



CLIFF MILL
FARMHOUSE



PAST MEETS PRESENT

Embrace rustic charm fused with contemporary comfort at Cliff Mill Farmhouse, a modernised home with bed and breakfast benefits, nestled within the tranquil rural surrounds of Lowdham and Gonalston.

Presently designed to provide private family living, alongside four distinct, self-contained bed and breakfast annex rooms, nestled within the tranquil courtyard, Cliff Mill Farmhouse presents an exceptional opportunity as a lifestyle-business residence.

Pull up onto the block paved, in-and-out driveway, offering plenty of parking for residents and guests, easily accommodating up to eight cars, with additional parking available along the side.

Around 300 years old, Cliff Mill Farmhouse exudes an air of timeless elegance through its characterful period façade; step inside to discover a refurbished and modernised interior, seamlessly blending classic craftsmanship with sleek design.





TIMELESS ELEGANCE

Inside, the handsome oak staircase, oak doors and solid oak flooring – running throughout the ground floor – captures the warm, welcoming essence of this Georgian farmhouse. Oak highlights are balanced by fresh, neutral tones to the walls, stepping through the doorway on the right and into the sitting room.

Spacious and bright, with views out through a shuttered window to the front, a handsome stone fireplace could easily accommodate a log-burning stove.

Further along the entrance hall, sneak a peek at the handy WC beneath the stairs before moving on into the spacious snug opposite.

A home of balance and proportion, this light and bright snug also offers views to the front, warmed by a log-burning stove, housed within an ornately carved stone fireplace. A home with many, versatile spaces, there is ample room to ebb and flow as a family at Cliff Mill Farmhouse.



SAVOUR THE MOMENT

Ahead from the front door, step through into the dining room, a capacious space designed for entertaining, and with ample space for several dining tables for those wishing to capitalise on Cliff Mill Farmhouse's current set-up as a home with private bed and breakfast rooms.

The dining room opens up to the garden at one end, with walls of windows inviting light in and French doors providing instant access out onto the courtyard patio, perfect for morning coffee and aperitifs in the evening sun.





FEAST YOUR EYES

Flowing off from the dining room, oak flooring is replaced by gleaming white tiles in the incredible open plan family kitchen. Soft close cabinets provide plenty of storage in this light and airy contemporary kitchen, where a large, black granite topped central island accentuates the sociability of the room, affording an abundance of breakfast bar seating.

Inset within the island is an induction hob, with a modern circular extractor snug in the ceiling above. An array of modern appliances feature throughout, including larder units, recycling bin storage, and two sinks alongside two Bosch double ovens, a multi-combi oven with warming drawer, wine chiller and Siemens dishwasher. There is also an AEG fridge-freezer.





OPEN PLAN LIVING

Drawers, rather than cupboards, make up the mainstay of the cabinetry, maximising storage and optimising accessibility.

Opening up to the right of the kitchen-family room, step outside and onto the herringbone paved patio of the secret courtyard; a sunny sequestered spot for alfresco family dining.

A comprehensively furnished and plumbed utility room serves the kitchen, opening up to a stunning home office, served by super-fast broadband and with high, vaulted ceiling and exposed brickwork and timber beams. Storage is plentiful throughout Cliff Mill Farmhouse. There is also a boiler room tucked off the office.





SOAK & SLEEP

When bedtime beckons, ascend the handsome oak staircase from the main entrance to reach the first-floor landing, where the first of the main house bedrooms awaits on the left.

Light and spacious, with oatmeal coloured carpet underfoot, this spot lit bedroom, with fitted bedside lighting, offers plenty of room for a double bed, drawers and wardrobe. Across the landing, reach the second spacious double bedroom, with reading lights to either side of the double bed and space for wardrobe and chest of drawers in the alcoves.

Views extend out over the fields across the road at the front. Refresh and revive in the bountiful ensuite, furnished with large bath containing overhead rainfall shower, wash basin and WC with heated towel radiator.





