

Farm
Crossroads



Escape the hustle and bustle and seek sanctuary at Crossroads Farm; nestled on the cusp of Sutton-cum-Lound, this 1800s former farmstead blends traditional character with contemporary living, with convenient connections into the towns and cities.

Converted and refurbished around 20 years ago, this once working farm and collection of outbuildings now offer an oasis of calm, offering rest and refuge for all the family. Crossroads Farmhouse even comes with its own luxurious annex, Dairy Cottage. Perfect for those who love to entertain, there is abundant parking available off the large, gated driveway, alongside a double garage with electric door and EVC point.





FAMILY FRIENDLY

Stepping inside, get an instant sense of the peacefulness afforded by the semi-rural setting. The broad and bright entrance hall features oak flooring, and is an impressive space, with plenty of room for storing coats and shoes. Also, off the entrance hall, there is a handy downstairs WC, tiled to the walls with wash basin and heated towel radiator, whilst the boiler room also affords additional storage space.





OPEN HARMONY

Flowing from front to rear, relaxation awaits. The lounge, bathed in natural light, offers an inviting space where relaxation takes precedence. The meticulously designed open-plan layout ensures an effortless flow into the dining area, creating an ambiance of openness and connectivity.

This space is not just spacious but also highly versatile, catering to both intimate gatherings and grand entertaining with equal finesse.



CONTEMPORARY COMFORT

Nestled comfortably in the lounge is a plush sofa, positioned thoughtfully in front of a sleek, wall-mounted television. It's here that comfort meets contemporary design, with the added allure of a modern, electric inset fire nestled just below. This sophisticated feature not only enhances the room's aesthetic but also emits a gentle warmth, making this spot the heart of the home.

It's the perfect retreat for unwinding after a long day, where the flames dance and create a welcoming atmosphere, inviting you to snuggle up and immerse yourself in the tranquillity of your surroundings.





FINE DINING

To the rear, the dining table is strategically placed, offering unrivalled views out over the garden. Dressed in a contemporary palette of earthy shades and sophisticated grey, this room seamlessly blends elegance with functionality, making it perfect for both formal dining and relaxed family gatherings.

LIGHT FILLED SPACE

Opening up from the rear of the dining area is the supremely sized, versatile gym-cum-study. Resonating with an abundance of natural light, expansive, full-height windows elegantly frame captivating views out over the sunny, landscaped courtyard and inviting swimming pool.

Perfectly designed for both leisure and work, this multifunctional space adeptly serves your every need, offering a harmonious blend of productivity and relaxation.





FEAST YOUR EYES

Offering ample cupboard storage alongside exterior access to the inviting courtyard, this utilitarian space seamlessly integrates with the kitchen, highlighting the exceptional spatial harmony that characterizes the residence.

Natural light floods through the expansive windows, its brilliance magnified by the high-gloss tiling beneath your feet and the sleek black worktops, which offer a striking contrast to the soft hues of the solid wood, hand-painted kitchen cabinets. An array of modern integrated appliances awaits you, including conventional fan and steam oven, microwave and coffee machine.





A CULINARY DELIGHT

A room with a sunny disposition and a sociable feel, the kitchen is the heart of the home when it comes to entertaining. Light streaming in through the windows is reflected by the high gloss tiling underfoot, and sleek black worktops, which contrast effortlessly with the lightly toned paint of the solid wood, hand painted kitchen.

An array of integrated appliances, including dishwasher and double oven, feature alongside an oil-fired Aga, which infuses the room with warmth from within its inglenook. From both the kitchen and the dining area you can access the handy utility room, plumbed for washer and dryer and lined in gleaming black tiles.





ENTERTAINING HAVEN

Follow the easy flow of Crossroads Farmhouse from the kitchen through into the games room, where the high, vaulted ceiling evokes an airy and open feel. With ample space for a pool table and sofas, these connected spaces are perfect for party nights with family and friends. The games room even opens up into a fully fitted bar area, for cocktail and wine tasting nights with loved ones.

Doors from the bar provide seamless flow to the sunny courtyard and pool area, for the ultimate in indoor-out living.





