



Stone House

Slay Pit Lane, Thorpe Salvin



Blenheim
Park Estates



Exterior and Gardens

From Worksop Road, a sliding wrought iron electric gate and a separate pedestrian gate opens to Stone House. To the front of the property, there is a large block paved natural stone driveway providing parking for several vehicles. The driveway has exterior lighting, external power points and two well-stocked raised borders containing mature trees and shrubs. Access can be gained to the integral double garage. A timber gate opens to an area which houses the air source heat pump.

Stone steps with timber hand rails rise from the driveway to a covered porch with exterior lighting and an external power point. Access can be gained to the main entrance door.

A Beautiful Detached
Five Bedroomed Home





Stone House

Welcome to Stone House

Sit within a sizeable corner plot behind an electric gate in the quaint village of Thorpe Salvin is Stone House, a beautiful five bedroomed detached home. Benefitting from spacious accommodation and countryside views to the rear, this semi-rural residence offers a wonderful environment for a family.

Set across two floors, Stone House has been extended by the current owners over the years to create additional living spaces and a covered porch that opens to an entrance vestibule, offering a warm welcome to the home. The vestibule links to a fabulous open plan layout, which contains the dining kitchen, orangery and formal dining room. Views of the garden and beyond to the countryside can be enjoyed from the dining kitchen and orangery. Just off the dining kitchen and formal dining room is a hallway, which connects to a utility room, WC and an exceptionally spacious lounge that features decorative oak panelling to one wall and a log burner.

Space in abundance for a growing family is provided on the first floor thanks to a generously proportioned master bedroom and four additional double bedrooms, two of which benefit from en-suite shower rooms. There is also a useful inner landing that is suitable for a home office. The south-west facing garden is positioned at the rear of the home and offers a tranquil retreat that makes the most of the lovely countryside views. Containing multiple seating terraces, including one with a timber pergola, and a well-maintained lawn with established borders, the garden of Stone House is certainly a place for relaxing or hosting guests. In addition, there is ample off-road parking for several vehicles within the gated driveway and the integral double garage.

Stone House is situated within the village of Thorpe Salvin, which is home to the impressive St Peter's Church, the ruins of Thorpe Salvin Hall and a public house. The village of Harthill is located close by and offers a local primary school, public houses, village shops and Harthill Reservoir. There are a range of private schools available within the surrounding areas, such as Worksop College, Mount St. Mary's College and Barlborough Hall School. Further amenities can be found in Worksop within a short drive and include supermarkets, shops, public houses and Bassetlaw Hospital. The beautiful setting of Thorpe Salvin is nestled amongst countryside, allowing for scenic walks from the doorstep via Slay Pit Lane and also through woodland to Chesterfield Canal. The renowned Lindrick Golf Club is reachable within a short drive, making the property's location ideal for keen golfers. Additionally, the property is conveniently positioned for access to Retford train station, which is reachable within a reasonable drive and provides direct journeys well under 2 hours to London. Other rail journeys can be made from Worksop train station to Nottingham and Sheffield. The M1/M18 is also easily accessible, providing journeys to Leeds, Nottingham and London.

The property briefly comprises on the ground floor: Entrance vestibule, integral double garage, dining kitchen, orangery, formal dining room, hallway, utility room, WC, storage cupboard and lounge.

On the first floor: Landing, master bedroom, master en-suite, family bathroom, bedroom 4, bedroom 2, bedroom 2 en-suite, eaves storage room, inner landing, bedroom 3, bedroom 3 en-suite and bedroom 5.

Ground Floor

An oak door with timber double glazed side panels opens to the:

Entrance Vestibule

A welcoming entrance vestibule with a side facing UPVC double glazed panel, coved ceiling, pendant light point, central heating radiator and oak flooring with an inset mat well. Timber doors open to the dining room and a stairway leading to the double garage.

Stairway

Having a pendant light point, exposed stone walling and a staircase with timber hand rails leading down to a timber door, which opens to the integral double garage.

Entrance Vestibule

A welcoming entrance vestibule with a side facing UPVC double glazed panel, coved ceiling, pendant light point, central heating radiator and oak flooring with an inset mat well. Timber doors open to the dining room and a stairway leading to the double garage.





