



**Beech Farm Barns Retford Road, Blyth WORKSOP S81 8EU**



**welcome to**

**Beech Farm Barns Retford Road, Blyth WORKSOP**

BEAUTIFUL barn conversion in an enviable location surrounded by countryside in the desirable area of Blyth. VERSATILE ACCOMMODATION, GENEROUS GROUNDS, DETACHED DOUBLE GARAGE and STUNNING VIEWS.



## Ground Floor Accommodation

### Entrance Porch

### Boot Room/utility Room

18' 4" x 16' 11" + door recess ( 5.59m x 5.16m + door recess )

Spacious boot room/utility room fitted with a range of wall and base units, complimentary work tops and inset sink. Front facing double glazed window, tiling to the floor, recessed lights and beams to the ceiling. Storage cupboard also housing water tank.

### Shower Room

Fitted with a walk in shower, WC and basin with vanity drawers below. Side facing double glazed window, heated towel rail, partial tiling to the walls, recessed lights to the ceiling and tiling to the floor.

### Sitting Room

14' 5" extending to 24' " x 17' 5" ( 4.39m extending to 7.32m x 5.31m )  
Spacious reception room adjoining the boot room and bedroom five and housing a bespoke open staircase leading to bedroom four. Side facing double glazed window, double glazed entrance door leading to the courtyard garden, tiled flooring and recessed lights to the ceiling.

### Bedroom Five

17' x 11' 4" ( 5.18m x 3.45m )

Ground floor double bedroom off the sitting room having tiled flooring and rear facing double glazed window over looking the courtyard.

### Kitchen

Modern kitchen fitted with a good range of wall and base units, complimentary work tops, central island and stainless steel 1 1/2 bowl sink and drainer. Front facing double glazed window and main entrance door,

### Dining Area

18' 5" max x 13' 4" ( 5.61m max x 4.06m )

Open plan to the kitchen and having beams to the ceiling and double glazed bifold doors out to the courtyard garden. Rear facing double glazed window, two storage cupboards, wall lights and tiling to the floor.

### Family Area

37' 10" x 7' 2" extending to 13' 5" ( 11.53m x 2.18m extending to 4.09m )

Open to the dining area and with views over the courtyard garden making an ideal family/entertaining space for all to enjoy. Three sets of bifold doors, four sky lights, rear and side double glazed windows and beamed ceiling.

### Cloakroom

Fitted with vanity basin and low level flush WC. Built in cupboard, tiling to the floor and tiled splashbacks.

### Lounge

20' 5" + door recess x 18' 9" + window recess ( 6.22m + door recess x 5.71m + window recess )

Light and bright reception room having a floor to ceiling double glazed window. Log burner inset to the chimney breast, beamed ceiling, walls lights, tiling to the floor, front facing double glazed window and side facing double glazed French doors.

## Reception Hall

19' 3" max x 17' 10" ( 5.87m max x 5.44m )

Spacious reception hall with front facing double glazed entrance door and floor to ceiling windows offering beautiful views. The reception hall houses the bespoke staircase to the first floor galleried landing and has a beamed ceiling, inset wood burner to the chimney breast with feature stone work above. Tiling to the floor, wall lights and open access to the additional ground floor rooms.

## First Floor Accommodation

### Galleried Landing

#### Bedroom One

19' 9" x 19' 2" ( 6.02m x 5.84m )

Principle bedroom with vaulted ceiling and Juliet style balcony overlooking the orchard. Front facing double glazed window and central heating radiator.

#### En-Suite

Generous size en-suite bathroom to bedroom one. Fitted with a bath, basin with vanity drawers below, low level flush WC and shower cubicle. Sky light, two heated towel rails, partially tiled walls, wall lights and tiled floor.

#### Bedroom Two

18' 3" x 9' 7" + study area ( 5.56m x 2.92m + study area )

Double bedroom with beamed ceiling, loft access, modern central heating radiator and steps down to the study area.

#### Study Area (within B2)

9' 4" x 5' 11" ( 2.84m x 1.80m )

Open to bedroom two and having two sky lights.

#### En-Suite

Fitted with shower cubicle, low level flush WC and basin with vanity drawers below. Sky light, heated towel rail, partial tiling to the walls and tiled floor.

#### Bedroom Three

19' 1" x 17' 7" + door recess ( 5.82m x 5.36m + door recess )

Double bedroom having vaulted ceiling, storage cupboard and direct access to bedroom four. Front facing double glazed window, sky light, modern central heating radiator and stylish ceiling lights.

#### En-Suite

Fitted with shower cubicle, vanity basin and low level flush WC. Sky light, heated towel rail, partial tiling to the walls and tiled floor.

#### Bedroom Four

18' 6" x 17' 5" ( 5.64m x 5.31m )

Double bedroom accessed either via bedroom three or the staircase from the sitting room. Having Juliet balcony, front facing double glazed window and modern central heating radiator.

#### Wc

Accessed via bedroom four and having low level flush WC, vanity basin and heated towel rail.

## Second Landing & Staircase

Leads down to the sitting room next to bedroom 5.

## Attached Annexe

### Entrance Hall

Having a separate main entrance door from the house.

### Boiler Room

Housing the biomass boiler.

### Kitchen

11' 9" extending to 17' 8" x 8' 10" max ( 3.58m extending to 5.38m x 2.69m max )

Fitted with a range of base units including a breakfast bar and complimentary work tops incorporating stainless steel sink and drainer and integrated oven and hob. Having double glazed window and main entrance door to the courtyard garden.

### Shower Room

Fitted with a shower cubicle, WC and basin. Tiling to the floor and spotlights to the ceiling.

### Stairs

### Attic Space

17' 9" x 14' 9" max, reduced head height ( 5.41m x 4.50m max, reduced head height )

Having sky light, wall mounted heater and spotlights to the ceiling.

### Det. Double Garage/ Workshop

Versatile building suitable for a variety of options such as workshop, gym or detached annexe (subject to building regulations)

### Garage Area

24' 3" x 16' 5" + recess ( 7.39m x 5.00m + recess )

### Workshop Area

Consisting of two rooms, currently under refurbishment.

### Attic Space

Stairs rise from the hall at the rear of the garage to the attic space which consists of three separate areas, currently undergoing refurbishment as a result of an insurance claim to form further accommodation.

### Externally

The property is located in a private location with only one nearby neighbour and sits in generous gardens with stunning views across countryside. Shared access over neighbouring driveway from Tinker Lane leads to the electric gates with pedestrian access to the side. The sweeping gravelled driveway beyond offers parking for several cars. The garden consists of large lawned areas with mature plants, trees and shrubs plus vegetable patch, orchard and a well maintained courtyard garden.

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## Beech Farm Barns Retford Road, Blyth WORKSOP

- Beautifully Presented Barn Conversion
- Stunning Countryside Views
- Versatile Accommodation
- Detached Double Garage, Workshop and Attic Space
- Excellent Commuter Links

Tenure: Freehold EPC Rating: C

offers in the region of

**£1,175,000**



Please note the marker reflects the  
postcode not the actual property

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