

BRODSWORTH MANOR



BRODSWORTH





Brodsworth Manor

Are you looking for a slice of luxury countryside living? If so, the search could well be over.

Brodsworth Manor offers the epitome of rural grandeur, complimenting its historic surroundings. The owners of this property not only built this house themselves but also all five properties in the quiet cul-de-sac Manor Grove, before selecting this plot as their own.

Why here? After working on a large restoration project just a stone's throw away at the Victorian-style Brodsworth Hall and Gardens, they decided this was the right place to set up home for their family.

Sitting on land formerly owned by Brodsworth Hall, both vendors utilised their skills as both builder and interior designer to create a vast, purpose built six-bedroom family home that leaves a lasting impression.

Grandeur throughout

Sitting at the head of Manor Grove, Brodsworth Manor has a striking presence from the moment you set eyes on it.

Behind the large wrought-iron gates is a block-paved drive, large enough to hold up to 10 cars.

The property itself was built from rustic Yorkshire stone and features sliding, wooden Georgian sash windows that add great character.

You'll also struggle to miss the 12-foot Christmas tree planted at the front of the property which can be decorated when the festive season comes to give the whole street a seasonal lift.

A luxurious theme continues through the front door. Pristine wood design flooring awaits in the hallway and the home's five reception rooms are all completed to an opulent standard.

Handmade wooden doors and furniture impress throughout, with large crystal chandeliers, marbleized fireplaces and beautifully detailed architraves also catching the eye.



“It's been a lovely family home. We've brought up our four daughters here; it's been a beautiful, safe environment for them to grow up. We've had a great life here.”

Entertain in style

It's easy to imagine how this house bursts to life when special occasions arrive.

A music lover's dream is the dedicated piano room - perfect to relax with a drink in hand, poured from your very own bar in the corner.

Slide open the mahogany doors and prepare to be wowed by the incredible lounge/dining room.



“We've got a bespoke, 22-seater dining table which we had made in France for the dining room because we love to entertain and host parties with our friends.”



Flowing seamlessly from formal dining to comfortable seating, whether you're entertaining friends, family or both, you have the space and the pizzazz to really put on a real show here.

Each section features its own crystal chandelier defined with an intricate ceiling rose.

A marbleized fireplace sits proudly in the centre and the details in every corner throughout add interest and character.

French patio doors allow the room to be flooded with natural light and provides a spectacular view of the garden outside.



Rest and Play

Away from the banquet-style entertainment space is a neat and cosy snug room which the current owners spend lots of their time in, especially on weekday evenings.

The converted double garage adjacent plays host to a dedicated games room, currently set up with a full-size snooker table.

Finished with ceiling spotlights, ornate cornicing and a stunning full wall mural, this bonus space could be used in a variety of ways, perhaps even as a home office or cinema room.



“ This games room is such a versatile space. We’ve thought about turning it into a cinema room because there’s so much space for a large screen and it already has a high-quality sound system installed. ”

Traditional Home Kitchen

Sat at the left-hand side of the property and with a view to the garden is the kitchen, designed tastefully with neutral and traditional décor.

With integrated appliances including a double oven and electric hob, there's also space for a breakfast table for casual meals. The separate utility room provides ample storage including space for an oversized American fridge and makes the perfect hideaway for the family laundry.

Beside the utility room is the convenient WC which feels more like a dressing room thanks to the bougie decor and size. Finished with monochrome tiles and brass hardware, your guests might want to form a queue.





Fit for royalty

Climb the bespoke handmade staircase to arrive on the generous landing space with six bedrooms leading from it.

Don't forget to look up to appreciate the palatial panelled ceiling, which creates the impact of a stately home.

The master bedroom and en-suite are joined between an archway to offer a retreat fit for a king. With a sunken bath nestled under the double windows, separate shower enclosure and twin basins, no expense has been spared from the painted architraves to the huge walk-in wardrobe.



Rooms for the family

What you'll quickly notice as you move through the rest of the bedrooms is that they all offer something unique and unlike more modern houses and have plenty of space too.

While there are plenty of areas in this home for the family to come together, there's also the variety and number of rooms for personal space with little compromise.

