



EDDISON BARN





## YOUR NEW HOME

A home that transcends the centuries, character and charm comes with twenty-first century finesse, at Eddison Barn, on Old Gateford Road.

Dating back to the 1740s, Eddison Barn, formerly two barn buildings, is a home that has been totally transformed inside and out, remodelled and refurbished to offer traditional comfort with a contemporary twist, with open flow design downstairs, paired with bountiful bedrooms each with its own luxurious en-suite.







## HISTORIC WALLS

Synonymous with the history of the village Eddison Barn has been immortalised in watercolour, captured in a village landscape painted in around 1780, by the 18th century Swiss landscape artist Samuel Hieronymus Grimm.



Details of the barn and other local highlights, also feature in the book 'Voices from a Trunk: The Lost Lives of the Quaker Eddisons', written by Sarah Woodall, detailing the life of the Eddison family who lived at the neighbouring Gateford House in the early 1800s.







## A WARM WELCOME

A home respectfully reinvented, materials from the original barn have been reused and recycled throughout Eddison Barn in the windows, ceilings and fireplaces, mingling with modern touches such as Halo LED lighting, solid oak doors throughout and zoned underfloor heating.

Upon entering, immediately to the right, you will find a thoughtfully placed built-in cloaks cupboard, perfect for storing outerwear and maintaining an uncluttered entrance. Moving forward, you are welcomed into the splendid formal lounge, a haven of comfort and style.



Arrive at the courtyard Eddison Barn shares with Gateford House off Old Gateford Road, where the long gravel drive is flanked by high hedges for a serene sense of separation. Plenty of parking is available on the courtyard, with a handy storage area for bins and a post box to the front.





## CHARMING & ELEGANT

Original wooden beams stretch across the ceiling adding a touch of rustic charm, while abundant natural light streams through the windows at the rear and through a charming seated window. These windows not only illuminate the space but also provide captivating views of the meticulously landscaped surroundings.

Tucked away from the lounge is the utility room, with the cupboard featuring hanging rails to maximise storage space for drying. Furnished with a sink and plumbing for a washer and dryer, further storage alongside the boiler is hidden away behind sliding doors.







## WINE & DINE

To the right of the entrance, step into the dining room, a space where heritage meets modern elegance. The room retains its original archways embedded within the walls, harking back to a time where haycarts would access the building.

Dine beneath the intricately inset beams that grace the ceiling, enhancing the room's historical charm. Natural light bathes the space, streaming through ample windows on either side, setting a perfect ambience for both intimate dinners and grand gatherings. This delightful interplay of light and architecture makes every meal an occasion.







## OPEN PLAN LIVING SPACE

Returning to the lounge, step up past the stairs and downstairs cloakroom with vanity unit wash basin and WC, and passing a handsome shelving alcove with original wood, emerge into the expansive open plan kitchen-dining-living area.





## A HAVEN FOR ENTERTAINING

A social family area, the kitchen, handmade by Andy Crossland at Retford and is immortalised in numerals above the hob, featuring a handsome oak island and array of cabinets, drawers, book case and quartz worktops. A cleverly inbuilt wine rack, again maximises the space available.

Ideal for hosting Christmas dinner for all the family, appliances include two Samsung double ovens, a Siemens induction hob, Bosch dishwasher, two 70/30 integrated fridge-freezers, and a separate freezer.







## WORK, REST & RELAX

Savour the garden views through the bi-folds, which open up to allow for alfresco dining and instant access outdoors in the summertime. Double height ceilings adorned with 16th century beams amplify the light and airy ambience of this room, which again features an impressive stone fireplace.



Tucked away at the far end of the home is a cosy snug, carpeted underfoot and with a chimney breast currently containing a bioethanol burner. Arrow-slit windows add to the cosiness of the space, ideal for snuggling up and watching a movie at the end of the day. Fitted storage features once more.





## A SANCTUARY OF SLEEP

Ascending the stairs to the landing, turn left to discover the bespoke designed master suite. Step up, where the two former barns converge, with high, vaulted, '18th Century beamed ceiling', low windows and designer wallpaper. Soak in the claw footed tub before retiring to bed.

