### S P R I N G F A R M H O U S E







# A WARM WELCOME

Set back from the road, drive through the gated and walled entrance to a secluded courtyard with mature trees and shrubs sheltering 6 gorgeous homes. Built in softly coloured limestone with red tiled roofs, you arrive on a cobbled forecourt and cast your eye right to the perfect pitched cottage porch entrance to this home.



## STEP IN TO A DYNAMIC SPACE

Leaving your wellies in the spacious entrance you enter the central hub, a delightful and bright space, an open invitation for you to decide its use, maybe your dining area, a sunny playroom or indeed a welcoming entertaining space. Fitted units provide ample storage for coats and boots.

Double doors lead from here to the generous patio waiting for sunny days to entice you out and create a fun sociable arena to enjoy with family and friends.









# A HAVEN FOR **ENTERTAINING**

The lounge leads from this central room – a modern traditional space with an impressive media wall awaiting your personalisation. Gorgeous deep window sills set below windows overlooking the garden beyond. Ready for you to create a relaxed and cosy haven in which to snuggle up in the coming winter months and view your favourite films.



### OPEN PLAN

From the entrance turn right into the kitchen, a huge and genuine space with room for all the family to gather and spend sociable hours sat round a traditional farmhouse table. Deep wooden beams cross the ceiling and an exposed brick wall creates warmth, separating the main area with a further selection of coordinating units.









### TRADITIONAL **ELEGANCE**

Here, the traditional and modern crossover works well together, a separate wine fridge is waiting to be filled to capacity with your favourite tipples whilst the tastefully designed units hide the rest of your kitchen equipment.

A traditional log burner in the brick fireplace keeps the space cosy and inviting. Coupled with a traditional original bread oven door and log store, this truly brings the heart into the kitchen, a place where all can, and will, linger and enjoy. An additional utility area following through here can keep the washing, dirty boots and soggy clothed children safely away from the delights of the rest of this unique home.









#### UP THE STAIRS

A carpeted wooden staircase, underneath which you will find useful storage, leads you to the first floor where 3 luxury bedrooms are located. Each offering enough room for all your family needs.

No arguing here about bathroom ownership as each has an en-suite of varying design and size but tastefully installed with modern fittings and underfloor heating.













#### THE MASTER SUITE

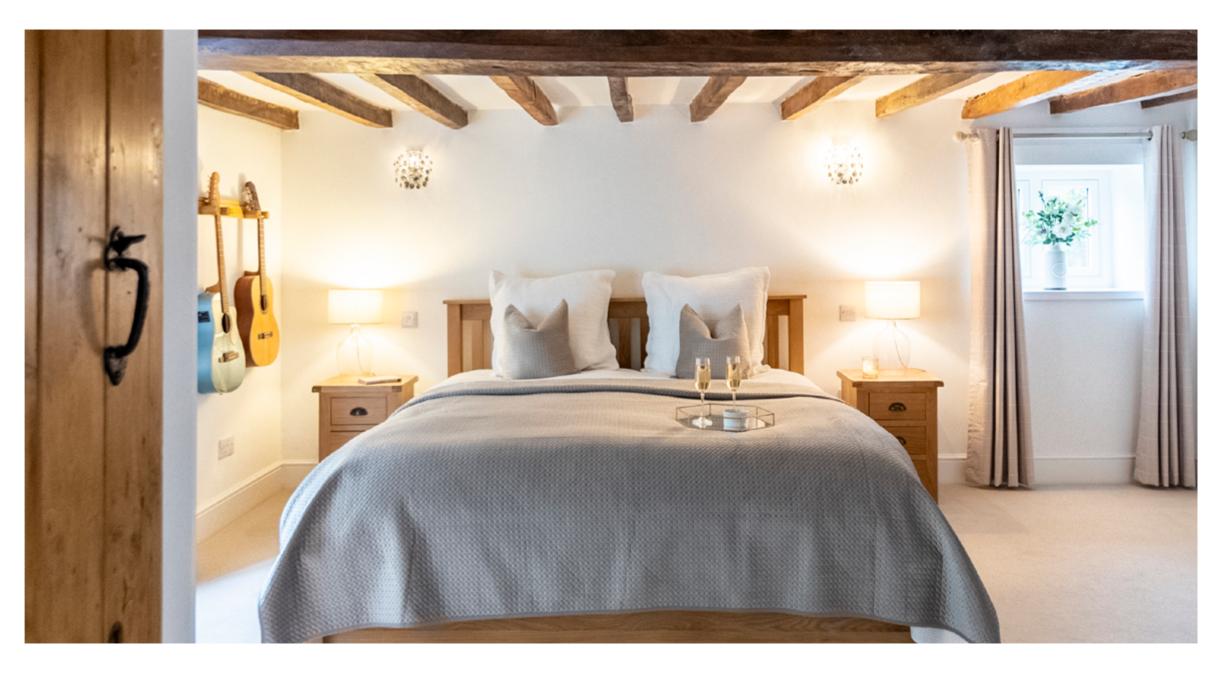
The master bedroom is a haven of romantic luxury, where wooden beams gracefully traverse the ceiling, imbuing the space with a sense of rustic elegance. An exposed brick-built chimney breast adds a touch of character, featuring charming recesses perfect for displaying personal treasures or flickering candles, creating an intimate and inviting atmosphere.

