



**GARDEN HOUSE**





## ARCHITECTURALLY UNIQUE

An architect designed, energy-efficient masterpiece: welcome to The Garden House, a thoughtfully crafted home, nestled within an historic walled garden of the conservation area of Westhorpe.

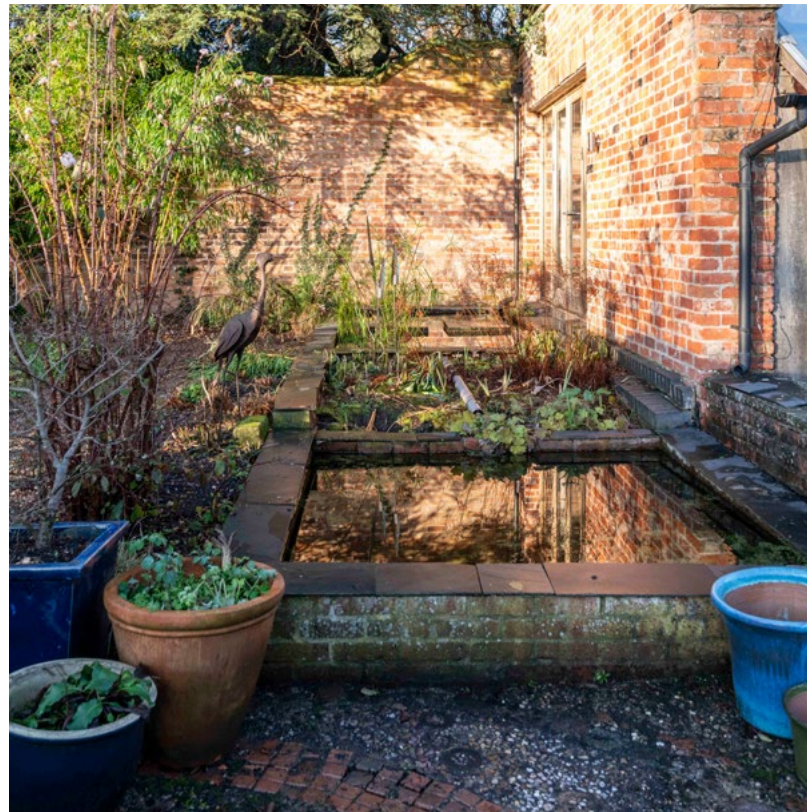
Seamlessly blending with the natural contours of the land, The Garden House is a home with a unique connection to the landscape which surrounds it. Nestled in the idyllic hamlet of Westhorpe, The Garden House is the ultimate family home, set on half an acre of land and within walking distance of the highly acclaimed Minster School.





# HIDDEN IN NATURE

Pulling off the leafy lane, pass through the stone pillared gates and along the sweeping gravel driveway, shared with the Grade-II listed Westthorpe Hall. Tucked away behind the walled kitchen garden, The Garden House sits perfectly in harmony with its surrounds



Completed in 2000 and of reinforced concrete, steel beam and solid oak construction, this durable, high-quality build has been designed for energy efficiency throughout, fitted with solar panels and double-glazed, argon-filled, K-glass windows to improve thermal performance.

Parking for three is available within the large carport, with further space for an additional car within the garage, and additional space for vehicles on the cobbled parking area.







## A TIMELESS TREASURE

Step inside and prepare to be captivated by a home that defies first impressions. The entrance hall exudes warmth and character, setting the tone for a house full of unexpected charm.

The inviting entrance hall, with its high ceilings and soft light, sets the tone for a residence rich in character and grace. Thoughtful details intrigue at every turn, while underfloor heating on the lower ground floor adds a touch of luxurious comfort.



Spacious and accessible, a shower room on the right features a wash basin, heated towel radiator and WC, whilst plenty of storage can be found for coats and boots in the built-in cupboard.

Impressively crafted, solid oak, open tread stairs lead upward from the entrance hall, arriving at a light-filled landing, which itself opens to a spacious and versatile hobby room above the garage, with high vaulted ceiling and deep eaves storage. A wonderful space for teenagers, partitioned into separate rooms, there is ample scope to create an area for self-contained living here.



# HEART OF THE HOME

Retracing your steps, return to the main entrance, and step through into the capacious open-plan kitchen-dining-family room; the heart of the home, uniquely zoned to feature a dining area and snug with views out over the glorious gardens.

Oak flooring flows underfoot, whilst the granite edge of the sociable breakfast bar curves round, inviting conviviality.







## OPEN PLAN LIVING

The pitched ceiling above adds an airy lightness to the space, amplifying laughter and adding to the ambience. An array of appliances feature, with an impressively sized oven, under-mounted sinks, dishwasher and fridge freezer, whilst storage is abundant, in the many solid wood cupboards and drawers, hand-crafted by a local joiner.







## ELEVATED ESCAPES

Moving around the kitchen, from another angle, the cleverly arranged cabinetry transforms itself into steps, leading up to a large Velux window which opens to a hidden roof terrace; a sunny secret garden offering views out over the walled garden to the open countryside beyond Westhorpe.