VERSATILE SPACES

Coming out of this bedroom, follow an inner landing on the right, providing access to a bathroom and further bedrooms.

With plenty of storage space for all your lotions and potions, discover the family bathroom on the left, where fitted furniture accommodates the wash basin and WC. The centrally filling bath features a shower cubicle, with a heated towel radiator also within easy reach.

Across the landing, discover a bedroom currently furnished as a dressing room, overlooking the private courtyard and filled with mirrored wardrobes, highlighting the versatility of this home.

At the end of the landing, another bedroom currently serves as a home gym, with views over the courtyard.





THE MASTER SUITE

Coming out of this bedroom, take the doorway to your left through into the sumptuously sized master bedroom.

A sanctuary of sleep, high ceilings create an airy and light feel, with the en-suite opening up ahead, furnished with a large, contemporary, freestanding bathtub, separate shower with rainfall head, wash basin, LED mirror, chrome heated towel radiator and WC.



THE COURTYARD

Flowing out from the farmhouse and also accessible from the bed and breakfast rooms, soak up the sunshine on the capacious Indian stone paved patio within the securely walled courtyard. A manicured curve of lawn sweeps alongside the patio, adding a refreshing flash of green; the ideal place in which to unwind and dine alfresco.

A secure gate leads around the rear of the home to provide access to the log store and boiler room.





B&B POTENTIAL

Each of the four bed and breakfast rooms, overlooking the courtyard at Cliff Mill Farmhouse, features its own larder cupboard, with tea and coffee making facilities. Comfort awaits, with each abode furnished with super-king-size Zip 'n' Link beds, which can convert easily into twin beds. Beautifully finished to contemporary standards, your guests can refresh in their comprehensively equipped wet room en-suites with shower, vanity unit wash basin and WC and heated towel radiators.



OUT & ABOUT

Nestled in the quiet hamlet of Gonalston, explore the delights on your doorstep. Take a leisurely stroll along Gonalston Lane, soaking in the serenity of the surrounds as you pass by the historic mill to venture deeper into the heart of the village of Lowdham, or make your way to nearby Gunthorpe and indulge in a scenic walk along the riverbank, before calling in at one of the restaurants such as Tom Browns, or The Bridge and Bayleaf for a spot of riverside dining.

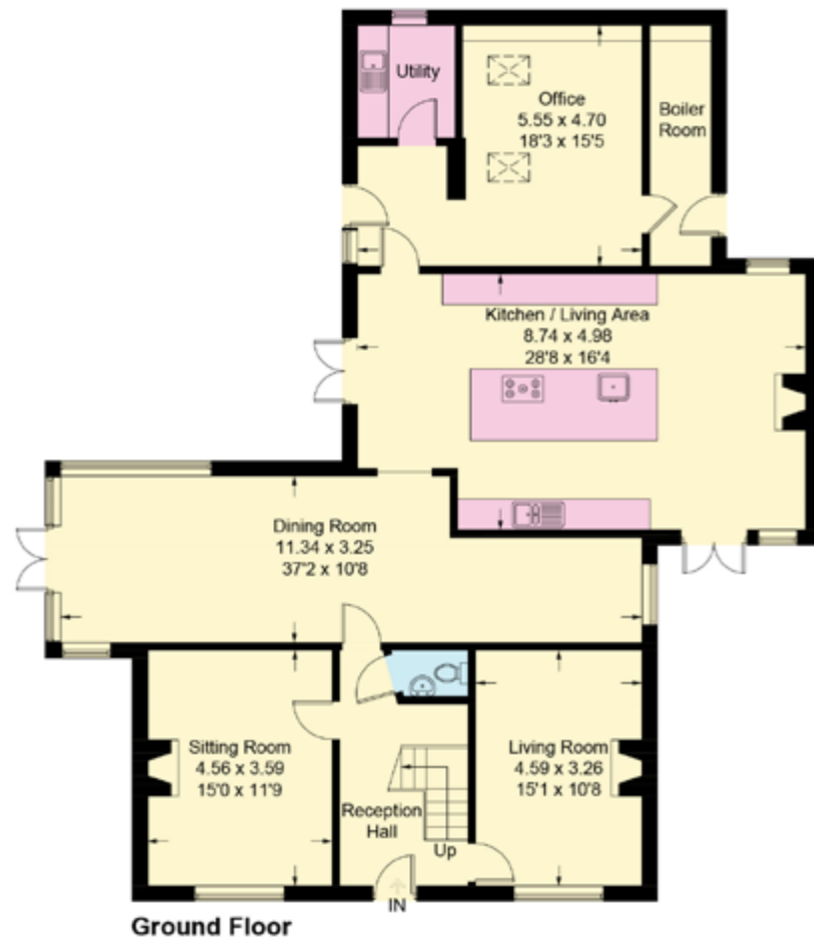
Appealing to potential bed and breakfast clientele, Lowdham is close to four delightful wedding venues, including The Mill at Hoverington.

