



## The Yews

2 Worksop Road, Thorpe Salvin



**Blenheim**  
Park Estates





An Outstanding Three Bedroomed  
Detached Countryside Residence







## Welcome to The Yews

Beautifully set within a sizeable plot containing delightful, established gardens is The Yews, an outstanding three bedroomed detached residence that presents a wonderful country lifestyle in a quaint village. Originally dating back over 200 years, the accommodation has retained a wealth of period features, whilst having been thoughtfully renovated by the current vendors to offer generous family living over two floors.



One of the main advantages of this fabulous property is its self-contained coach house, which is set over two floors and currently used as an office but could be utilised for a variety of purposes. The main house provides characterful spaces, such as the open plan living kitchen that features a handmade breakfast kitchen by Brookmans Sheffield and a cosy sitting room with a gritstone fireplace and a multi-fuel burner. The oak framed orangery and separate conservatory enjoy the surroundings of the beautiful gardens and are filled with natural light, creating two superb spaces for dining and relaxing. The first floor boasts three double bedrooms including the master bedroom that benefits from an en-suite shower room, a study and a family bathroom with a roll-top bath. Throughout the rear elevation on the first floor and in the gardens, there are views of open fields and the ruins of Thorpe Hall, adding to the pleasant country-feel of the property.

Encapsulating the property are the gardens that are mature and well-maintained and incorporate large lawns, an ornamental garden with a pond and box hedging and various seating terraces. The gated driveway also offers ample off-road parking for several vehicles, whilst the coach house also includes an integral garage.

The Yews is positioned within the village of Thorpe Salvin and has good access to the amenities of the village and a short drive allows for access to Worksop where there are supermarkets, shops, public houses and cafes. Thorpe Salvin is nestled within the countryside, which offers various walking trails to be enjoyed from the doorstep. Additionally, the property is conveniently positioned for access to Bassetlaw Hospital and Shireoaks train station which provides links to Manchester, Leeds, York and Liverpool. Sheffield city centre is a short drive away and there is easy access to the M1 motorway for road links to the surrounding cities.



## This Delightful Home Offers a Wonderful Country Lifestyle within the Charming Environment of a Quaint Village

**The property briefly comprises on the ground floor:** Entrance hallway, lounge, orangery, sitting room, conservatory, breakfast kitchen, utility room and boot room.

**On the first floor:** Landing, master bedroom, master en-suite, bedroom 2, bedroom 3, study and family bathroom.

**The Coach House comprises on the ground floor:** Office, kitchen, WC, hallway and integral garage.

**Coach House first floor:** Board room.

### Ground Floor

A composite door with double glazed panels opens to the:

#### Entrance Hall

Having stone flagged flooring and timber doors opening to the lounge and sitting room within the living kitchen.

#### Lounge

21'2 x 12'1 (6.44m x 3.69m)  
A well-proportioned reception room that is filled with character features. Having a front facing UPVC double glazed bay window and a rear facing UPVC double glazed sash window. Also having exposed timber beams, wall mounted light points, central heating radiators, telephone point and a TV/aerial point. The focal point of the room is the Vermont multi-fuel burner with an oak mantel and a brick surround/hearth. Double timber doors with glazed panels open to the orangery.

#### Orangery

12'6 x 11'10 (3.80m x 3.60m)  
A stunning oak framed orangery with front, rear and side facing double glazed windows, exposed oak beams, one exposed stone wall, wall mounted light point, central heating radiator and tiled flooring. The focal point of the room is the Vermont log burner with a stone hearth. A UPVC door with double glazed panels opens to the right side of the property.

From the entrance hallway, a timber door opens to the:

#### Living Kitchen

A generous open plan living kitchen that is the heart of the home and offers an ideal space for everyday family living.

#### Sitting Room

11'11 x 11'9 (3.62m x 3.58m)  
A cosy sitting room with a focal fireplace containing a Vermont multi-fuel burner that is set within a gritstone mantel and a stone surround/hearth. Having a front facing UPVC double glazed sash window, recessed lighting, central heating radiator and oak flooring. A timber door opens an under-stairs storage cupboard with a light

point. Double timber doors with glazed panels open to the conservatory. A wide opening also leads to the breakfast kitchen.