Spacious and sociable, the open-plan kitchen-diner provides ample room for entertaining family and friends, with a welcoming log-burning stove adding warmth and charm. Returning to the kitchen, plumbing for a washing machine and tumble dryer can be found in the quarry-tiled utility room, a substantial space offering access out to the carport.







## GARDEN ROOM TRANQUILLITY

From the kitchen, step through into the heart of the home – the main lounge. Lavishly sized and bathed in natural light, this inviting space exudes comfort and charm. French doors lead to an internal balcony within the garden room, a serene oasis where you can relax with a refreshing drink in hand, surrounded by the sights, sounds, and delicate scents of abundant indoor greenery.





# OPEN PLAN LIVING

Another set of French doors opens onto a tranquil pond, where whimsical stepping stones beckon you to explore the enchanting garden beyond.

Generously proportioned yet retaining an intimate ambience, the lounge offers a harmonious blend of spaciousness and cosiness. At its heart, a characterful log burner, nestled within a rustic brick-built surround, radiates a comforting warmth that permeates every corner of the room, creating the perfect retreat for quiet evenings or lively gatherings.







## BEDTIME BECKONS

Built to enjoy the sublime garden surrounds, the bedrooms at The Garden House can be found downstairs where a wet system underfloor heating flows underfoot.

Turning right at the foot of the stairs, one bedroom wing awaits along an inner hallway brimming with light from overhead windows, with the first of the many bedrooms on the right. A light-filled double, a wall of windows features a door opening to the terrace of the garden beyond.

Next door, a second bedroom enjoys an abundance of natural light streaming through high windows, creating a bright and uplifting atmosphere. Currently serving as a study, it offers tranquil views of the outdoors.

Continuing along the landing, on the right, a third double bedroom is filled with light, its windows perfectly framing lush views of the garden. A peaceful retreat, it invites restful moments surrounded by the beauty of nature.







## PLAYFUL PLACES

At the end of the hallway, a fourth double bedroom features a quirky storage space above. Returning to the foot of the stairs, turn left and discover the laundry room, brimming with storage space.

Continuing along another double bedroom features a wall of shelving that slides back to reveal a hidden shower room. This light filled hallway has access to the lower level of the garden room, and opposite there is the main family bathroom. A separate wc and suitcase storage is adjacent to this.







## THE ULTIMATE ESCAPE

Sanctuary awaits in the exquisite master suite, a space that exudes sophistication and individuality with its utterly unique layout and meticulous design. Generously proportioned, this serene retreat is an oasis of calm, a place to pause and exhale the tensions of the day. Central to its allure is a luxurious bath, inviting indulgent soaks at any time, bathed in soft natural light that floods the space.





# A HAVEN OF ELEGANCE

Accompanied by a sleek wash basin, this haven is purposefully curated for both relaxation and refinement. Here, the cares of the world seem distant as you embrace the tranquillity, offering a true escape into peace and rejuvenation.

Light streams in through a wall of windows, with a glazed door providing access through to the double height garden room, bringing the outdoors in with its full wall of glass and opening to the courtyard beyond; it is the perfect place for an aperitif or evening cocoa.







## THE GARDEN ROOM

The garden room is a stunning architectural highlight, offering a breathtaking connection between indoor and outdoor living. With its soaring double-height ceiling, this space is a celebration of light and openness, enhanced by expansive glazed panes, framing captivating views of the surrounding grounds.

Accessible from the light-filled hallway, the lower level is an inviting space for relaxation, while a private balcony, reached via the living room, adds an elevated vantage point to enjoy the scenic beauty beyond.





# THE GARDENS AT THE GARDEN HOUSE

Step into the enchanting grounds of The Garden House, where greenery embraces the home from every angle, a true reflection of its origins – built to reflect the original greenhouse to the Hall.

Spanning over half an acre, allow the tapestry of garden rooms to draw you in, each with its own distinct character and charm. Directly outside the house, the original Georgian garden wall, dating back to 1790, encloses a kitchen garden. Neat vegetable plots and flower beds feature throughout the grounds.



Stroll through archways, labyrinthine hedge-openings, and secret walkways that seamlessly connect the garden's many rooms. A charming potting shed, nestled against the original wall, serves as both a functional space and a nod to the home's heritage.

Discover the secret garden roof terrace, accessible from the kitchen. This serene roost offers breathtaking views over the gardens and beyond—a peaceful spot to enjoy the changing beauty of the seasons.

Other highlights include an orchard with chickens, a sunny terrace for soaking up the rays, and a tranquil pond, perfect for quiet contemplation, linked to the lounge by stepping stones. Bursting with vibrant colour year-round, the indoor and outdoor spaces at The Garden House blend seamlessly.







# ON YOUR DOORSTEP

The Garden House is perfectly positioned to enjoy the charm and convenience of nearby Southwell, often described as the jewel in Nottinghamshire's crown. Within walking distance of the town centre, an array of independent retailers, cosy caf  s, traditional pubs, shops and restaurants are all close by.

The bustling Bull Yard, home to several caf  s and a popular bakery is ideal for brunch, also host to a Saturday market.