Take in the excitement and atmosphere at the nearby Southwell Racecourse and Nottingham Cricket Ground, or, for a taste of adventure on the water, visit the yachting club. Stock up on essentials at the nearby Co-op in Lowdham or explore the offerings of independent grocers, where you'll find locally sourced produce and artisanal delights.

Commute in convenience, with easy access to major routes such as the A1, A46, and A52. Rail links are also available nearby, keeping you connected to nearby towns and cities.

Families, meanwhile, can enjoy close proximity to a series of well reputed schools, including the prestigious Southwell Minster.

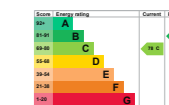
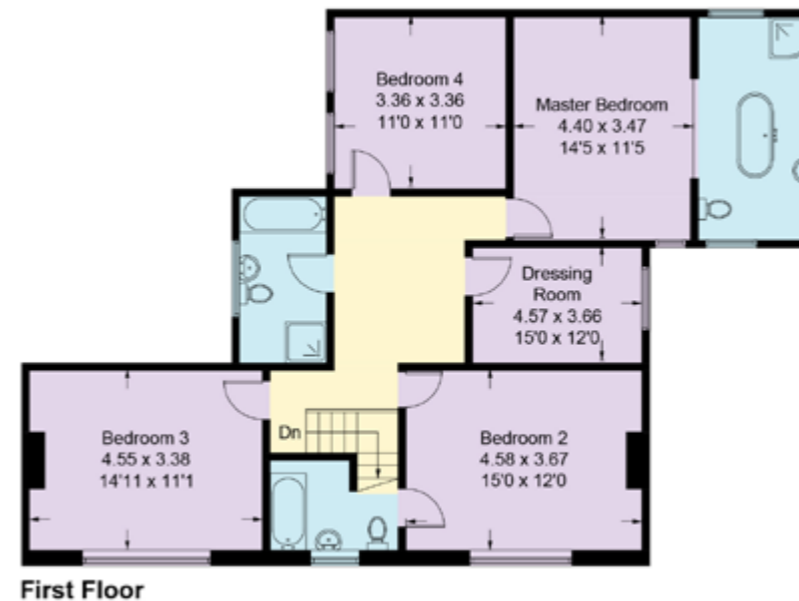
Cliff Mill Farmhouse, a home of endless versatility and appeal, is a true rural retreat, providing the perfect harmony between heritage charm and modernity, offering sanctuary where past and present converge in harmony.



FLOOR PLAN

Approximate Gross Internal Area = 259.2sq m / 2790 sq ft. Outbuilding = 71.7 sq m / 772 sq ft.

Total = 330.9 sq m / 3562 sq ft. Illustration for identification purposes only. Measurements are approximate. Not to scale.



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