





WELCOME TO YOUR NEW HOME

Tucked along the quiet Mill Lane, in the heart of Bestwood Village, distinguished living awaits at Forge Mill House, an utterly unique Georgian home brimming with historic details, original features and an abundance of rooms for all the family.

Pull through the electric gates and along the driveway of this glorious and grandly sized home, built in 1800 to the design of a local architect for the mill owner. A handsome and imposing home, whose name adorns the redbrick pillared entrance. Plenty of parking for six cars can be found along the driveway, beneath the shelter and shade of mature trees including a mature maple.





HERITAGE FEATURES

Cherished by its current owners, and lovingly maintained, recent updates include a kitchen extension, sandblasting and repainting of the timber frame double-glazed windows, and more recently in summer 2024, the repointing of chimney breasts and roof tiles.

Step into the entrance hall, where robust travertine stone tiles are practical underfoot. Light streams in through the glazing of the front door and side window, whilst ahead, the handsome staircase rises up, drawing the eye to the imposing original beams above, an indication of the home's heritage.

To the right, emerge into the snug, a cheerfully bright room, whose large sash windows draw in an abundance of light from the front and side, framing verdant views of the garden and driveway. Original wooden flooring flows underfoot, whilst a reclaimed, period feature fireplace evokes the Georgian warmth of the home.





WINTER WARMTH

An ornate archway connects the snug to the living room beyond, where an elegant plaster rose embellishes the ceiling above, and where sash windows again allow plenty of light to permeate the space.

Cosy in the winter time, snuggle up in front of the fire, nestled within its honey-toned wooden surround. An arched, recessed bookcase is another attractive feature, whilst the high ceiling above, traced by feature coving amplifies the airiness of the room.

Returning to the entrance hallway, directly ahead, guests can freshen up in the cloakroom with a vanity unit wash basin and WC, whilst beneath the staircase is access down to the tanked cellar – ideal for storing suitcases and other essentials.





EXPERIENCE OPEN PLAN DINING

To the left, make your way through to the characterful dining room, where the sun's golden glow streams in through large windows, and richly toned beams cross the high ceiling overhead.

Travertine stone underfoot emulates the original style of flooring that would once have existed in this grand Georgian home, whilst the handsome stone fire surround accommodates a multi-fuel stove, filling the room with toasty warmth in the winter months. Built-in storage is ideal for rainy day games and cookware alike.





LIGHT FILLED LIVING

Continue from the dining room through into the kitchen; a bright and welcoming hub that truly forms the heart of the home. Timeless soft grey cabinetry offers an abundance of storage, perfectly complemented by solid wood worktops that pay homage to the heritage of the property.

A ceramic sink adds both practicality and charm, while there is ample space to accommodate an American-style fridge freezer, dishwasher and a classic Range cooker.



THE HEART OF THE HOME

Vaulted ceilings enhance the room's impressive sense of space, with exposed beams lending character and charm. Velux windows, perfectly positioned on either side of the kitchen, flood the area with natural light, creating a bright and inviting atmosphere. A wall of oak and aluminium bi-folding doors draws the garden in, opening out onto the private raised patio, allowing you to savour mealtimes with phenomenal views out over the sunny, south-facing garden and the enchanting pond with water feature.

Returning to the dining room, a door opens to the utility room, with plumbing for a washing machine, and offering plenty of storage space.





AND SO TO BED...

Ascend the stairs to the first-floor landing, to arrive at bedroom two on the right; a spacious and bright double. Quirky quarry tiles adorn the hearth of the feature fireplace, with traditional wooden flooring underfoot.

A fitted wardrobe provides ample storage, whilst light streams in through windows to two sides, overlooking the garden. Above, exposed wooden beams lend a sense of rustic charm and timeless character to the room, enhancing its warm and inviting ambiance.





THE MASTER BEDROOM

Next door, the master bedroom echoes the grand proportions of its neighbour, offering a bright and airy retreat bathed in natural light from two elegant sash windows. This room exudes a timeless elegance, showcasing its heritage through a beautifully preserved period fireplace, which serves as a striking focal point.