Families are ideally placed at The Garden House, in the catchment for a fine array of excellent local schools, including several primary options and the esteemed Minster School. Additionally, there is a bus links to Worksop College.

Southwell's historic appeal attracts many visitors, adding to its lively yet welcoming atmosphere. Picturesque and peaceful, yet not remote, regular bus services keep you connected to Newark and Nottingham, with easy access to Newark Station. From here, services run through to London King's Cross in under 90 minutes.

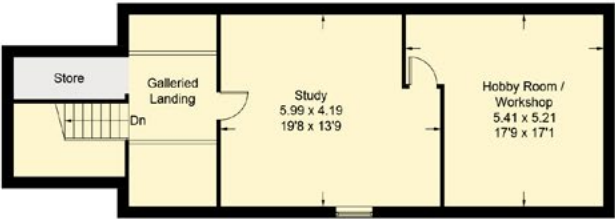
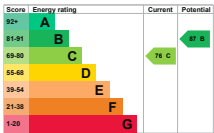
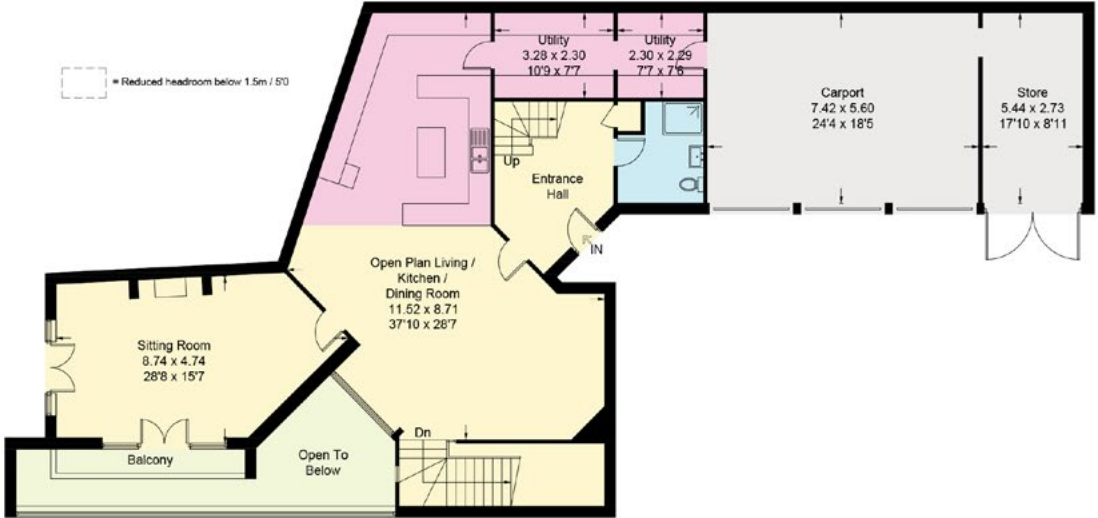
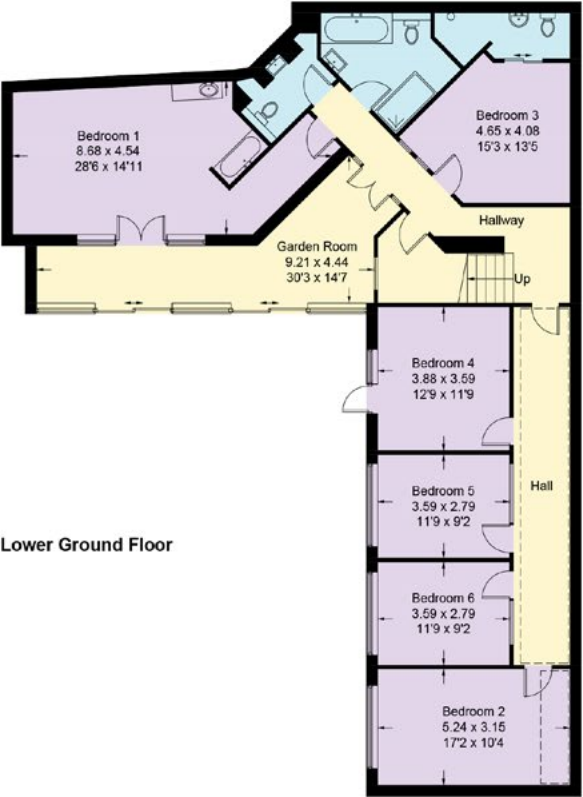
Blending cutting-edge design and architectural elegance with characterful charm, this unique home offers an intimate connection to its stunning natural surroundings. Whether you're hosting festive gatherings, enjoying peaceful moments in the gardens, or relaxing with the family, The Garden House is a home with the ability to adapt effortlessly to your family's needs.

A haven for families and professionals alike, discover the perfect balance of serenity and accessibility at The Garden House, a home where memories are made and cherished.



## FLOOR PLAN

Approximate Gross Internal Area = 452.1 sq m - 4867 sq ft. Illustration is for identification purposes only, Not to scale. Measurements are approximate.



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