VENTURE UPSTAIRS

Returning to the entrance hall and up the oak stairs, four bountiful bedrooms await at Crossroads Farmhouse. Immediately upon the left, overlooking the fields, the fourth bedroom, a spacious double with storage, is currently used as a dressing room, but would be a perfect space for guests.





RELAX & UNWIND

Bedroom two at Crossroads Farmhouse combines modern style with practicality, set in a spacious and bright environment, the room boasts ample room for a double bed, an en-suite shower room for privacy and convenience, and high ceilings that make it feel open and welcoming. Its modern décor fits perfectly with the room's size, leaving plenty of room for a desk and wardrobes.



The oak flooring, a harmonious extension from the hallway, enhances the continuity of the home's design, leading the eye towards the expanse of open countryside visible through the windows. It's in these moments, with nature's panorama unfurling before you, that the serene spectacle of deer grazing in the distant fields might just capture your gaze, adding a touch of pastoral charm to the urbane sophistication.



Bedroom three mirrors the convenience of bedroom two and benefits from an en-suite shower room, providing an exclusive and convenient retreat for its occupants.

This bedroom is thoughtfully designed to accommodate both desks and freestanding wardrobes, ensuring that personalisation and practicality go hand in hand. As your eyes wander to the world outside, the far-reaching views of the open countryside from this vantage point offer a daily spectacle of natural beauty.



REFRESH & REVIVE

Refresh and revive in the family bathroom, where elegant wood panelling accents the centrally-positioned bath with an overhead shower and wash basin.

Spacious and contemporary in its design, this serene space is complemented by a WC and a luxurious heated towel radiator, ensuring comfort and warmth, making it the perfect place for relaxation and renewal.





THE MASTER SUITE

Retreat to the peace and sanctuary of the master suite, which is thoughtfully positioned away from the primary stream of bedrooms, accessed via its own secluded corridor. This area is flooded with natural light, offering expansive views that stretch both to the front and the back of the property. Above, the room is enhanced by exposed beams that traverse the lofty, vaulted ceiling, injecting both charm and a cosy atmosphere into the space.





TRANQUIL SANCTUARY

The suite is remarkably spacious, ensuring that storage space is plentiful. Among its features is a generous walk-in wardrobe, providing ample room for clothing and personal items. Additionally, the suite boasts a stunning en-suite bathroom, which is equipped with a walk-in shower and dual wash basins, making it both a practical and luxurious addition to the master suite.



GARDEN OASIS

The garden, designed with distinct outdoor 'rooms' and Mediterranean-inspired planting, offers a private, low-maintenance setting perfect for events. It features a hot tub, dining areas surrounded by hydrangeas and roses, and an elevated swimming pool ideal for children's parties in summer.

The front terrace is a serene spot to enjoy the sun, offering privacy and security. Crossroads Farmhouse along with Dairy Cottage sits within an ample plot, within the Crossroads Farm envelope. There are a collection of outbuildings and additional paddocks which can be negotiated by separate agreement.





DAIRY COTTAGE

Where better for family and friends to stay after soirees and dinner parties than here, at Dairy Cottage, a three-bedroom, two-bathroom annex. With versatility to be guest accommodations, an independent space for multi-generational living, or even a holiday let. The opportunities are endless.





