

SUNFIELD EQUESTRIAN CENTRE



BLENHEIM





Sat within a plot of approximately 10 acres, Sunfield Equestrian Centre is an award winning 5* livery and a riding school that comes with the benefit of having a property within the grounds, making it ideal for those with equestrian interests. This unique opportunity comprises a four/five bedroomed detached bungalow, multiple stables, four paddocks, tack rooms and a large indoor arena.

The bungalow has the potential to be an excellent home through a scheme of modernisation, with large living spaces and four/five bedrooms, making it ideal for a variety of purchasers. Externally, there is a good amount of green space with a pond, a wrap-around lawn, a garden store, greenhouse and a shed.

Currently run as a successful equestrian centre, the facilities comprise 19 stables, four paddocks, a purpose-built indoor arena with drainage, two tack rooms, a feed room and an outdoor WC.

The property is located in Whitwell Common, a short distance from Whitwell, where there are a range of amenities. There are a range of local walking trails close-by including the Creswell Greenway. Whitwell has a train station that provides links to Worksop and Nottingham.

The property briefly comprises on the ground floor: Utility room, lounge, conservatory, kitchen, formal entrance hall, dining room, inner hallway 1, bedroom 1, bedroom 1 en-suite shower room, storage cupboard, bathroom, bedroom 2, bedroom 2 en-suite shower room, inner hallway, 2, bedroom 3, bedroom 3 en-suite bathroom and bedroom 4.

Outbuildings: Garage, WC, feed room, tack rooms, hay store, stables x19, indoor arena x1, 2 hardstandings and two stores.

GROUND FLOOR

A timber door with an obscured double glazed panel opens to the:

Utility Room

Having a glazed roof panel, a side facing timber double glazed window, recessed lighting, central heating radiator and tiled flooring. There is a base unit with a work surface and an inset 1.0 bowl sink with traditional chrome taps. A timber door opens to the lounge and double timber doors with double glazed panels open to the kitchen.

Lounge

24'1 x 14'5 (7.35m x 4.40m)

A large lounge with a coved ceiling, pendant light points with decorative ceiling roses, central heating radiator and deep skirtings and timber flooring. The focal point of the room is the gas fireplace with a timber mantel, a marble surround and hearth. Double timber doors with double glazed panels open to the conservatory and the front of property.

Kitchen

8'8 x 8'5 (2.65m x 2.56m)

Having a side facing timber double glazed window, recessed lighting, central heating radiator and tiled flooring. There are a range of fitted base and drawer units incorporating a work surface, tiled splashbacks and an inset 1.0 bowl sink with a chrome mixer tap. Appliances include a four-ring gas hob, extractor hood and an oven. There is also the provision for a dishwasher. A timber door opens to the formal entrance hall.

Formal Entrance Hall

Having a glazed roof panel, coved ceiling, pendant light points, central heating radiators, deep skirtings, vented under floor heating and fitted shelving. Timber doors open to the dining room and inner hallway 1. Timber double doors with double glazed panels open to the formal entrance porch.

Dining Room

27'4 x 17'11 (8.33m x 5.45m)

With side and rear facing timber double glazed windows, pendant light points, coved ceiling, central heating radiators, TV/aerial point and timber flooring. The focal point of the room is the fireplace with a marble surround, hearth and timber mantel. Multiple sets of timber doors with double glazed panels open to the right side and rear of the property.

Inner Hallway 1

Having a coved ceiling, pendant light point and a central heating radiator. Timber doors open to bedroom 1, storage cupboard, family bathroom, bedroom 2 and an opening gives access to inner hallway 2. Access can be gained to the loft/bedroom 5 via a ladder.

Bedroom 1

20'8 x 16'9 (6.31m x 5.11m)

With a glazed roof panel, coved ceiling, wall mounted lighting points, pendant light points and a central heating radiator. A timber door opens to the bedroom 1 en-suite shower room and timber double doors with double glazed panels opens to the rear of the property.

Bedroom 1 En-Suite Shower Room

Having a rear facing timber double glazed obscured window, coved ceiling, flush light point, central heating radiator, partially tiled walls and tiled flooring. A suite comprises a low-level WC, a wash hand basin with a chrome mixer tap and a bidet with a chrome tap. There is a separate shower enclosure with a fitted shower and a glazed screen/door.

Storage Cupboard

A useful area for storage.





UTILITY ROOM



KITCHEN



LOUNGE



FORMAL ENTRANCE HALL



DINING ROOM



BEDROOM 1



INNER HALLWAY



BEDROOM 1 EN-SUITE SHOWER ROOM



BATHROOM



BEDROOM 2 EN-SUITE SHOWER ROOM



BEDROOM 2



INNER HALLWAY 2

GROUND FLOOR & EXTERIOR AND GARDENS

Bathroom

With recessed lighting, a coved ceiling, central heating radiator and timber flooring. There is a suite in white comprising a low-level WC, a pedestal wash hand basin with a chrome mixer tap, and a free-standing bath with a roll top and a chrome mixer tap.

