



WARSOP COTTAGE FARM



BREATHTAKING ARRIVAL

Tucked away at the end of Carter Lane, discover the delights of Warsop Cottage Farm; a hidden gem steeped in history.

Exuding Georgian grandeur upon arrival, originally built in the 1680s and nestled on an expansive 5.8-acre plot, Warsop Cottage Farm is enveloped in breathtaking countryside views. Renovated and extended over the years (with a major update in 2008) spacious rooms and modern upgrades blend with homely, historic charm and contemporary comfort.



Pull up along the driveway where there is ample parking for around ten cars, before making your way indoors via double doors opening into the light-filled garden room, where slate tiling extends underfoot.

PRACTICAL SPACES

Perfect for returning indoors from country walks or a spot of gardening, the garden room opens into a utility, comprehensively furnished with wooden cabinetry affording ample storage. Alongside a sink, there is space for a free-standing fridge freezer and plumbing for a washer and dryer. A practical entrance point for those with canine companions, there is also a handy shower room with wash basin and WC accessed from here.



Directly ahead from the garden room, double doors lead into the inviting embrace of the charming, traditional farmhouse kitchen. The slate flooring continues seamlessly, tying together the warmth of the spaces. A free-standing range-style cooker serves as a functional focal point, complemented by modern appliances including a Bosch fridge and integrated dishwasher.





COOK UP A STORM

Bespoke fitted solid wood cabinetry evokes the rural surroundings, timelessly elegant and offering abundant storage for all your utensils and essentials. Granite worktops gleam beneath the natural light flowing in through the windows, overlooking the glorious garden. Warmth emanates from the log-burning stove, nestled within an arched recess.





ENTERTAIN & UNWIND

A network of overhead beams embraces the heritage of the home in the sitting room next door, where a multi-fuel stove crackles away within a stone surround, filling the room with toasty cheer. Wooden flooring flows out underfoot, with French doors offering instant access to the garden. Beyond the sitting room, an inner hallway leads to the dining room, where treacle toned beams, and deep windowsills portray the Georgian history of Warsop Cottage Farm. Wine and dine with family and friends in front of the comforting glow of the multi fuel stove.





SAVOUR THE VIEWS

For special occasions, family celebrations or simply enjoying the glorious gardens whatever the weather, opening up from the dining room, the large conservatory is the ultimate space for entertaining.

A cosy snug with doors opening to the patio also awaits off the inner hallway, again bedecked in robust beams. Also accessible from the sitting room, Warsop Cottage Farm is brimming with spaces to mingle and flow, as well as peaceful pockets for moments of quiet contemplation.



SOAK & SLEEP

Ascend the stairs to the first floor, where the first of six generously proportioned bedrooms welcomes you to the right. This serene retreat combines space and functionality, offering a built-in wardrobe for convenient storage, while still allowing ample room for a dressing table, additional furnishings, or a cosy reading nook.

Step into the en-suite bathroom; the centrepiece is a generously sized tub, perfect for indulging in a restorative soak at the end of the day.



Turning left from the top of the stairs, admire the sunset and sunrise from the second of the double bedrooms, before continuing along the landing, where a luxuriously appointed family bathroom can be found, furnished with shower containing feature beams and roll top bath, set upon a plinth inviting you to take in the far-reaching vistas whilst you bathe.





THE PRINCIPAL BEDROOM

Continue along the landing, passing the storage room with water tanks, to reach the principal bedroom – part of a modern extension. A capacious space, step into the walk-in wardrobe to discover all-season storage within. Spacious and drenched in light, courtesy of large windows to two sides, wake up to spectacular views out over the garden and fields, and breathe in the crisp countryside air from the Juliette balcony. Refreshment awaits in the en-suite shower room, also furnished with twin wash basins, WC and heated towel radiator.



BEDROOM BLISS

Retracing your steps along the landing, make your way up a second staircase to reach the upper floor, opened up into the loft space and converted by the current owners to create an additional suite of rooms. Light flourishes in through dormer windows, flooding the landing, and cosy reading nook, with sunlight. High ceilings and quirky floors feature in the three enormous bedrooms, one of which features exposed stone and a shower room en-suite.



These generously proportioned bedrooms are thoughtfully designed, each featuring well-placed windows that offer uninterrupted views across the expansive outdoor greenery, ponds and rolling farmland extending to the horizon. These elevated perspectives seamlessly connect the interiors with the natural beauty beyond.