#### Conservatory

20'0 x 13'5 (6.10m x 4.10m)  
A large conservatory with a roof lantern that incorporates two windows and additional rear and side facing hardwood double glazed windows. Also having a wall mounted light point, serving hatch through to the breakfast kitchen and tiled flooring. There are two sets of double hardwood doors with double glazed panels which open to the rear of the property.

#### Breakfast Kitchen

19'5 x 13'2 (5.92m x 4.00m)  
A well-appointed handmade breakfast kitchen by Brookmans Sheffield. Having front and rear facing UPVC double glazed sash windows, exposed beams, recessed lighting, wall mounted light points, serving hatch to the conservatory and oak flooring. There's a comprehensive range of fitted base/wall and drawer units, incorporating matching granite work surfaces, oak panelled splash backs and a Belfast style sink with a chrome mixer tap. Also having a central oak island with a built-in food waste disposal bin and shelving. The integrated appliances are by Siemens and include a grill, dishwasher and full-height fridge/freezer. There is also a cooking area with a decorative mantel, tiled splash backs, recessed lighting and housing the Aga range cooker with two hot plates and two ovens. An oak door opens to the utility room.

#### Utility Room

11'9 x 9'0 (3.58m x 2.74m)  
Having a front facing hardwood glazed panel and a rear facing UPVC double glazed sash window, recessed lighting, extractor fan and tiled flooring. A cupboard also houses the Worcester Bosch boiler. There's a range of fitted base/wall and drawer units, incorporating matching granite work surfaces, glazed display cabinets, plate rack and an inset 1.0 bowl Blanco sink with a drainer and a Perrin & Rowe chrome mixer tap. There's also space/provision for a washing machine and tumble dryer. An oak door opens to the boot room.

#### Boot Room

Having front and side facing hardwood double glazed panels, pendant light point and tiled flooring. A hardwood door with double glazed panels and a separate window above opens to the left side of the property/driveway.

From the entrance hallway, a staircase with a wrought-iron hand rail, a carpet runner and stair rods rises to the:

### First Floor

#### Landing

Having a rear facing hardwood glazed panel, pendant light point and a central heating radiator.





**Lounge**  
21'2 x 12'1 (6.44m x 3.69m)

A well-proportioned reception room that is filled with character features. Having a front facing UPVC double glazed bay window and a rear facing UPVC double glazed sash window. Also having exposed timber beams, wall mounted light points, central heating radiators, telephone point and a TV/aerial point. The focal point of the room is the Vermont multi-fuel burner with an oak mantel and a brick surround/hearth. Double timber doors with glazed panels open to the orangery.

A Characterful Lounge  
with a Log Burner...





## Orangery

12'6 x 11'10 (3.80m x 3.60m)

A stunning oak framed orangery with front, rear and side facing double glazed windows, exposed oak beams, one exposed stone wall, wall mounted light point, central heating radiator and tiled flooring. The focal point of the room is the Vermont log burner with a stone hearth. A UPVC door with double glazed panels opens to the right side of the property.



A Bright & Airy  
Orangery...





### Breakfast Kitchen

19'5 x 13'2 (5.92m x 4.00m)

A well-appointed handmade breakfast kitchen by Brookmans Sheffield. Having front and rear facing UPVC double glazed sash windows, exposed beams, recessed lighting, wall mounted light points, serving hatch to the conservatory and oak flooring. There's a comprehensive range of fitted base/wall and drawer units, incorporating matching granite work surfaces, oak panelled splash backs and a Belfast style sink with a chrome mixer tap. Also having a central oak island with a built-in food waste disposal bin and shelving. The integrated appliances are by Siemens and include a grill, dishwasher and full-height fridge/freezer. There is also a cooking area with a decorative mantel, tiled splash backs, recessed lighting and housing the Aga range cooker with two hot plates and two ovens. An oak door opens to the utility room.