Dining Kitchen
32'7 x 11'4 (9.94m x 3.46m)

A fabulous dining kitchen that enjoys the far-reaching countryside views and seamlessly interconnects with two reception rooms.



Dining Area

A wonderful dining area with a rear facing UPVC double glazed window and a side facing UPVC double glazed panel. Also having recessed lighting, provision for speakers, central heating radiator and oak flooring. There is also a fitted breakfast bar with an oak work surface that provides seating for three chairs. Openings give access to the orangery and kitchen area.



Kitchen Area

A well-appointed kitchen with a flush light point, central heating radiator and tiled flooring with under floor heating. There is a range of fitted base/wall and drawer units, incorporating matching granite work surfaces, upstands, tiled splash back, under-counter lighting and an inset Franke 1.5 bowl stainless steel sink with a chrome mixer tap. Appliances include a Stoves range cooker with a six-ring, four of which are induction, hob, warming zone, two ovens, warming drawer, storage drawer and a Belling extractor hood above. There is also an integrated dishwasher and a Miele fridge. Double timber doors with glazed panels open to the formal dining room. A door also opens to the hallway.





Lounge
26'9 x 19'11 (8.16m x 6.08m)

An exceptionally spacious lounge with a side facing UPVC double glazed window and a rear facing UPVC double glazed panel. Also having a coved ceiling, recessed lighting, wall mounted light points, decorative oak panelling to one wall, central heating radiators and TV/aerial points. The focal point of the room is the log burner with a timber mantel, brick surround and a stone hearth. Double UPVC doors with double glazed panels and matching side panels open to the rear of the property.





Stone House

Nestled within the Village of Thorpe Salvin on a Corner Plot Behind Stone Walling and an Electric Gate

Integral Double Garage

24'8 x 18'2 (7.51m x 5.55m)

With an electric up-and-over door, light, power, a water tap and tiled flooring. There is a range of fitted base/wall and drawer units with a work surface. There is also an additional work surface with shelving above. An oak door opens to the front of the property. In one corner, there is access to an under floor storage area.

From the entrance vestibule, an oak door opens to the:

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Formal Dining Room

15'5 x 14'0 (4.69m x 4.27m)

A formal dining room which is ideal for both every day dining and occasional hosting. Having a coved ceiling, pendant light point, wall mounted light points, central heating radiator, TV/aerial point and oak flooring. A wide opening gives access to the orangery and a door opens to the hallway.

Orangery

14'0 x 10'0 (4.27m x 3.06m)

A bright orangery with double glazed roof lights and rear and side facing timber double glazed windows/panels. Also having recessed lighting, built-in ceiling speakers, central heating radiator and oak flooring. Double timber doors with double glazed panels open to the rear of the property.

From the kitchen area and formal dining room, access can be gained to the:

Hallway

A split-level hallway with a side facing timber double glazed obscured arched panel, flush light points, partially coved ceiling, central heating radiator and herringbone oak flooring. Doors open to the utility room, WC, storage cupboard and an oak door opens to the lounge. Double doors with decorative panelling also open to the original entrance door which provides access to Slay Pit Lane.

Utility Room

Upon entering, a staircase with a timber hand rail leads down to the utility room. Having a side facing UPVC double glazed obscured panel, ceiling box lights, extractor fan, central heating radiator and tiled flooring. There is a fitted work surface, incorporating a Belfast sink with traditional chrome taps and a tiled splash back. Above the work surface, there is a fitted wall unit and beneath the surface, there is Bosch automatic washing machine/dryer.

WC

Being fully tiled and having a side facing UPVC double glazed obscured window, recessed lighting and a central heating radiator. There is a suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a chrome mixer tap and storage beneath.

Storage Cupboard

Having a cloaks hanging rail with a shelf above and a data point.

Lounge

26'9 x 19'11 (8.16m x 6.08m)

An exceptionally spacious lounge with a side facing UPVC double glazed window and a rear facing UPVC double glazed panel. Also having a coved ceiling, recessed lighting, wall mounted light points, decorative oak panelling to one wall, central heating radiators and TV/aerial points. The focal point of the room is the log burner with a timber mantel, brick surround and a stone hearth. Double UPVC doors with double glazed panels and matching side panels open to the rear of the property.

