



The Coach House
Lamb Lane | Firbeck | Worksop | Nottinghamshire | S81 8DQ

THE COACH HOUSE



A beautiful 17th century barn conversion, set within stunning 2 acre grounds, sympathetically renovated retaining original features, resulting in a stunning home with modern characteristics that complement the wonderful period charm on display; commanding breathtaking views, enjoying landscaped southwest facing gardens, an adjoining paddock and exceptional accommodation extending to approximately 5000sqft.



INTRODUCTION

An impressive reception hall to a galleried landing sets the scene, the ground floor accommodation extending to three generous reception rooms and an open plan living kitchen. There are five bedrooms complemented by four bathrooms, one being self-contained which would make ideal annexed accommodation.

A delightful countryside location offers the most idyllic of outdoors lifestyles, unspoilt surrounding countryside resulting in amazing panoramic views. Local services are easily accessible and include highly regarded schools, nearby train services offer a direct link to the capital whilst the M1 and M18 motorways are within a short drive ensuring convenient access throughout the region and beyond.

A truly unique home, located in an idyllic rural setting, with excellent communication links.



GROUND FLOOR

The formal reception hall to the property offers an impressive introduction to the home, the original double height doors to the barn now fully glazed inviting tremendous levels of natural light indoors, galleried to the first floor landing with original beams and trusses on display, a staircase to first floor and access through to the dining room and living room. A cloakroom is presented with a modern two piece suite with an adjoining reception / cloaks area.

The living room offers exceptional accommodation has a window overlooking the front garden doors opening directly onto a block paved garden terrace which is sheltered by a wooden framed Pergola with established Wisteria over. This room has two frosted windows to the rear aspect and a beautiful carved stone fireplace which is home to a living flame effect electric fire.

The dining room once again offers exceptional proportions, a theme which continues throughout, has a window overlooking the rear garden and feature, artificial beams to the ceiling; a carved stone fireplace has an inset electric fire.

The lounge is flooded with natural light windows to the expanse of one wall offering a delightful overlook over the front garden, the room having an artificial beam to the ceiling and a stunning inglenook style fireplace to the chimney breast which is home to a wood burning stove that sits on a stone flagged hearth.

The living kitchen has full tiling to the floor, windows to the expanse of one wall overlooking the front garden whilst an additional window to the rear commands a pleasant view over the rear garden which is accessed by a stable style entrance door. Presented with a comprehensive range of kitchen furniture with work surfaces incorporating a single drainer sink unit, a central island with useful cupboards and draws beneath whilst a compliment of appliances includes a Belling stove comprising of twin ovens, a grill with a five ring hob, hot plate and an extraction unit over, a dishwasher, fridge and a freezer.

The daily reception hall has a stable style entrance door, is positioned directly in front of the driveway, has a tiled floor and a staircase to the self-contained bedroom suite. The adjoining utility as a continuation of the tiled floor, a window overlooking the rear garden, a work surface with cupboards beneath and a stainless steel sink unit with plumbing and space for both an automatic washing machine and a dryer.

















FIRST FLOOR

A galleried landing overlooks the reception hall, has original exposed beams and trusses into the apex of the ceiling, and gains access to four of the five bedrooms.

The principal bedroom suite offers generous double accommodation, has original exposed beams to the ceiling and a window to the front aspect overlooking the garden. A staircase gains access to the first floor en-suite and dressing room which has exposed beams to the ceiling and an opaque window, has a large dressing area with a free standing roll top bath whilst en-suite accommodation includes a shower, a wash hand basin and W.C.

The second bedroom suite has a window overlooking the garden, an en-suite presented with a three piece suite whilst there are two additional double bedrooms to this floor; one overlooking the front garden, the other positioned to the rear with a pleasant view over the rear garden and adjoining paddock.

The family bathroom presents a four piece suite consisting of a wood panel jacuzzi / spa bath, a shower, low flush W.C and a pedestal wash hand basin, the room having full tiling to the floor, exposed beams and trusses into the apex of the building and a Velux skylight window.

The self-contained bedroom suite accessed from the second reception has a small landing with access to a bathroom which is presented with a three piece suite consisting of a wood panel bath with shower attachment over, allow flush W.C and a pedestal wash hand basin. There is a large room which offers versatile space, currently used as a lounge area and has two Velux skylight windows. From here, access through to the bedroom which has windows to both front and rear aspects and a walk-in wardrobe.