Bedroom 2

20'8 x 12'6 (6.31m x 3.82m)

Having a pendant light point, coved ceiling and a central heating radiator. A timber door opens to the bedroom 2 en-suite shower room. Timber double doors with double glazed panels opens to the rear of the property.

Bedroom 2 En-Suite Shower Room

With a rear facing timber double glazed obscured window, flush light point, coved ceiling, central heating radiator, partially tiled walls and tiled flooring. A suite comprises a low-level WC, a wash hand basin with a chrome mixer tap. There is a separate shower enclosure with a fitted shower and a glazed screen/door.

Inner Hallway 2

Having a side facing timber double glazed window, coved ceiling, pendant light point and a central heating radiator. Timber doors open to bedroom 3 and bedroom 4.

Bedroom 3

17'0 x 12'1 (5.17m x 3.88m)

With a coved ceiling, recessed lighting, central heating radiator and timber flooring. Fitted furniture includes shelving. A timber door opens to the bedroom 3 en-suite bathroom and double timber doors with double glazed panels open to the left side of the property.

Bedroom 3 En-Suite Bathroom

Having a side facing timber obscured double glazed window, recessed lighting, central heating radiator, partially tiled walls and tiled flooring. A suite comprises a low-level WC, a wash hand basin with traditional taps, a panelled bath with traditional taps, a fitted shower and a glazed screen.

Bedroom 4

17'0 x 10'8 (5.17m x 3.26m)

With a coved ceiling, recessed lighting, central heating radiator and timber flooring. Double timber doors with double glazed panels opens to the left side of the property.

Exterior and Gardens

To the front of the property, there is off-road parking for multiple vehicles, exterior lighting and a water tap. There are stone steps that rise to the house courtyard, main entrance door and the side porch.

The house courtyard has exterior lighting and a pond. There is a block paved path that runs to the rear of the property. Beyond the path is an area mainly laid to lawn with a raised planter and a storage shed.

The path partially wraps around the property where there is exterior lighting and a water tap. Beyond this is a garden mainly laid to lawn with a shed, summer house and a green house.



BEDROOM 3



BEDROOM 3 EN SUITE BATHROOM

EQUESTRIAN CENTRE

From the entrance, there is a stone flagged courtyard that has exterior lighting and a block paved path. Within the courtyard there are two double garages and a single garage, five stables, a tack room, WC and a feed room.

Tack Room

17'0 x 14'1 (5.17m x 4.30m)

Having a side facing window, light and power.

WC

Having a pendant light point, a low-level WC and a wash hand basin with traditional chrome taps.

Feed Room

14'1 x 12'10 (4.30m x 3.90m)

A useful area for storing food with a water tap.

Garage

42'8 x 19'8 (13.00m x 6.00m)

Having up-and-over doors, light and power.

Stables x5 (Courtyard)

Various Sizes

All have light, power, matting and water feeders.

From the courtyard an opening gives access to the walkway where there are two stables. A timber door opens to the tack room.

EQUESTRIAN CENTRE

Tractor Shed

44'3 x 16'5 (13.50 x 5.00m)

Hay Store

45'11 x 29'6 (14.00m x 9.00m)

Store 1

45'11 x 9'10 (14.00m x 3.00m)

Store 2

24'11 x 11'6 (7.60m x 3.50m)

There are four further stables.

Stables x4

All 11'10 x 9'6 (3.60m x 2.90m)

With light and matting.

There are three further stables near the indoor arena.

Stables x3

11'6 x 11'6 (3.50m. 3.50m)

With light and matting.

From the stables, a path continues to the indoor arena.

Indoor Arena

134'6 x 101'9 (41.00m x 31.00m)

With lighting, power and drainage beneath.

At both sides of the plot, there are four extensive paddocks with covered shelter blocks.