### Sitting Room

11'11 x 11'9 (3.62m x 3.58m)

A cosy sitting room with a focal fireplace containing a Vermont multi-fuel burner that is set within a gritstone mantel and a stone surround/hearth. Having a front facing UPVC double glazed sash window, recessed lighting, central heating radiator and oak flooring. A timber door opens an under-stairs storage cupboard with a light point. Double timber doors with glazed panels open to the conservatory. A wide opening also leads to the breakfast kitchen.



### Utility Room

11'9 x 9'0 (3.58m x 2.74m)

Having a front facing hardwood glazed panel and a rear facing UPVC double glazed sash window, recessed lighting, extractor fan and tiled flooring. A cupboard also houses the Worcester Bosch boiler. There's a range of fitted base/wall and drawer units, incorporating matching granite work surfaces, glazed display cabinets, plate rack and an inset 1.0 bowl Blanco sink with a drainer and a Perrin & Rowe chrome mixer tap. There's also space/provision for a washing machine and tumble dryer. An oak door opens to the boot room.







The Yews

## With a History Dating Back Over Two Centuries, this Home Exudes Timeless Charm that has been Beautifully Preserved Through the Years



### Conservatory 20'0 x 13'5 (6.10m x 4.10m)

A large conservatory with a roof lantern that incorporates two windows and additional rear and side facing hardwood double glazed windows. Also having a wall mounted light point, serving hatch through to the breakfast kitchen and tiled flooring. There are two sets of double hardwood doors with double glazed panels which open to the rear of the property.



### Landing Continued

Oak doors open to the master bedroom, bedroom 2, bedroom 3, study and the family bathroom. Access can also be gained to the loft space.

### Master Bedroom

13'1 x 9'9 (4.00m x 2.98m)

A sizeable master bedroom with front and side facing UPVC double glazed sash windows, wall mounted light points, central heating radiator and TV/aerial cabling. An oak door opens to a storage cupboard which has a pendant light point, hanging rail and access can also be gained to a loft space.

### Master En-Suite

Having a rear facing UPVC double glazed obscured sash window, side facing UPVC double glazed sash window, pendant light point, extractor fan, chrome heated towel rail and oak flooring. There's a suite in white, which comprises of a low-level WC and a pine vanity unit, incorporating an inset Heritage wash hand basin with Heritage traditional chrome taps, tiled splash backs and storage beneath. To one corner, there's a walk-in shower with a fitted rain head shower, an additional HSK hand shower facility and a glazed screen.

### Study

8'2 x 5'9 (2.50m x 1.75m)

Having a rear facing UPVC double glazed sash window showcasing the open countryside views. Also having a side facing hardwood double glazed panel, pendant light point and a central heating radiator.

### Bedroom 2

12'2 x 9'10 (3.70m x 3.00m)

A well-proportioned double bedroom with a front facing UPVC double glazed sash window, pendant light point and a central heating radiator.

### Bedroom 3

13'1 x 8'6 (4.00m x 2.60m)

Another double bedroom with a front facing UPVC double glazed sash window, pendant light point and a central heating radiator.

### Family Bathroom

Having rear facing UPVC double glazed obscured sash windows, pendant light points, extractor fan, central heating radiator and oak flooring. There's a suite in white, which comprises of a low-level WC and a pine vanity unit, incorporating an inset Heritage wash hand basin and Heritage traditional chrome taps. Also having a roll-top bath with a Heritage chrome mixer tap and a hand shower facility.

### Exterior and Gardens

The Yews is nicely set back from the road and access is gained from Workstop Road by wrought iron gates, which open to the front of the property. Access can also be gained from the road to the integral garage

within the Coach House.

To the front of the property, there's a block paved driveway, providing parking for several vehicles with exterior lighting. There's also an additional gravelled parking area for two vehicles and the area is enclosed by stone walling. Access can be gained to the Coach House.

### Coach House

From the driveway, a timber door with double glazed panels opens to the:

### Office

15'8 x 12'2 (4.76m x 3.70m)

Having a side facing hardwood double glazed sash window, recessed lighting, wall mounted light points, electric heater, telephone points and data points. Timber doors open to the kitchen and hallway.