Overhead, an exposed wooden beam adds a touch of rustic charm, perfectly framing the space above the double bed and enriching the room with character and historical allure. Ample space for furnishings ensures this bedroom is as practical as it is captivating, creating a serene and welcoming haven.





SOAK & SLEEP

Next door, bedroom three awaits, continuing the home's historic charm with beams overhead and a quaint reclaimed fireplace that adds a cosy focal point. Every detail of this room reflects the rich antiquity of the home, ensuring you sense its storied past in every step you take.

This floor is served by a stylish shower room and a generously proportioned bathroom, where a claw-footed tub with a showerhead attachment invites relaxation. Nestled beneath a ceiling adorned with characterful beams, the bathroom blends timeless elegance with practical comfort.

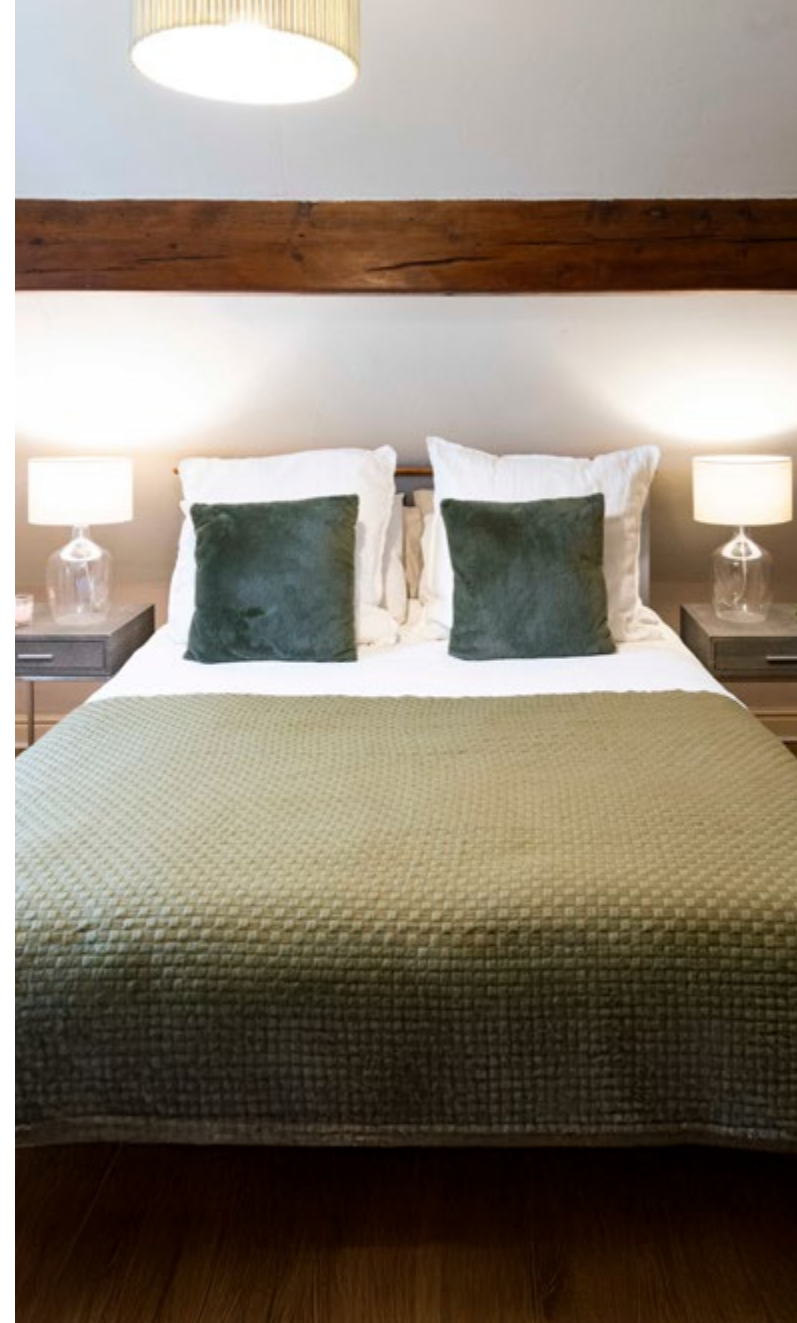




ELEVATED LIVING

A second staircase reaches up to the second floor, unveiling yet more of the charm and character of Forge Mill House. Across the landing, two generously proportioned double bedrooms lie beneath vaulted ceilings; their impressive beams and distinctive ceiling vents add an intriguing architectural flourish.

Completing the quintet of bedrooms, these upper-level retreats are perfectly suited for relaxation, with ample space for furnishings and individual touches. A convenient storage room is also situated on the landing, providing practical utility and ensuring everything has its place in this carefully considered home.





REFRESH & REVIVE

Across from both bedrooms, a stunning bathroom awaits on the left, offering the perfect blend of luxury and heritage. Gleaming ceramic tiles catch and reflect the natural light pouring in through the Velux windows, creating a bright and airy atmosphere.

Overhead, a network of exposed beams speaks to the rich history of the home, adding warmth and character to this elegant space. Indulge in the freestanding bath, a striking centrepiece that invites long, leisurely soaks, or opt for the convenience of the separate walk-in shower.



OUTDOOR OASIS

From the kitchen, bifolding doors draw back to provide instant access out onto an elevated patio, offering spectacular views of the garden beyond. A central highlight is the ornamental pond, home to koi fish, newts and frogs, complete with a soothing water feature. For families with young children, the pond features a safety cover, allowing you to enjoy its charm worry-free.