## RELAX & REVIVE

This substantial room offers ample space to unwind and relax, making it a perfect retreat from the hustle and bustle of everyday life .Adjoining the master bedroom is an exquisite dressing area, a true sanctuary for style and sophistication.

This expansive space provides abundant room to showcase your wardrobe and accessories, allowing your personality and creativity to shine. Thoughtfully designed with bespoke cabinetry and elegant finishes, this dressing room offers the perfect blend of functionality and glamour. Here, you can prepare for your day with ease and elegance, surrounded by an atmosphere that exudes luxury.







### UP THE **STAIRS**

Gliding seamlessly from the dressing room, the en-suite bathroom is the epitome of indulgence. Featuring a luxurious bath with a central filling tap, it invites you to unwind in opulent comfort.

The his and hers wash basins offer convenience and style, while the large double shower provides a spacious and invigorating experience. This ensuite is designed for pampering, ensuring every moment spent here is one of pure relaxation and rejuvenation.

A further latched wooden door within the master suite leads up to a covert loft space overhead recently converted, complete with a gabled window which is currently used as a study but has endless potential.







#### SOAK UP THE SUNSETS

Back downstairs and spilling out into the large garden from the central hub, you are introduced, via the spacious patio, to the lawn where a whole host of mature shrubs and soft fruit trees frame the boundary.

Trailing along the garden a soft weeping willow rustles its branches across the grass whilst plum, damson, apple and pear trees prepare to host their crops of fruit ready for the mouth-watering Autumn crumbles.







#### SOAK UP THE SUNSETS

Here you can imagine summer shade creating a relaxed and tranquil spot for a picnic or afternoon tea perhaps. Two large sheds one serviced with power which offers additional storage or workshop space. A second, and very private patio is secreted to the rear of this picturesque home, a wealth of ideas forming already as to which one you will make your party space and which you will savour as your own personal retreat

Tucked alongside the property is a babbling brook, its tinkling waters a delight to hear as they meander through the trees and bushes, make time to relax after a busy day and enjoy the stunning views across the fields to the rear.

#### OUT & ABOUT

Whether you're a rambler, runner, dog walker or wildlife enthusiast, and see if they can spot the rare dingy skipper butterfly. Or why not pack a picnic and walk a little further to Sookholme Bath, where the

Take the kids for a day out to Sherwood Forest Railway, a ten-minute





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

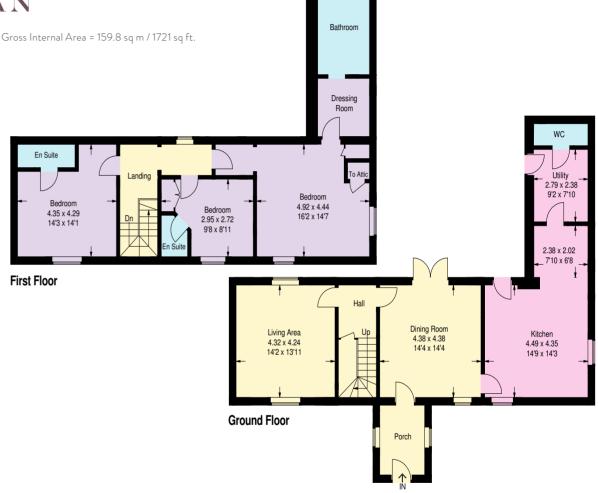
Mansfield Golf Course is only a five-minute drive from Spring Farm House, should you wish to refine your putting skills and improve your drive. A number of junior and secondary schools surround Sookholme, all within a ten-minute drive of Spring Farm House.

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

When you've done exploring, one thing is certain: the warm welcome that awaits you upon return to Spring Farm House - an utterly unique abode in a most peaceful rural hamlet.

#### FLOOR PLAN

Approximate Gross Internal Area = 159.8 sg m / 1721 sg ft.





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