COURTYARD



EXTERIOR AND GARDENS



EXTERIOR AND GARDENS





STORAGE



STABLES



Paddock



STABLES



INDOOR ARENA



OVERHEAD VIEW

GROUND FLOOR

Total Approximate Floor Area:
3132 SQ.FT. (291.0 SQ.M)



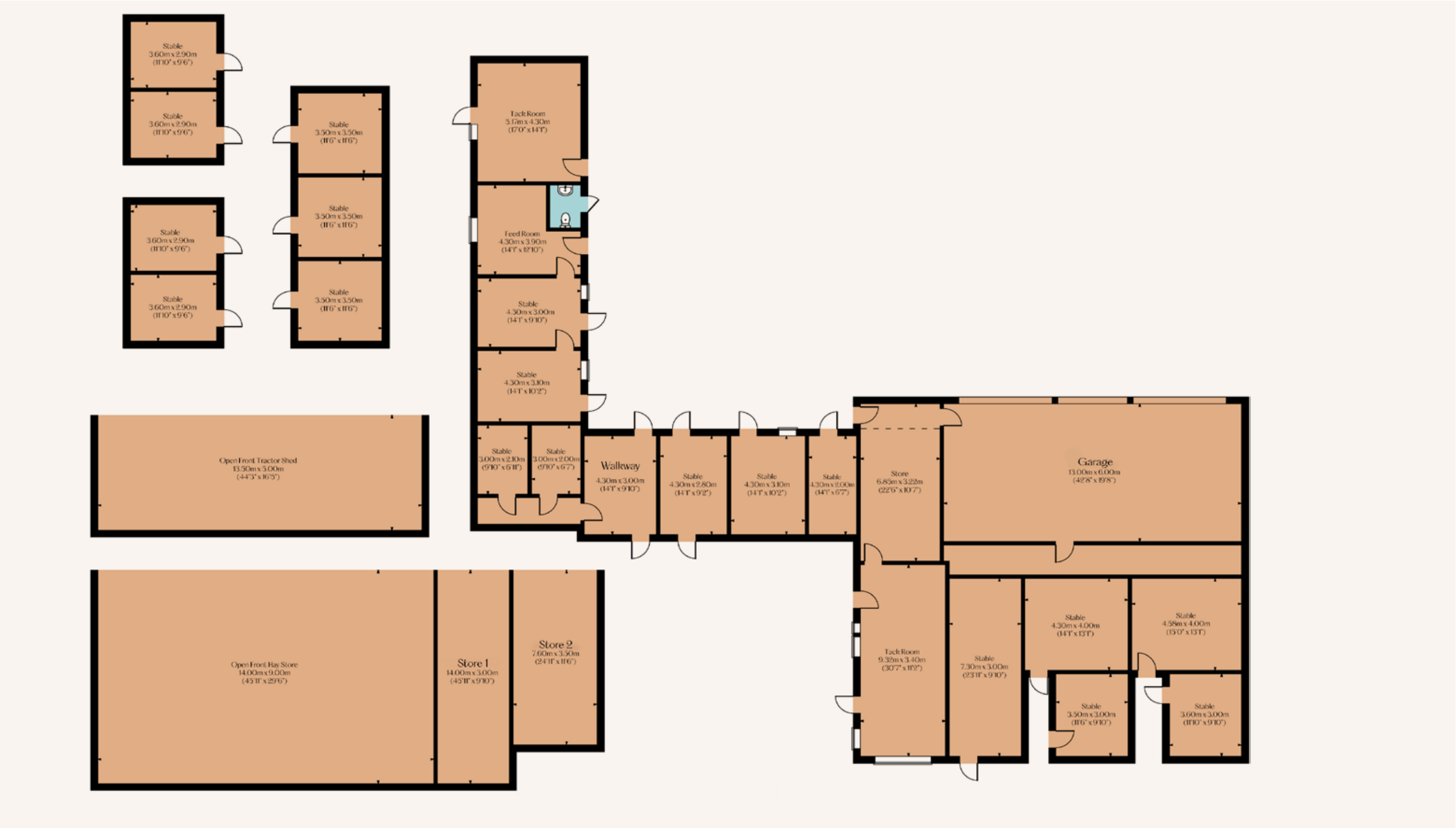
INDOOR ARENA

Indoor Arena:
13,715 SQ.FT (1,271 SQ.M.)



OUTBUILDINGS

Outbuildings (excluding outdoor arena)
6705 SQ.FT (622.9 SQ.M.)
Total Approximate Floor Area (including outbuildings):
24,353 SQ.FT. (2262.5 SQ.M.)



BEDROOMS 4	BATHROOMS 4
LIVING ROOMS 3	SQFT 3,132
TENURE Freehold	COUNCIL TAX F

Tenure

Freehold

Services

Mains gas, mains electric, mains water and mains drainage.
The mobile signal quality is good.

Rights of Access/Shared Access

There is a public footpath running across the top of the property and shared access on the driveway.

Covenants/Easements or
Wayleaves and Flood Risk

None and the flood risk is low.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81–91	B		
69–80	C	68	71
55–68	D		
39–54	E		
21–38	F		
01–20	G		

SUNFIELD EQUESTRIAN CENTRE

Whitwell Common, Worksop, S80
3EH

Guide Price
£1,400,000 –
£1,500,000

Viewing strictly by appointment with
our consultant on: 0114 358 2020

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