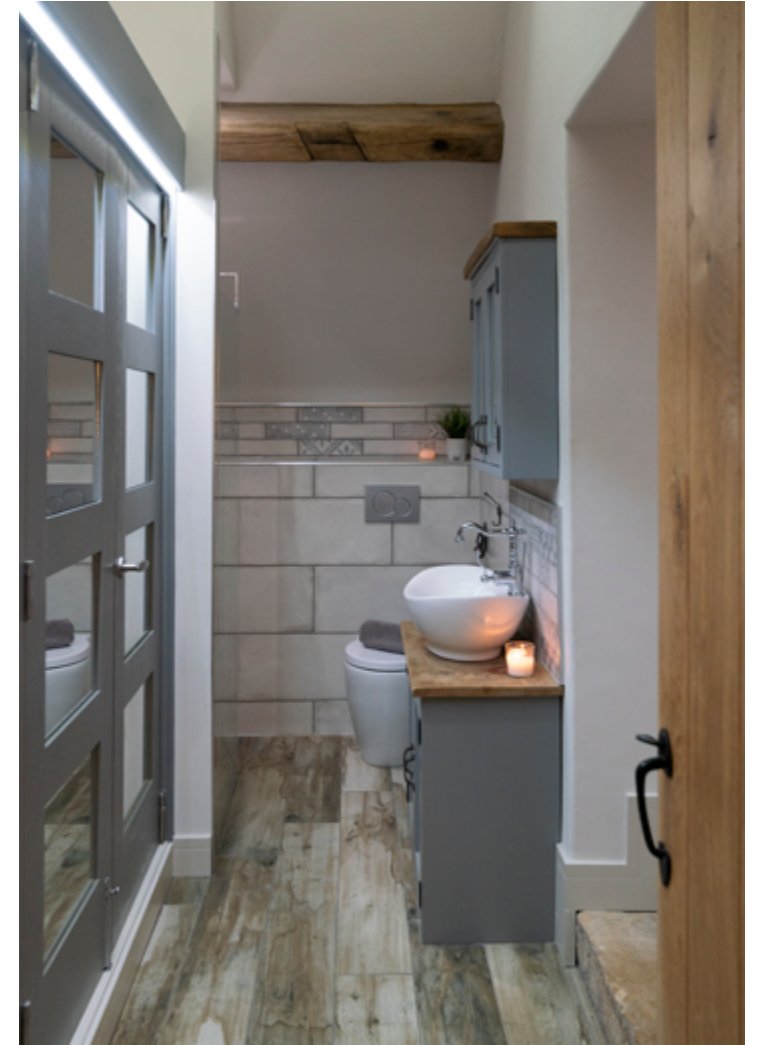






## THE MASTER SUITE

A walkway of modern, mirrored, LED illuminated wardrobes guides you through to the en-suite with walk-in rainfall shower, vanity unit wash basin and WC.





## CHARACTER & COMFORT

The residence showcases meticulous attention to detail, from cosy nooks and whimsical window seats to the constant inflow of natural light, enhancing the home's inviting ambiance.

At the end of the corridor, bedroom three overlooks the woodland, with exposed beams adding a rustic yet refined air. The room accommodates a king-sized bed and is dressed in designer wallpaper, offering an understated elegance. This bedroom also benefits its own en-suite shower room, ensuring luxury and convenience.



## BEDROOM BLISS

Bedroom four is elegantly appointed with an en-suite wet-room shower, enhancing privacy and functionality. This double room features sliding mirrored wardrobes with tasteful LED lighting and exposed beams that accentuate the high ceiling, adding historical charm. Additional storage is ingeniously integrated above.





## ROOM FOR THE FAMILY

Returning to the snug, a separate staircase provides access to bedroom two, a spacious suite perfect for guests. Featuring high ceilings, television point, low, intimate windows and a dressing area. Naturally, it's own, luxuriously appointed en-suite leads to the bath with an over head mira shower and extensive wardrobe space also included.







## SOAK UP THE SUNSETS

The water feature serves as a tranquil focal point, with raised beds in the gravel garden. The Garden Room, ideal as a study or for entertaining with a covered BBQ area attached. Perfect for garden parties, Eddison Barn has hosted family wedding parties.

Step out into the sunny, west-facing garden, spacious and beautifully landscaped and zoned to create the ultimate outdoor entertaining area. Walled on all sides, the garden is an oasis of calm, with a fringe of trees planted along the North and West boundary providing shelter and extra privacy.

Bi-folding doors usher you from the kitchen to an expansive terrace, meticulously paved in Indian Sandstone. Here, you can immerse yourself in the mesmerising sunsets that paint the horizon.







Grow your own in the vegetable garden and greenhouse, tucked away at the top of the garden. With ramp access for wheelbarrows, there is also a handy water tap to this end of the garden, whilst the garden shed incorporates electric, power and light, ideal for garden storage.





## OUT & ABOUT

A parade of shops only five-minutes' walk away includes a pharmacy, takeaways and supermarkets, with a leisure centre a further five minutes away, alongside Worksop's vibrant market which is held for three days each week. Shop 'til you drop at the Meadowhall shopping complex, only a car ride away.

For a cultural afternoon, why not visit Chatsworth House, home to so much history and drinking in splendid views of the Derbyshire scenery. In the opposite direction, drive north to explore the rugged delights of the Peak District and its array of quaint villages. Enjoy a day out with the family at Bolsover Castle, Roche Abbey, Sherwood Forest and Creswell Crags.

With so much nature on the doorstep, why not sample the outdoor recreation at Rother Valley and Clumber Park? The destinations of Chesterfield, Hope Valley, Sheffield, Rotherham, Lincoln, and Nottingham all lie within a 30-mile range of Gateford House. Families are well placed for local schools, with both Portland School and Valley School part of a good Academies Trust and also the independent schools of Worksop College and Ranby House nearby. The prestigious Linderick gold course is also within a few minutes drive

For exercise and fresh air, head out on one of the numerous walks in the surrounding area, along the canal or through the woods. Osberton Woods are also a ten-minute drive away with an activity walk available at nearby Shireoaks. Clumber Park and Sherwood Forest are approximately 15-minutes' drive away.

A home of precision design, flawlessly finished to the highest of standards, Eddison Barn offers luxurious, light filled living in idyllic surrounds, ideal for families and those who love to entertain.

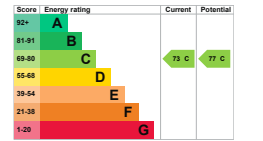


Approximate Gross Internal Area = 276 sq m / 2971 sq ft. Garden Room = 22.1 sq m / 238 sq ft. Total = 298.1 sq m / 3209 sq ft Excluding The Void.  
Measurements Are Approximate. Illustration For Identification Purposes Only. Not To Scale.

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## FLOOR PLAN





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