Whether all of the upstairs rooms are used for sleeping, or alternatives such as a study, playroom or simply storage space, you'll be spoilt for choice at Brodsworth Manor.



“ There’s so much scope here for a large, growing family. ”

Bath and bed

The second bedroom also has plenty of floor space for chunky furniture and features its own en-suite, perfect for older children or guests.

The bathroom boasts a three-piece Victorian-style suite with free-standing roll top bath, traditional sink and vanity unit and a high-level toilet.





FLOOR PLANS

Total Approx.

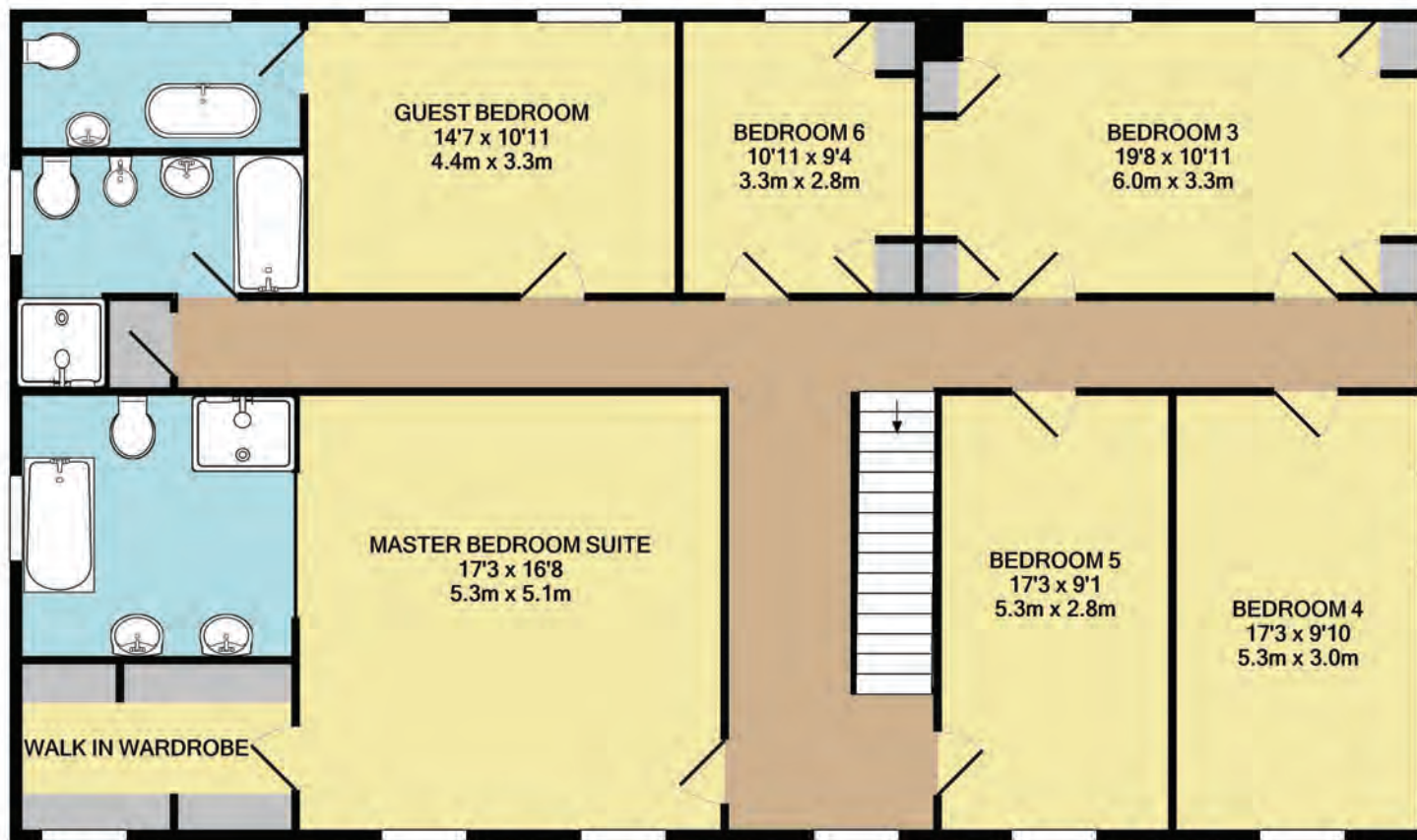
Floor Area 3907 SQ. FT. (363 SQ.M.)