From the hallway, a staircase with a timber hand rail and balustrading rises to the First Floor.

Landing

Having a side facing timber double glazed obscured arched panel window, pendant light point and a central heating radiator. Timber doors open to the master bedroom suite, family bathroom, bedroom 4 and bedroom 2 suite. Double timber doors open to a storage cupboard with shelving and housing the Peak hot water cylinder. Access can be gained to a loft space. A timber door with glazed panels also opens to an inner landing.





Orangery
14'0 x 10'0 (4.27m x 3.06m)

A bright orangery with double glazed roof lights and rear and side facing timber double glazed windows/panels. Also having recessed lighting, built-in ceiling speakers, central heating radiator and oak flooring. Double timber doors with double glazed panels open to the rear of the property.





Formal Dining Room
15'5 x 14'0 (4.69m x 4.27m)

A formal dining room which is ideal for both every day dining and occasional hosting. Having a coved ceiling, pendant light point, wall mounted light points, central heating radiator, TV/aerial point and oak flooring. A wide opening gives access to the orangery and a door opens to the hallway.

A Wonderful Formal Dining Room
Perfect for Dining and Hosting





Stone House

Well Located for Road and Rail Commutes to Leeds, Nottingham and London

Master Bedroom Suite

Upon entering the master bedroom suite, there is a hallway with flush light points and a range of fitted furniture, incorporating short hanging and shelving. An opening gives access to the master bedroom.

Master Bedroom

21'6 x 19'11 (6.56m x 6.08m)

A generously proportioned master bedroom with rear and side facing UPVC double glazed windows, recessed lighting, central heating radiator and a TV/aerial point. To one wall, there is a range of fitted furniture, incorporating short/long hanging, shelving and drawers. A timber door opens to the master en-suite.

Master En-Suite

A well-appointed en-suite with side facing UPVC double glazed obscured windows, flush light points, wall mounted light points, shaver point, fitted vanity mirror, partially panelled walls, chrome heated towel rail and timber effect flooring. There is a suite in white, which comprises of a Laufen low-level WC and a vanity unit, incorporating a tiled surface with an inset Armitage Shanks wash hand basin with traditional chrome taps, a mirror above and storage beneath. To one corner, there is a separate, fully tiled shower enclosure with a recessed light point, extractor fan, fitted shower and a glazed screen/door.

Family Bathroom

Being fully tiled and having front facing UPVC double glazed obscured windows, flush light point, recessed light point, extractor fan and a wall mounted light point. There is also a fitted vanity mirror, chrome heated towel rail, central heating radiator, shaver point and under floor heating. The white suite is by Ideal Standard and comprises of a low-level WC and a wall mounted wash hand basin with a Hansgrohe chrome mixer tap. Also having a Bette panelled bath with Hansgrohe chrome mixer tap. To one corner, there is a walk-in shower enclosure with a fitted rain head shower and a glazed screen.

Bedroom 4

14'0 x 11'10 (4.27m x 3.61m)

A double bedroom with a side facing UPVC double glazed window, flush light point, central heating radiator and a data point. To one wall, there is a range of fitted furniture, incorporating short hanging, shelving and drawers.

Bedroom 2 Suite

Upon entering the bedroom 2 suite, there is a hallway with a coved ceiling, flush light points and a range of fitted furniture, incorporating short/long hanging and shelving.

A timber door opens to the bedroom 2 en-suite and a wide opening gives access to bedroom 2.

Bedroom 2 En-Suite

Having recessed lighting, an extractor fan, fully tiled walls, illuminated vanity mirror, shaver point, chrome heated towel rail and timber effect flooring. There is a suite in white, which comprises of a low-level WC and a vanity unit, incorporating a granite surface with an inset wash hand basin with a chrome mixer tap, storage beneath and glazed shelving. To one wall, there is a separate shower enclosure with a fitted Mira shower and a glazed screen/door.

Bedroom 2

26'5 x 11'4 (8.04 m x 3.46m)

A sizeable double bedroom with rear facing UPVC double glazed windows, recessed lighting, central heating radiators and TV/aerial points. A timber door with a fitted vanity mirror opens to the eaves storage room.