OUTSIDE

From Lamb Lane a lane leads past the converted farm buildings to the property. Wrought iron gates open to a driveway and parking area that fronts the double garage and is set within a hedged boundary and has a lawned garden with established flower borders. The main garden is laid to lawn, has established walkways, planted borders and a block paved patio with Wisteria covered Pergola. To the rear of the property a generous southwest facing garden is split into two sections, privately enclosed behind a hedged border with a block paved patio, a vegetable garden with greenhouse and gates leading through to the paddock. The paddock is enclosed within a post and rail fence, open countryside to one aspect and a tree lined border to the other.

Double garage

A double garage has power and lighting, mezzanine storage area and is home to the Worcester boiler and pressurised cylinder tank.





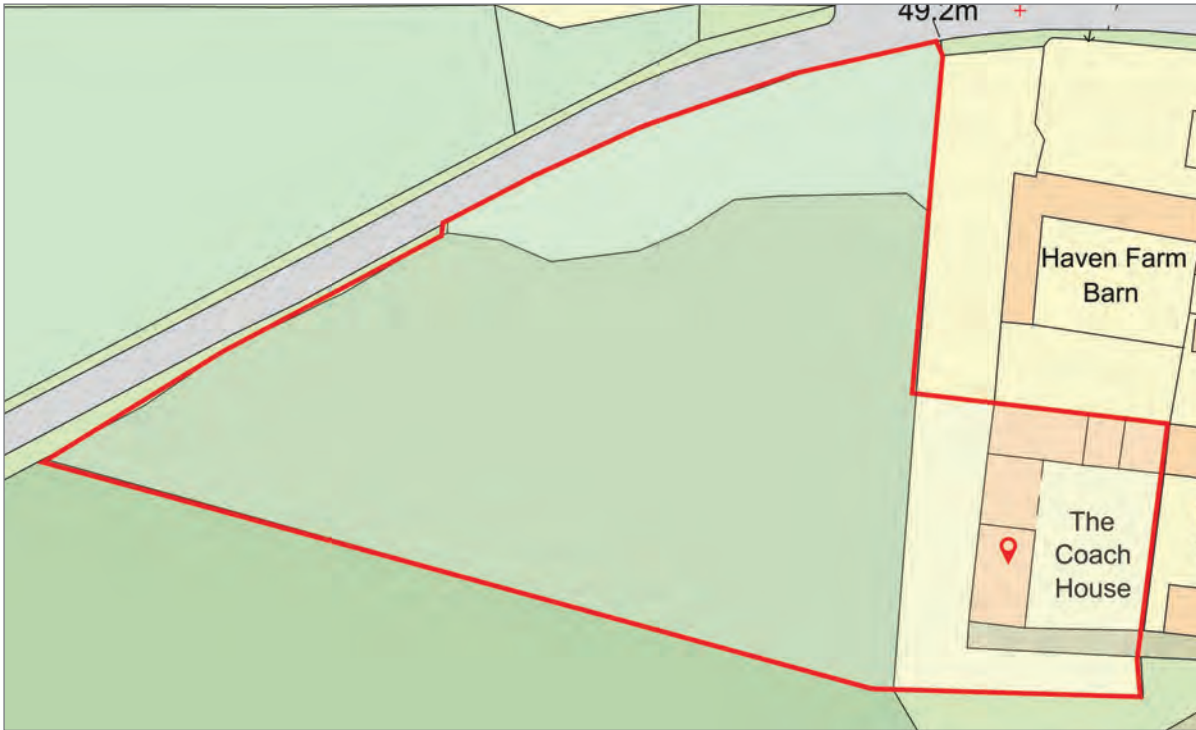
LOCATION

Firbeck

A delightful village nestled amidst stunning countryside in the North Nottinghamshire/South Yorkshire border region, particularly well placed for those wishing to commute upon the A1, M18 and M1 providing access to international airports and the nearby towns and cities within Yorkshire, Nottinghamshire and Lincolnshire. The location also benefits from good railway links providing access to the capital in approximately 1 hour and 40 minutes. The village has a delightful pub within immediate walking distance of the house whilst Worksop and Rotherham provide more comprehensive facilities. Lindrick Golf Course, (one of Britain's finest golf courses having hosted the Ryder Cup in 1957) is within a short drive.

There is an array of National Trust properties, parks, leisure amenities and educational facilities (both state and independent) within the area. Attractions include Roache Abbey, Bolsover Castle, Creswell Crags and the model village. Rother Valley and the popular water park is within a 20 minute drive as is Meadowhall. Further attractions include Chatsworth House and the glorious scenery associated with the National Peak Park and surrounding picturesque villages. In short, a delightful location offering a peaceful retreat whilst every day 'hustle and bustle' can be reached within a short drive.