Ground Floor Approx.

Floor Area 2166 SQ. FT. (201.2 SQ.M.)

Whilst 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 mis-statement.

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.



1st Floor Approx.
Floor Area 1741 SQ. FT. (161.8 SQ.M.)

PROPERTY FEATURES

- Six Bedroom Expansive Detached
- Six Separate Reception Rooms
- Music and Snooker Rooms
- Breakfast Kitchen and Utility Room
- En-Suite Bathroom and Dressing Room to Master Bedroom Suite
- En-Suite Bathroom to Guest Bedroom
- Private and Secluded Garden with Sunny Positioned Patio and Decking
- Expansive Gated Driveway with Turning Space
- Close to Open Countryside and Brodsworth Manor and Gardens
- Close to Motorway and Rail Network for Commuting

Secret escape

The secluded garden offers peace and tranquillity aplenty.

Set over two levels, you'll have a choice of two patio areas; one directly at the back of the property and another up the set of stone stairs from the lawn. This currently houses an outdoor dining table and summer house which has been used down the years for the kids, or more recently to store all the garden essentials.

Surrounded by mature and tall shrubbery, this excellently landscaped garden offers a high level of security, easy maintenance and ultimate privacy, creating a perfect space for the family to socialise and sunbathe through the summer months.



“ The walks around here are fantastic. The house is surrounded by fields which we're so lucky to have right on our doorstep. The views from the village are spectacular. ”



Area to explore

The sought-after rural village of Brodsworth is best known as home to Brodsworth Hall and Gardens

Designed in 1860, it is one of the most complete surviving examples of a Victorian country house in England.

It is a popular haunt for those who are keen to seek out local history and the highlight of its year comes in the winter, with an after-dark adventure put on courtesy of illuminated garden trail that the kids will love.

With hidden fairies, magical talking trees, fairground rides and the chance to enjoy a mulled wine or toasted marshmallow, it's the perfect family night out in the build-up to Christmas.

You'll be pleased to call this quaint village of Brodsworth home, with miles of surrounding field and woodland walks to explore right on your doorstep.

This life of countryside seclusion doesn't come at the expense of nearby amenities and transport links though.

You're conveniently located within two miles of the A1 for ease of travel up and down the country, while the city of Doncaster is also just five miles away boasting a vibrant nightlife, historic Racecourse and thriving high street shops as well as larger retail parks.

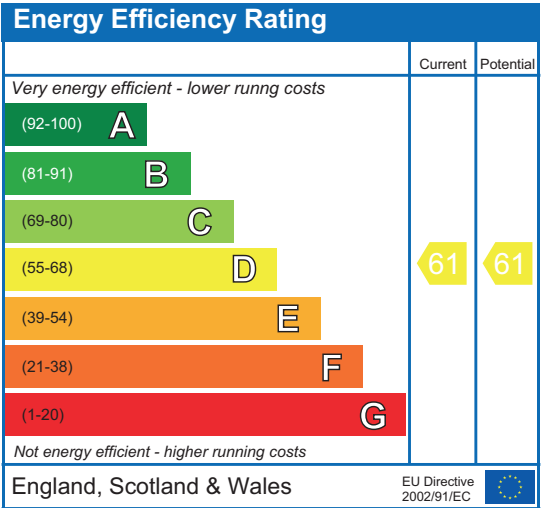
There's also superb train links on offer, including a direct service from Doncaster to London in less than 90 minutes.

There's plenty to enjoy in Brodsworth's neighbouring villages too. Marr offers a popular farm shop serving tasty treats and Hooton Pagnell is home to the highly rated 1903 bistro.

If you're moving here with a growing family, you'll not be short of options nearby for excellent schools.



ENVIRONMENT & ENERGY



BRODSWORTH MANOR



BRODSWORTH



Brodsword Manor, Manor Grove, Brodsword, DN5 7XN

Enfields Luxe
1 Alamo House, Sessions House Yard,
Pontefract, West Yorkshire WF8 1BN



To View Brodsword Manor

01977 802477

✉ team@enfieldsluxe.co.uk