Eaves Storage Room

Having a Velux roof window, flush light point and a central heating radiator. From the landing, a timber door with glazed panels opens to the:

Inner Landing

With space for an office area and having a side facing UPVC double glazed window, coved ceiling, flush light points and a pendant light point. There is also fitted shelving, a central heating radiator, a telephone point and oak flooring. Timber doors open to bedroom 3 and bedroom 5.

Bedroom 3

13'6 x 11'12 (4.12m x 3.40m)

Another double bedroom suite with a side facing UPVC double glazed window, coved ceiling, flush light points, recessed shelving unit, central heating radiator and oak flooring. A timber door opens to the bedroom 3 en-suite.

Bedroom 3 En-Suite

Having a coved ceiling, flush light points, extractor fan, chrome heated towel rail, wall mounted light point and a fitted vanity mirror. There is a suite in white, which comprises of a low-level WC and a Britton wash hand basin with a chrome mixer tap and storage beneath. To one corner, there is a separate shower enclosure with a fitted Mira shower and a glazed screen/door.

Bedroom 5

15'6 x 9'10 (4.73m x 2.99m)

A fifth double bedroom with front facing UPVC double glazed windows, coved ceiling, flush light points, central heating radiator and oak flooring with a built-in power point. Double doors open to a storage cupboard with long hanging and shelving.





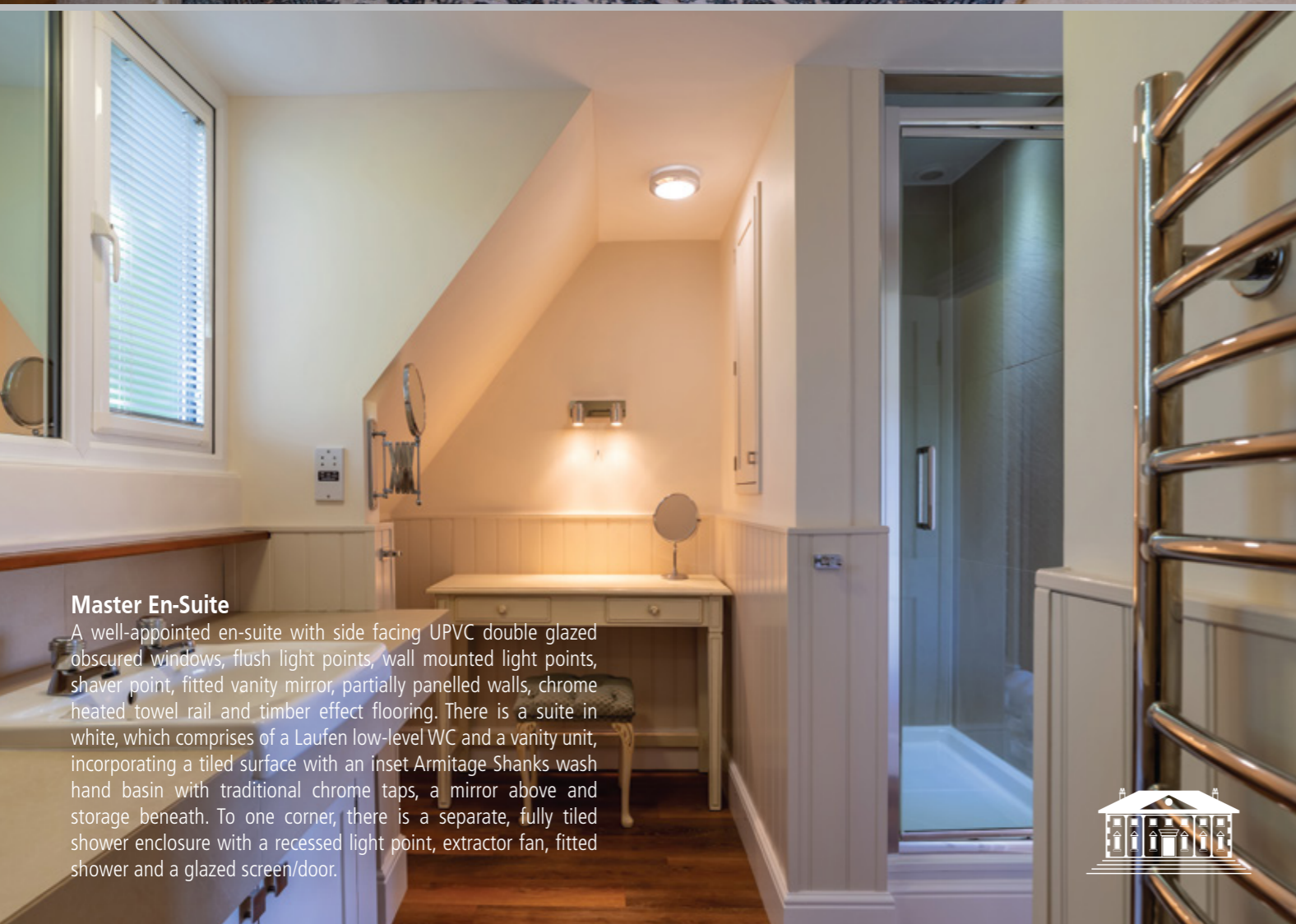
Master Bedroom
21'6 x 19'11 (6.56m x 6.08m)

