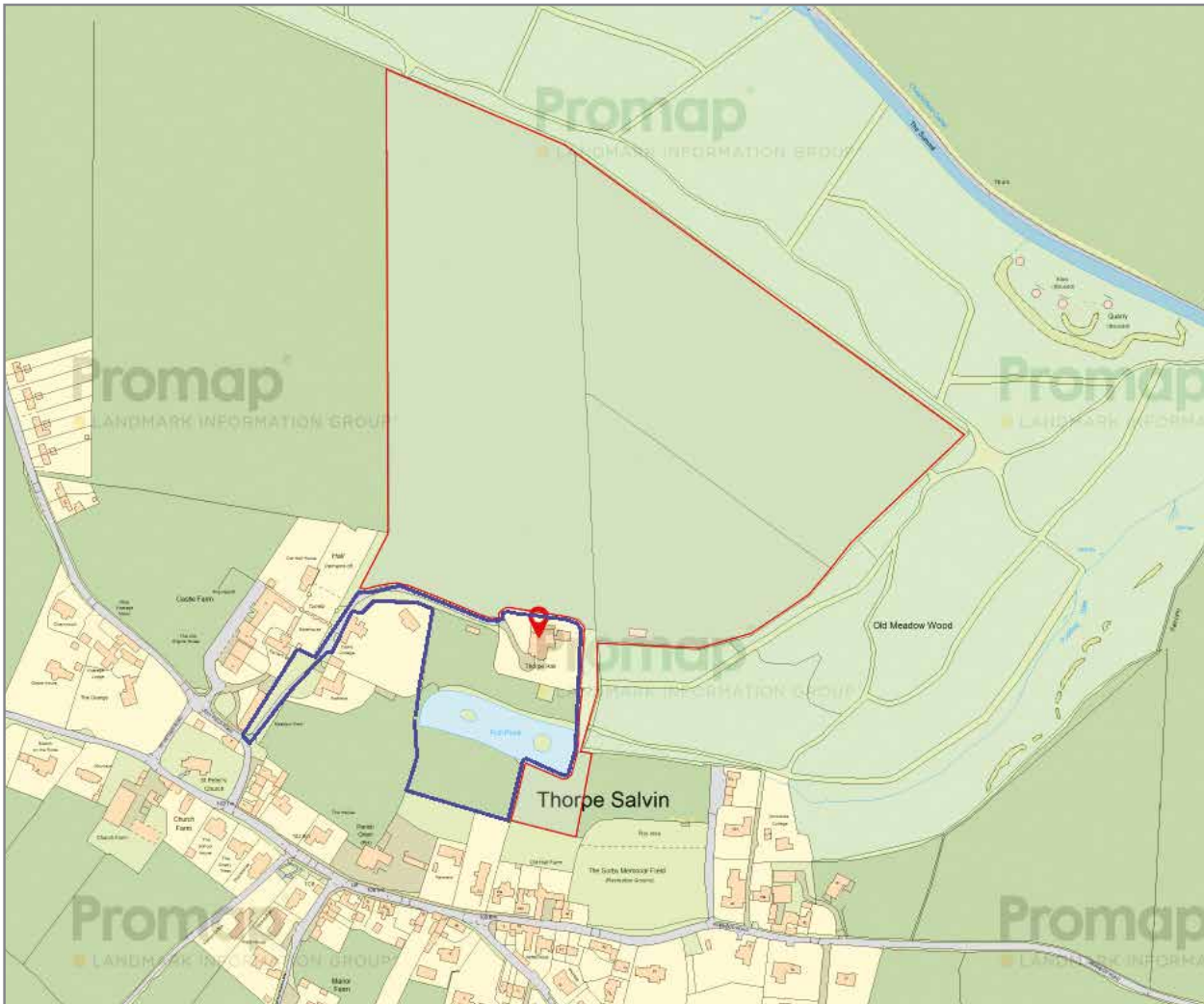
## Directions

From Worksop take the A57 to Shireoaks roundabout and follow the signposts to Thorpe Salvin. In the village pass the Parish Oven Restaurant and turn right onto Ladyfield Road, turn right into the driveway sign posted Thorpe Salvin

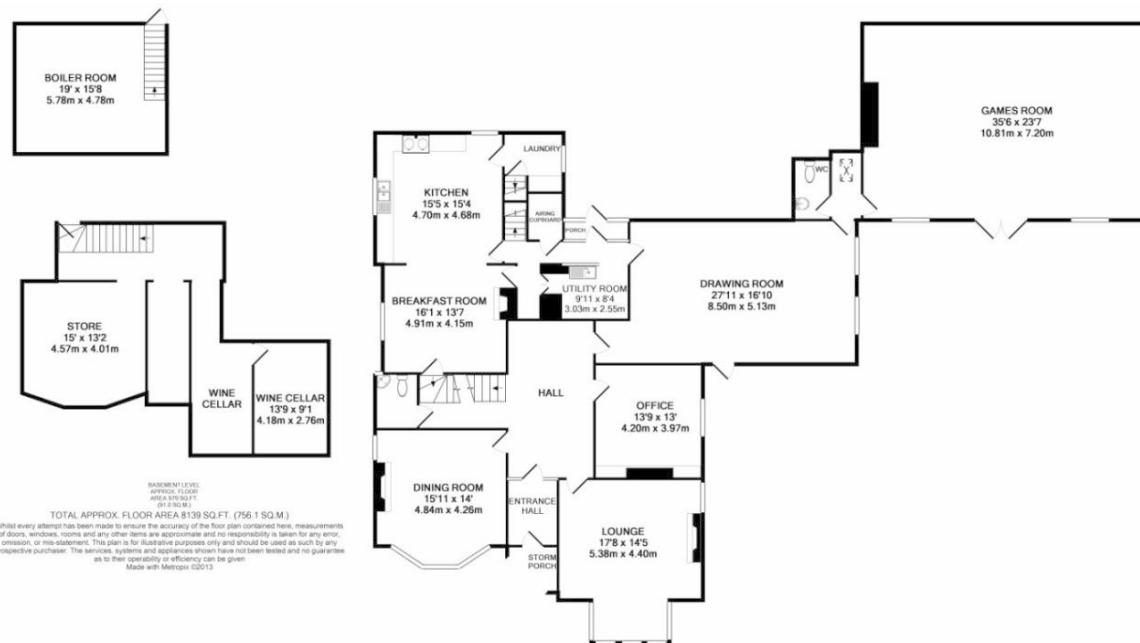
## Plan

Red - Optional 32.7 Acres

Blue - 4.2 Acre Grounds







Basement Level  
APPROX. FLOOR AREA: 1,100 SQ. FT. (101.5 SQ. M.)

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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