A paradise for children, featuring a bespoke play area designed in a natural, woodland-inspired style, this safe and secure garden provides a space for children to grow their imaginations, in peace and tranquillity, with a Wendy House also available.



Privacy abounds outdoors at Forge Mill House, particularly during the summer months with the mature trees and shrubs in full bloom, creating a secluded retreat. Ideal for multi-generational living, planning permission was previously granted for a one-bedroom single-story annexe on the sunlit side patio, adding versatility to the home.

For the green-fingered, three sheds offer plenty of storage space for tools and furniture, whilst the summer house, with lighting, heating and its own WIFI, is ideal for soaking up the serenity of the garden from another perspective.





OUT & ABOUT

Nestled in the charming village of Bestwood, Forge Mill House enjoys the perfect balance of countryside tranquillity and convenient access to essential amenities.

For families, several well-regarded schools lie within easy reach, including Hawthorne Primary and Nursery School whilst Worksop College can be reached via bus from Ravenshead. In the village of Bestwood, there is a handy Post Office, with Aldi and Tesco supermarkets around a mile away. Dine out at the Griffins Head in Papplewick, renowned for its cosy ambience and pub fayre.

Transport links are excellent, making Forge Mill House ideal for commuters. Hucknall train station and the NET tram network offer quick and easy access to Nottingham and beyond, while the A60 and M1 are within easy reach for road travel to major cities like Derby and Leicester.

Seek out the leafy surrounds of nearby Bestwood Country Park for your daily fresh air and exercise; a beautiful expanse of woodland and open countryside perfect for walking, cycling, and picnics. Ken Martin Leisure Centre is also close by for gym enthusiasts. A village with a strong sense of community, Bestwood Village is well known for its regular events, including summer and Christmas fairs.

Lovingly maintained, Forge Mill House effortlessly blends character, space and potential – making it an ideal home for growing families, multi-generational living and for those who love entertaining. With a versatile layout, stunning south-facing garden and an idyllic village location, Forge Mill House is a forever home in which memories are sure to be made.

FLOOR PLAN

Approximate gross internal area = 271.0 sq m / 2917 sq ft.

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



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