### Kitchen

12'2 x 9'6 (3.70m x 2.90m)

Having side facing hardwood double glazed windows, recessed lighting, an electric heater and timber effect flooring. There's a range of fitted base/wall and drawer units, incorporating a matching work surface, upstands, under-counter lighting and an inset Lamona 1.0 bowl stainless steel sink with a chrome mixer tap. A timber door opens to the WC.

### WC

Having a flush light point, extractor fan and timber effect flooring. There's a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap. Access can be gained to a loft space.

### Hallway

Having a flush light point and timber doors opening to the office and integral garage.

### Integral Garage

14'9 x 14'0 (4.50m x 4.26m)

Having an up-and-over electric door, light and a timber personnel door opens to the driveway.

From the hallway, a staircase with a pine hand rail and balustrading rises to the:

### First Floor

### Landing

Having an exposed timber beam and a pine door opens to the board room.





**Master Bedroom**  
13'1 x 9'9 (4.00m x 2.98m)

A sizeable master bedroom with front and side facing UPVC double glazed sash windows, wall mounted light points, central heating radiator and TV/aerial cabling. An oak door opens to a storage cupboard which has a pendant light point, hanging rail and access can also be gained to a loft space.

A Generous Master  
Bedroom Suite...







The Yews

## One of the Main Advantages to the Home is its Self-Contained Coach House that Offers Versatile, Separate Accommodation within the Grounds

### Master En-Suite

Having a rear facing UPVC double glazed obscured sash window, side facing UPVC double glazed sash window, pendant light point, extractor fan, chrome heated towel rail and oak flooring. There's a suite in white, which comprises of a low-level WC and a pine vanity unit, incorporating an inset Heritage wash hand basin with Heritage traditional chrome taps, tiled splash backs and storage beneath. To one corner, there's a walk-in shower with a fitted rain head shower, an additional HSK hand shower facility and a glazed screen.

### Bedroom 2

12'2 x 9'10 (3.70m x 3.00m)

A well-proportioned double bedroom with a front facing UPVC double glazed sash window, pendant light point and a central heating radiator.

### Board Room

16'10 x 13'7 (5.13m x 4.15m)

A large, versatile space that is currently used as a board room. Having Velux roof windows, exposed timber beams, recessed lighting, wall mounted light points, electric heater and timber effect flooring.

the rear and to the right side of the property.

To the rear garden, there's a stone flagged seating terrace and a garden that is mainly laid to lawn with mature trees, established fruit and vegetable trees and a stone stepping path leads up to an area where



### Exterior and Gardens Continued

From the driveway, a block paved path continues to the left side of the property where there's a patio area with exterior lighting and a water tap. Access can be gained to the boot room and a path continues to provide access to the garden store.

### Garden Store

Providing useful storage and access via a timber entrance door.

From the path, a wrought iron gate set within stone walling opens to a path at the rear of the property. Access can be gained to the oil tank, which is concealed behind a fig tree. The path has exterior lighting and water tap and leads around the conservatory to a block paved patio with exterior lighting. Access can be gained to the conservatory.

From the block paved patio, two wrought iron gates open to a garden at

there is space for a shed. The garden is enclosed by stone walling.

To the right side of the property, a path with a water tap leads to an ornamental garden that incorporates a stone flagged patio, which also gives access to the orangery. Stone steps rise to a wooden bridge that is set over a pond, which leads to an area with ornamental box hedging and a stone path down the centre and around the perimeter. A variety of mature trees, shrubs and plants make this a beautiful area for enjoying the outdoors.

The garden wraps around to the front of the property, where there is a large area that is mainly laid to lawn with mature trees, shrubs, planted borders and inset up-lighters within the lawn. A stone flagged path leads to the main entrance door that has a covered stone porch with exterior lighting. A pedestrian gate also opens to Worksop Road and a wrought iron pedestrian gate opens to the driveway.



### Bedroom 3

13'1 x 8'6 (4.00m x 2.60m)

Another double bedroom with a front facing UPVC double glazed sash window, pendant light point and a central heating radiator.