A generously proportioned master bedroom with rear and side facing UPVC double glazed windows, recessed lighting, central heating radiator and a TV/aerial point. To one wall, there is a range of fitted furniture, incorporating short/long hanging, shelving and drawers. A timber door opens to the master en-suite.



Family Bathroom

Being fully tiled and having front facing UPVC double glazed obscured windows, flush light point, recessed light point, extractor fan and a wall mounted light point. There is also a fitted vanity mirror, chrome heated towel rail, central heating radiator, shaver point and under floor heating. The white suite is by Ideal Standard and comprises of a low-level WC and a wall mounted wash hand basin with a Hansgrohe chrome mixer tap. Also having a Bette panelled bath with Hansgrohe chrome mixer tap. To one corner, there is a walk-in shower enclosure with a fitted rain head shower and a glazed screen.



Master En-Suite

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Bedroom 4
14'0 x 11'10 (4.27m x 3.61m)

A double bedroom with a side facing UPVC double glazed window, flush light point, central heating radiator and a data point. To one wall, there is a range of fitted furniture, incorporating short hanging, shelving and drawers.





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Bedroom 3 En-Suite

Having a coved ceiling, flush light points, extractor fan, chrome heated towel rail, wall mounted light point and a fitted vanity mirror. There is a suite in white, which comprises of a low-level WC and a Britton wash hand basin with a chrome mixer tap and storage beneath. To one corner, there is a separate shower enclosure with a fitted Mira shower and a glazed screen/door.





Stone House

Generously Proportioned Master Bedroom Suite and Four Additional Double Bedrooms

Exterior and Gardens

From Worksof Road, a sliding wrought iron electric gate and a separate pedestrian gate opens to Stone House. To the front of the property, there is a large block paved natural stone driveway providing parking for several vehicles. The driveway has exterior lighting, external power points and two well-stocked raised borders containing mature trees and shrubs. Access can be gained to the integral double garage. A timber gate opens to an area which houses the air source heat pump.

Stone steps with timber hand rails rise from the driveway to a covered porch with exterior lighting and an external power point. Access can be gained to the main entrance door.

Access can also be gained to the left side of the property through a wrought iron pedestrian gate, which opens to a stone flagged path with exterior lighting. Steps rise to the continuation of the path, which leads to the original entrance door and access can be gained to Slay Pit Lane.

From the front of the property, a ramp and a separate stone flagged path from the covered porch, give access to a timber pedestrian gate opens to the right side of the property. To the right side of the property, there is a stone flagged patio with exterior lighting, a water tap and access can be gained to the orangery. To one side of the patio, there is a further seating area with a grey slate flagged terrace, mature trees and being partially bordered by a timber trellis with climbing plants.

A garden wraps around from the right side of the property to the rear, which is mainly laid to lawn with established planted borders incorporating trees, shrubs and plants. There is also a pleasant stone flagged seating terrace with exterior lighting and a section of the terrace is set beneath a timber pergola. Access can be gained to the lounge. To one corner of the garden, there is a garden store, shed and a timber pedestrian gate opens to Slay Pit Lane. The garden enjoys the countryside views and is fully enclosed by a mature hedge and stone walling.