REFRESH & REVIVE

The final second-floor bedroom is a charming retreat, featuring a vaulted ceiling; overlooking the rear of the house, its windows frame peaceful views of the surrounding landscape. Adjacent to the bedroom, a quaint crafting room offers versatility as a potential study or creative space, while a large family bathroom, complete with a generously sized bath, provides a luxurious touch to serve the needs of the upper-floor bedrooms.



GARDEN DELIGHTS

Set amidst 5.8 idyllic acres, step outside and experience the restorative pleasure of the gardens at Warsop Cottage Farm. South-facing, lush lawns stretch out, perfect for leisurely strolls, children's games, or simply soaking in the serene privacy of this tucked-away rural retreat.

A patio terrace provides a stunning space for alfresco dining and entertaining, while the home's mature landscaping includes two ponds and a miniature orchard of fruit trees featuring apple, pear, cherry and nectarine, as well as damsons woven into the hedgerows.



For equestrian enthusiasts, there is a former manège, with post-and-rail fencing and a stable block - complete with three stables, and a tack room previously with planning permission for conversion into a two-story annexe - offering endless potential. There is also a handy outside WC ideal for children out at play.





ON YOUR DOORSTEP

For entertainment and evenings out, try the nearby Tap Haus, or venture slightly further afield to discover delicious dining at The Devonshire Arms at Langwith or equally fine fare at The Greendale Oak in Cuckney. The surrounding area is brimming with eateries and watering holes, so take your time in discovering them all.

Take the kids for a day out to Sherwood Forest Railway, a ten-minute drive away, or catch the local Shirebrook train service into Nottingham, Worksop or Mansfield.

Both Shirebrook Leisure Centre and The Rebecca Adlington Swimming Centre are nearby, in Shirebrook and Mansfield respectively, for well-being and exercise.

Mansfield Golf Course is only a ten-minute drive from Warsop Cottage Farm should you wish to refine your putting skills and improve your drive.

And while it couldn't feel more rural, you are far from remote. Warsop Cottage Farm offers peaceful country living with everything you need on your doorstep, with a host of amenities close by in Mansfield and Ollerton as well as access to fantastic road and rail links.

Rural, yet not remote, Georgian splendour, updated and polished for 21st century living invites you to embrace rural living without sacrificing convenience, at Warsop Cottage Farm.

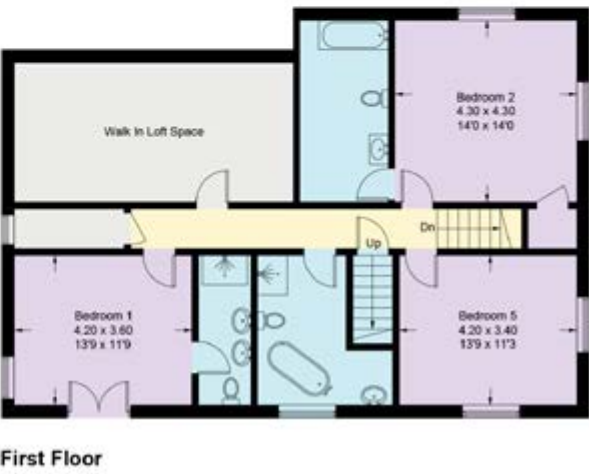
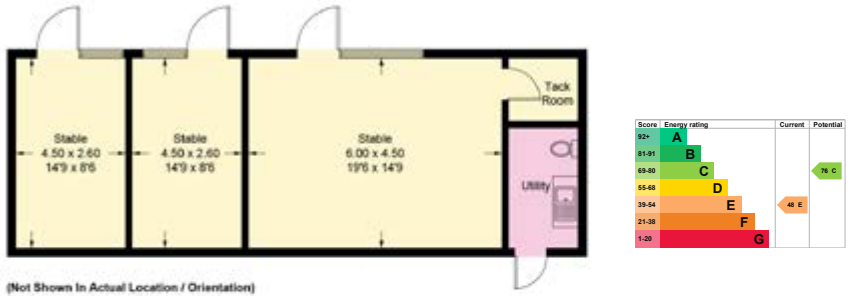
FLOOR PLAN

Approximate gross internal area = 353.0 sq m / 3800 sq ft. Outbuildings = 59.1 sq m / 636 sq ft. Total = 412.1 sq m / 4436 sq ft.

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