INFORMATION

A Freehold property with mains electricity and water. Oil fired central heating and drainage via a Septic Tank. EPC Rating - D. Council Tax Band - G. Fixtures and fittings by separate negotiation.

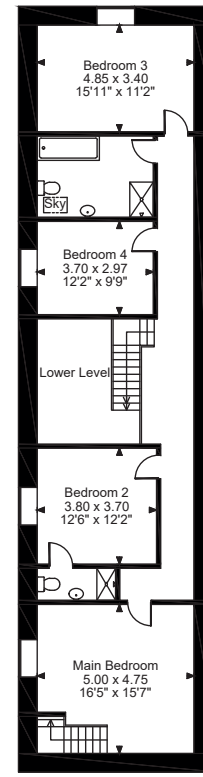
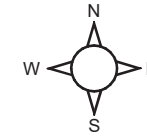
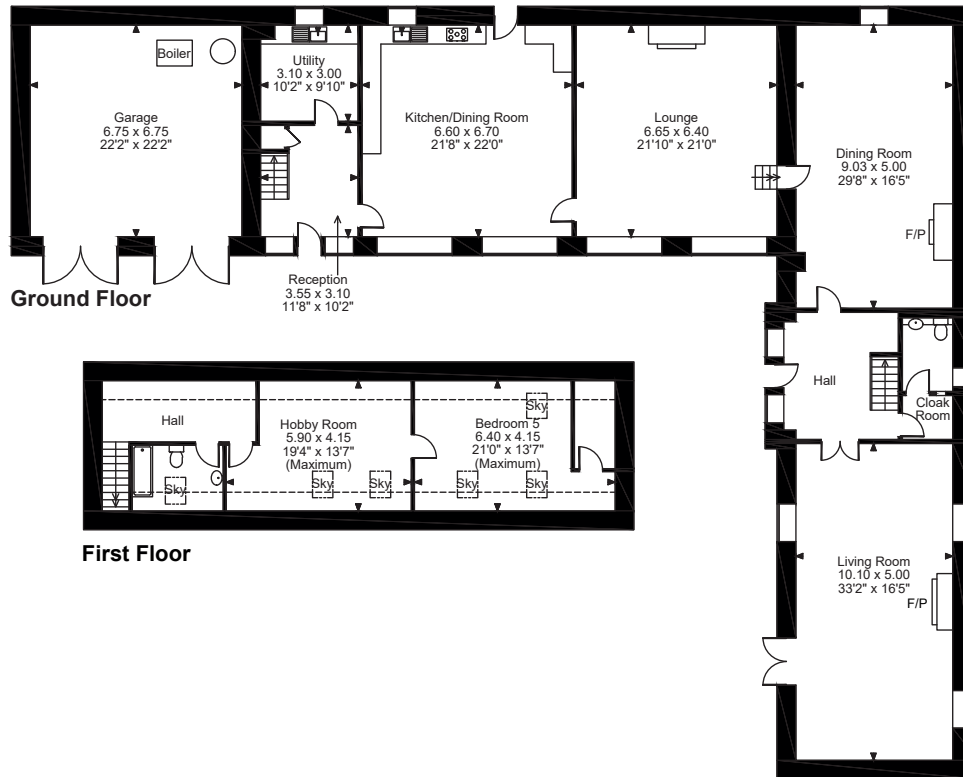
Directions

Opposite the turning to Haven Hill (off Lamb Lane) the lane to the farm is on the right hand side heading towards the A60. Turn into the lane and continue past the converted farm buildings to the last set of gates on the right.

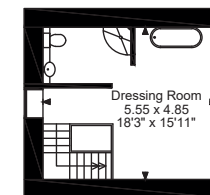
£875,000



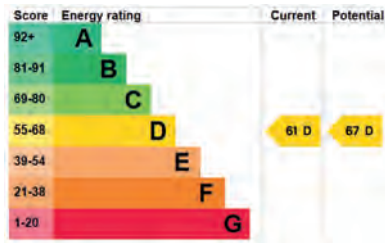
The Coach House Lamb Lane, Firbeck, Worksop
Approximate Gross Internal Area
Main House = 4402 Sq Ft/409 Sq M
Garage = 490 Sq Ft/46 Sq M
Total = 4892 Sq Ft/455 Sq M



First Floor



Second Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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FOUNDATION

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