





Extending out into the landscape like the prow of a ship, the unique outline of Litchfield House stands as a testament to timeless craftsmanship.

Dating back to the late 1890s, this Arts and Crafts-style home, thoughtfully oriented to embrace both stunning sunrises and sunsets perfectly balances tranquillity and convenience. Lovingly maintained by only three owners in its lifetime, Litchfield House is the embodiment of a 'forever home'.

Accessed from Old Newark Road, pull up along the gravel driveway where there is ample parking for up to six cars alongside a garage.











## CONTEMPORARY COMFORT

On approach, the Arts and Crafts architecture can be immediately appreciated to the front, where a tiled footpath leads to the front door nestled in its stainedglass surround, pulling a kaleidoscope of colour through into the entrance hall-lounge.

Belying its turn of the century exterior, indoors, industrial inspired décor balances the characterful feel of its Victorian origins with a contemporary lift. Solid natural oak flooring in the lounge is met with chandelier lighting, an influx of sunlight entering through the large bay window.

Warmth emanates from the modern log-burning stove. Classic comfort combines with contemporary convenience, with a lighting system controllable by smart app. To the rear, French doors open to the rear patio and firepit.











## A HOME FULL OF POSSIBILITIES

From an inner hallway, to the rear, access the versatile study which could also serve as an accessible bedroom, whilst beyond discover a utility room with access out to the garden, alongside a cloak room with wash basin and WC. This area is ripe for further development – with the potential to create an annexe with a separate entrance.

The inner hallway also leads to stairs, descending to the cellar where two rooms await, one currently used for storage and the other with its original butcher's blocks could serve as a gym, office or even bedroom, with a stained-glass window drawing in light from outside.











Across from the lounge, polished-concrete style Camaro loc flows out in the dining kitchen, whilst burnt terracotta accents imbue warmth to the walls. Another broad bay window draws the outdoors in, framing views out over the garden.

Light and bright, the open Invicta fire adds toasty warmth, whilst to the rear, the modern kitchen is furnished with an array of integrated appliances including a Logik fridge freezer, Kenwood dishwasher, and a Leisure Cuisinemaster cooker. Burnished copper handles accent the cabinetry, which provides plenty of storage.







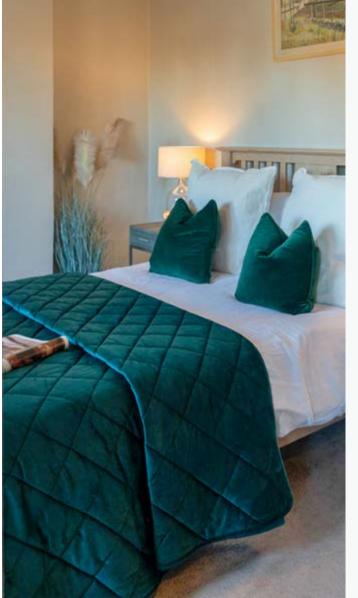


Natural Hessian and sisal carpets feature on the stairs, first floor landings and in the bedrooms, where four bedrooms are served by a bountiful family bathroom, tiled fittingly for the era of the home in black and white with a gilded banding. Indulge in a restorative soak in the free-standing tub, or refresh beneath the rainfall head of the walk-in shower.











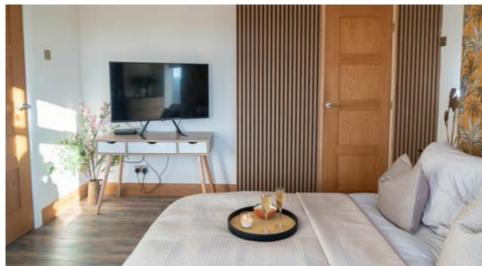
## BEDROOM BLISS

With views over the garden bedroom two is a spacious double bedroom with wardrobe storage. Bedroom three, another double, looks out over the front garden whilst next door, bedroom four could serve well as a nursery or dressing room.











## THE MASTER SUITE

Elegantly decorated in Arts and Crafts inspired patterns and tones, the master bedroom provides phenomenal views out to the countryside in the distance, spacious and brimming with storage. Refresh and revive in the shower room en-suite.

From the landing there is also access to the large, illuminated and half-boarded loft, perfect for storage.















Outside, the garden at Litchfield House is a thoughtfully designed haven, created to follow the path of the sun throughout the day. Completely re-landscaped within the last five years, Corten water features add a soothing and contemporary touch to the natural surroundings.

Perfect for year-round enjoyment, relax and unwind in the summer house whilst on winter nights, stargaze beside the warmth of the firepits.

From breathtaking sunrises to serene sunsets, whether entertaining family and friends or seeking quiet moments of contemplation, this garden delivers a perfect blend of beauty and functionality for all the family.











Walk the trails and take the children to the play park, all within a few minutes away. There is so much to explore on the doorstep, with Thieves Wood also close by.

Treat the family to dinner out at Il Rosso or Ciao Bella, with The Hutt in nearby Ravenshead serving up fantastic pub food in a homely and inviting atmosphere.

Pick up your shopping at any one of the nearby supermarkets including Sainsbury's, Aldi and Tesco. Regular bus services also run into Nottingham and Mansfield.

Families are also well served by bus links to the nearby independent educational establishments of Wellow House School and Worksop College, with a range of state high schools and primary schools also nearby including Nottingham High School, High Oakham and Berry Hill primary schools.

Elegantly blending timeless Arts and Crafts heritage with modern comforts, Litchfield House, with its striking architecture, versatile interiors and seasonally inspired garden, provides the perfect setting for 21st century living.



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