OUT & ABOUT

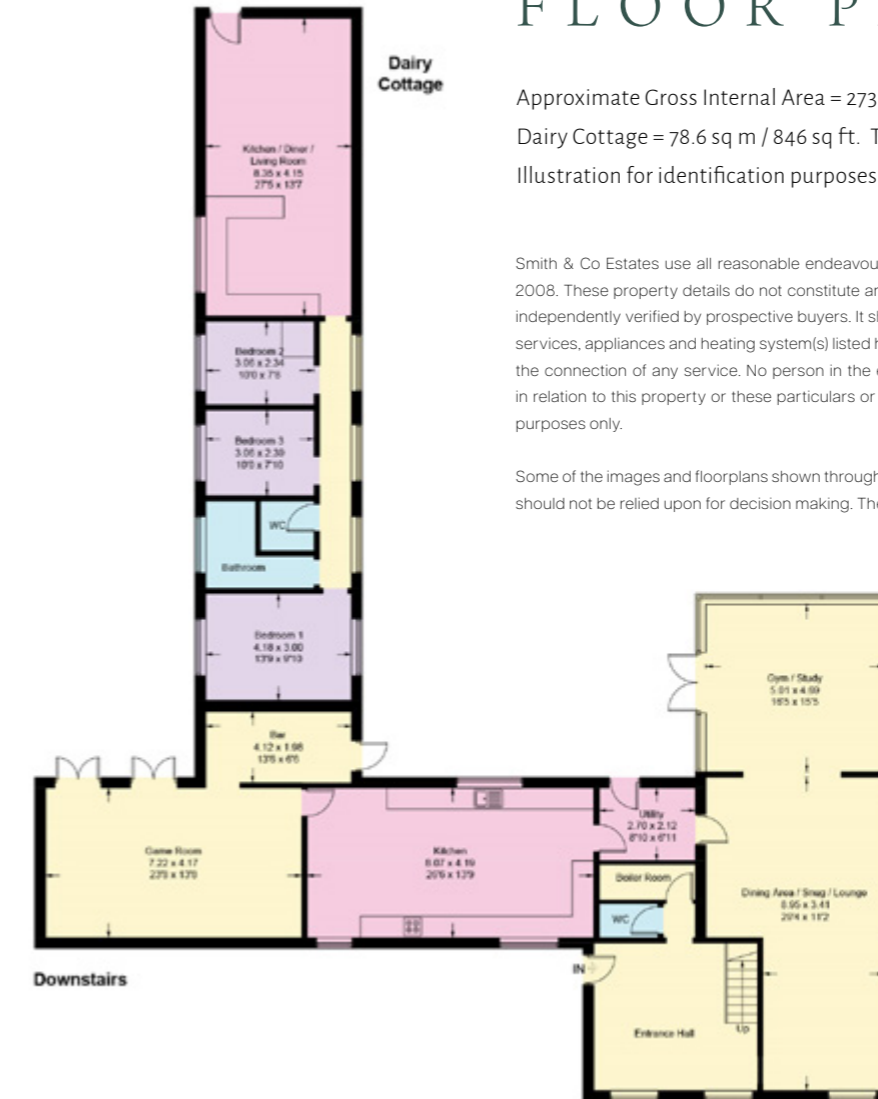
Rural, but not remote, Crossroads Farm lies on the cusp of the village of Sutton cum Lound, surrounded by fields and countryside. Within walking distance of the Chesterfield Canal and the Idle Valley wetlands, a picturesque and peaceful nature reserve with a myriad of paths, and home to an array of wildlife, there is plenty to explore on your doorstep.

Home to an active village hall and a primary school, the village of Sutton cum Lound is close by, whilst Retford is handy for shopping, with supermarkets and rail links, connecting commuters to London in an hour and 30 minutes. Road links are excellent, with access to the A1, M18 and M1.

Explore the nearby country villages, home to a selection of traditional and quaint pubs, including the Bluebell Inn at Lound, The Blue Bell in Ranskill and the Blacksmiths at Clayworth, an airy, canalside gastro pub. Not far from Centerparcs and Clumber Park, there is ample opportunity for outdoor pursuits, making Crossroads Farm the perfect home for a family who love the outdoors and entertaining.

Families are well served by an array of local schools including Sutton cum Lound primary school, Ranby Primary School, Retford Oaks Academy and the highly rated independent schools of Ranby House and Worksop College.

Blending rurality with easy access to the cities, Crossroads Farm offers the best of both worlds, perfect for those looking to make use of the outdoors space for business or entertaining, whilst enjoying 'the good life'.



FLOOR PLAN

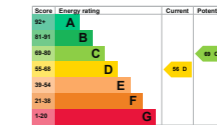
Approximate Gross Internal Area = 273.8 sq m / 2947 sq ft.

Dairy Cottage = 78.6 sq m / 846 sq ft. Total = 352.4 sq m / 3793 sq ft.

Illustration for identification purposes only. Measurements are accurate. Not to scale.

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