### Family Bathroom

Having rear facing UPVC double glazed obscured sash windows, pendant light points, extractor fan, central heating radiator and oak flooring. There's a suite in white, which comprises of a low-level WC and a pine vanity unit, incorporating an inset Heritage wash hand basin and Heritage traditional chrome taps. Also having a roll-top bath with a Heritage chrome mixer tap and a hand shower facility.



### Study

8'2 x 5'9 (2.50m x 1.75m)

Having a rear facing UPVC double glazed sash window showcasing the open countryside views. Also having a side facing hardwood double glazed panel, pendant light point and a central heating radiator.



### Landing

Having a rear facing hardwood glazed panel, pendant light point and a central heating radiator. Oak doors open to the master bedroom, bedroom 2, bedroom 3, study and the family bathroom. Access can also be gained to the loft space.

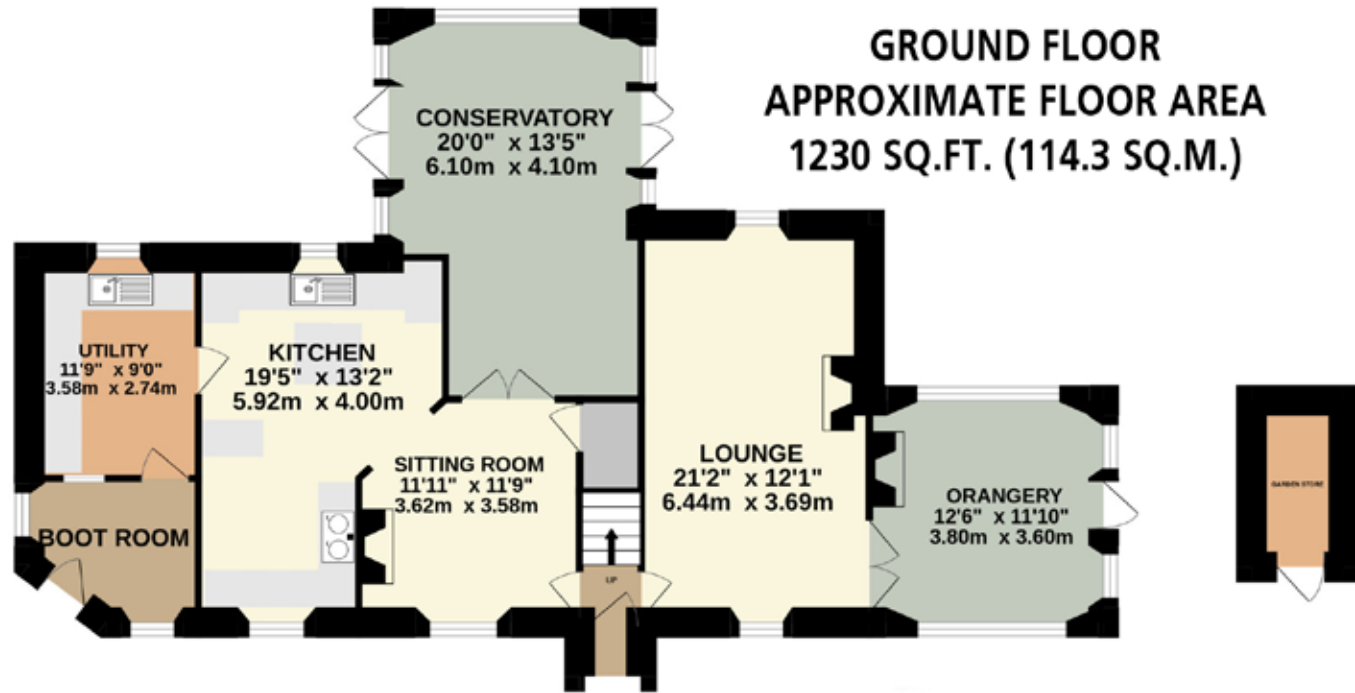






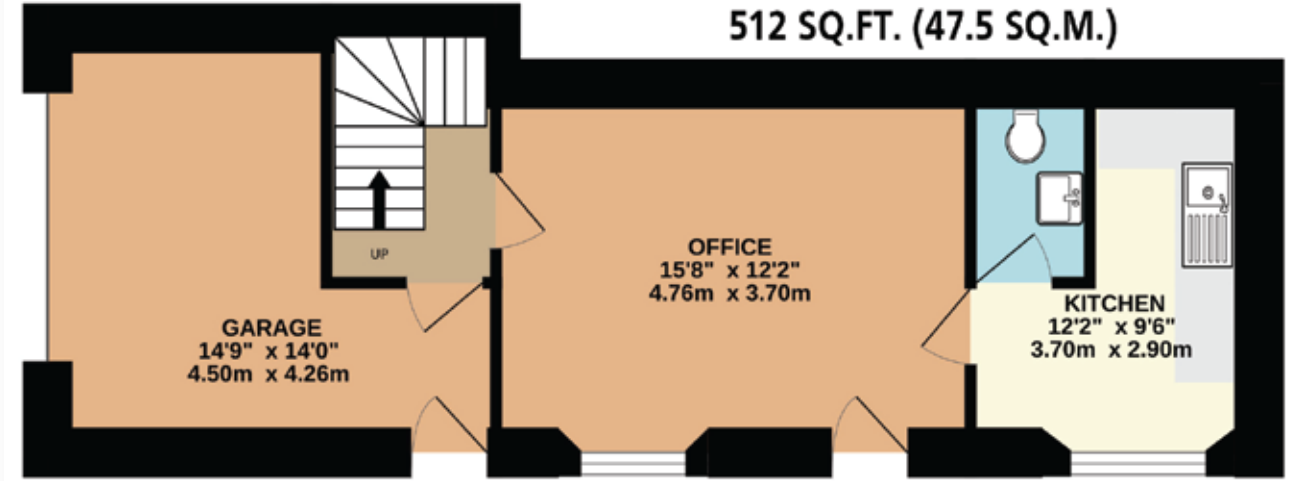
**TOTAL APPROXIMATE FLOOR AREA**  
1860 SQ.FT. (172.8 SQ.M.)