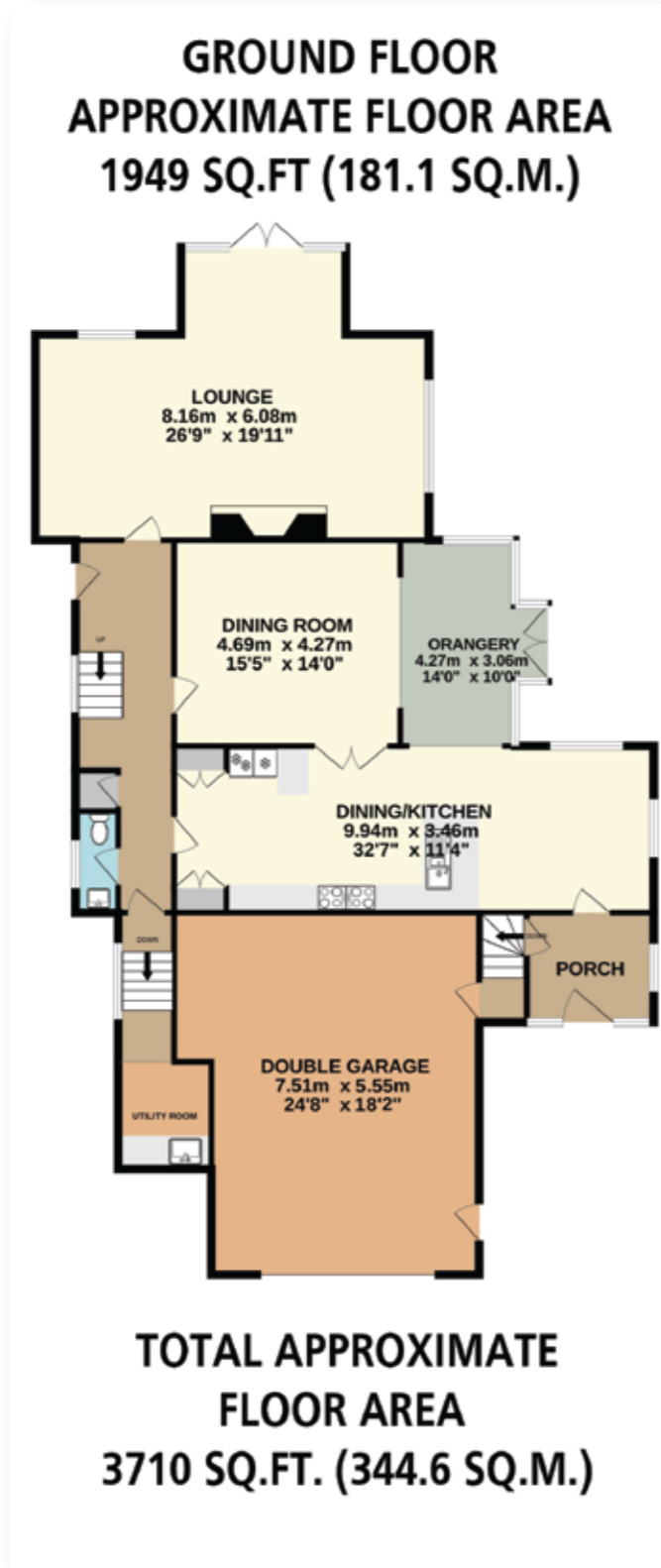


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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 C | 74 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Exterior and Gardens Continued

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A South-West Facing Rear Garden
With Fantastic Countryside Views





Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: F

Services: Mains electric, mains water, mains drainage and air source heat pump. The broadband is fibre which receives fast speeds and the mobile signal is good.

Rights of Access: None.

Covenants, Easements, Wayleaves and Flood Risk: There are no covenants, easements or wayleaves and the flood risk is very 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.



Stone House

Slay Pit Lane, Thorpe Salvin,

Worksop, South Yorkshire S80 3JW

Offers in the Region of £900,000