**GROUND FLOOR**  
**APPROXIMATE FLOOR AREA**  
1230 SQ.FT. (114.3 SQ.M.)

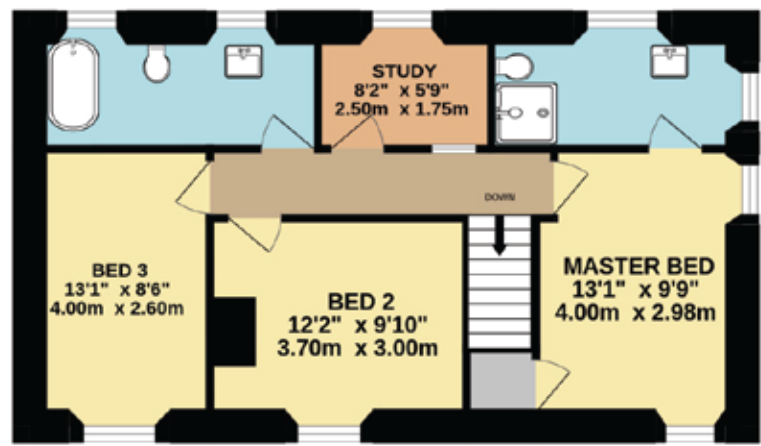


**TOTAL APPROXIMATE FLOOR AREA**  
786 SQ.FT. (73.0 SQ.M.)

**COACH HOUSE**  
**GROUND FLOOR**  
**APPROXIMATE FLOOR AREA**  
512 SQ.FT. (47.5 SQ.M.)

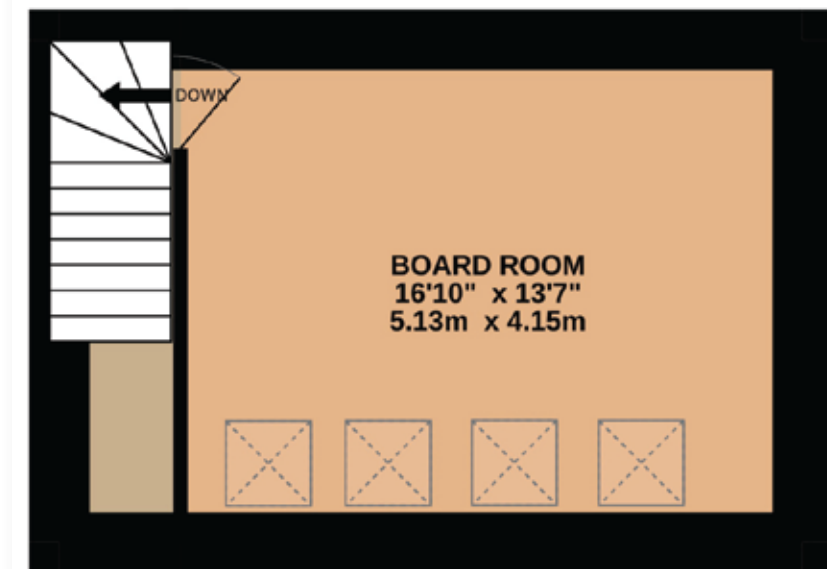


**FIRST FLOOR**  
**APPROXIMATE FLOOR AREA**  
630 SQ.FT. (58.5 SQ.M.)



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

**COACH HOUSE**  
**FIRST FLOOR**  
**APPROXIMATE FLOOR AREA**  
274 SQ.FT. (25.5 SQ.M.)







### Exterior and Gardens

The Yews is nicely set back from the road and access is gained from Worksop Road by wrought iron gates, which open to the front of the property. Access can also be gained from the road to the integral garage within the Coach House.

To the front of the property, there's a block paved driveway, providing parking for several vehicles with exterior lighting. There's also an additional gravelled parking area for two vehicles and the area is enclosed by stone walling. Access can be gained to the Coach House.

From the driveway, a block paved path continues to the left side of the property where there's a patio area with exterior lighting and a water tap. Access can be gained to the boot room and a path continues to provide access to the garden store.

### Garden Store

Providing useful storage and access via a timber entrance door.

The Home Boasts an  
Attractive Front Facade







### Exterior and Gardens Continued

To the right side of the property, a path with a water tap leads to an ornamental garden that incorporates a stone flagged patio, which also gives access to the orangery. Stone steps rise to a wooden bridge that is set over a pond, which leads to an area with ornamental box hedging and a stone path down the centre and around the perimeter. A variety of mature trees, shrubs and plants make this a beautiful area for enjoying the outdoors.



A Stunningly Maintained  
Ornamental Garden...







### Exterior and Gardens Continued

From the path, a wrought iron gate set within stone walling opens to a path at the rear of the property. Access can be gained to the oil tank, which is concealed behind a fig tree. The path has exterior lighting and water tap and leads around the conservatory to a block paved patio with exterior lighting. Access can be gained to the conservatory.

From the block paved patio, two wrought iron gates open to a garden at the rear and to the right side of the property.



The garden wraps around from the right side to the front of the property, where there is a large area that is mainly laid to lawn with mature trees, shrubs, planted borders and inset up-lighters within the lawn. A stone flagged path leads to the main entrance door that has a covered stone porch with exterior lighting. A pedestrian gate also opens to Worksop Road and a wrought iron pedestrian gate opens to the driveway.



To the rear garden, there's a stone flagged seating terrace and a garden that is mainly laid to lawn with mature trees, established fruit and vegetable trees and a stone stepping path leads up to an area where there is space for a shed. The garden is enclosed by stone walling.





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Viewing strictly by appointment with our consultant on

**0114 358 2020**

[www.bpestates.co.uk](http://www.bpestates.co.uk)

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**Tenure:** Freehold

**Council Tax Band:** F

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**The Yews**

2 Worksop Road, Thorpe Salvin,  
Worksop, S80 3JU

**Offers in the Region of £775,000**