





COMMUNITY AND HERITAGE

Encapsulating its warmth and character within peachy toned brickwork, The Olde Tannery, borne of Egmont's land-working roots, makes a handsome first impression. Parking is plentiful with room for ten cars along the gravel driveway, safely tucked behind electric gates.

A large single garage also offers optimum storage space. Nestled in Egmont, a peaceful, community-strong village with miles of footpaths and woodland walks on the doorstep, The Olde Tannery, built in the 1980s, stands on the site of the original tannery.





A WARM WELCOME

Step inside and sense the character upon arrival, as the front door opens into a bright and airy, impressive entrance hall, where stone tiles and exposed beams capture the heritage of the site.

The warm ambience continues in the living room, where rustic, tan beams trace the ceiling above, and an imposing exposed brick chimney breast houses an open fireplace. Light streams in through the cottage style window to the front, where wood style sills reflect the homely, high calibre finish, harmonising with the traditional picture rails.

A room made for festive gatherings, with stockings hung beside the fire, and carols on crisp winter evenings with the multi-fuel fire blazing, the living room is a place of gathering and togetherness. In summertime, sliding doors open out into the garden to invite a balmy breeze through.





WINE AND DINE

Across the entrance hall, double doors open through into the dining room, where the traditional beams can be seen once more, as cosy carpet flows underfoot. A room of real presence, the dining room offers ample space for grand gatherings and intimate family meals, with natural light filtering through French doors to the garden and from the adjoining conservatory beyond.





ALFRESCO AMBIENCE

The connection between the two spaces creates an easy, sociable layout, ideal for entertaining or everyday life. Stone tiles keep a comforting cool in the height of summer, also practical for indoor-outdoor living, extending into the conservatory, where windows and French doors frame verdant views of the garden; electric heaters maintain a comforting ambience in wintertime, making this room ideal for year-round use.





FEAST YOUR EYES

Also opening up from the dining room, the classic country kitchen, with its gleaming granite worktops, provides so much cupboard and drawer space for utensils and culinary essentials.

Light streams in through windows overlooking the garden to the front, while an array of appliances includes a Hisense induction hob, Bosch double oven, dishwasher and space for an American-style fridge freezer.





FOLLOW THE FLOW

A sociable space, ideal for casual dining at the built-in breakfast bar, the kitchen opens up to a handy utility room with second sink alongside plumbing for a washing machine and dryer, with access out to the garden.

Follow the easy flow of The Olde Tannery back through to the entrance hall, where a handy cloakroom with wash basin and WC is located on the right.





AND SO TO BED...

Spacious and serene, the principal bedroom lies ahead from the top of the stairs. Substantially sized and filled with light, with views out to the manicured gardens at front and rear, the principal bedroom retains a calm, ambient feel throughout the seasons, furnished with air conditioning. Carpeted underfoot, and served by a light and bright, spa-style shower room en-suite, the principal bedroom serves as a peaceful sanctuary at the end of a busy day.





REFRESH AND REVIVE

Along the landing, pass the linen cupboard to arrive at the large family bathroom, home to an indulgent roll top, claw foot bath with shower-head attachment, alongside a separate shower, wash basin, bidet and WC.

Fully tiled to both the walls and floor in tasteful, neutral tones, this room is as practical as it is elegant. A decorative feature radiator lends a traditional accent to the space, complementing the room's features.

Generously proportioned and thoughtfully arranged, this bathroom offers a refined space for everyday spritz and restorative soaks alike.





BEDROOM BLISS

Access to the bathroom is also available from the fourth bedroom. Also connected to the large, second bedroom, consider the potential to create a large guest suite, with dressing room (currently used as a fourth bedroom) and en-suite (which doubles as a family bathroom).

Both bedroom four and bedroom two share the same tranquil vistas out over the garden, with its peaceful pond, and to the countryside beyond.





ROOM FOR THE FAMILY

Bedroom three serves as another light-filled double bedroom, with glorious front garden views. A beautiful home with space for all the family. Back on the landing, discover the cosy reading nook to the left; ideal for use as a home study with plenty of space for a desk and chair and views out over the front garden.

Finally, discover a versatile room on the right, currently used as a dressing room but with the potential to serve as a home office, awash with light from a large window. From the landing, there is also access via loft hatch to the attic above, ideal for storing suitcases or Christmas decorations.





SUNSHINE, SHELTER AND SHADE

Lovingly tended and rich in seasonal colour, the gardens extend to both front and rear, with mature planting, hedging and fencing offering a sense of privacy while preserving the far-reaching views across fields and farmland.

To the rear, the south-west facing garden makes the most of the sunshine, with a west-facing patio terrace just off the living room; a perfect spot for late afternoon tea or evening drinks, shaded by a sail in summer and warmed by a patio heater as the sun sets in the evening.

Grow your own in the greenhouse to the side, while a screened bin store keeps the practicalities tucked out of sight. The koi pond adds another layer of calm to this peaceful, rural retreat; a beautifully manicured garden designed to be enjoyed all day, all year round.





OUTDOOR OASIS

Follow the planting to discover a wisteria-draped pergola, a swing seat for quiet, reflective moments, and a gently flowing stream along the boundary to the side, where ducks and ducklings pass by in spring. Horses graze in the paddock beyond, while deer and other wildlife are frequent visitors, creating a true sense of connection to nature.



OUT
AND ABOUT

Life in Egmanton offers a peaceful pace with everything you need close to hand. Community life centres around the village hall and church, both of which host regular events, while scenic walks begin right from the doorstep, where you can follow Wood Lane into Egmanton Woods.

Alternatively, hop in the car for a day at nearby Clumber Park, where trails unfurl through woodland, meadows and along lakeside paths. There’s even a weekly parkrun, open to a range of ages, a great way to bring the family together. Families are well served throughout the week too. Tuxford’s junior and senior academies are close by, alongside independent options such as Wellow House School. School buses pick up from the village, making morning routines that little bit easier.

Stop off for coffee and cake at Hall Farm Barn in Tuxford, or head to The Apron Café in Gamston where you can watch light aircraft take off over brunch or for more indulgence, Thaymar’s is a must for homemade ice cream, while The Dovecote Inn in Laxton serves up thoughtful pub classics in a picture-book country setting. Shopping is on hand in Retford, with trains from both Retford and Newark offering easy connections for commuters.

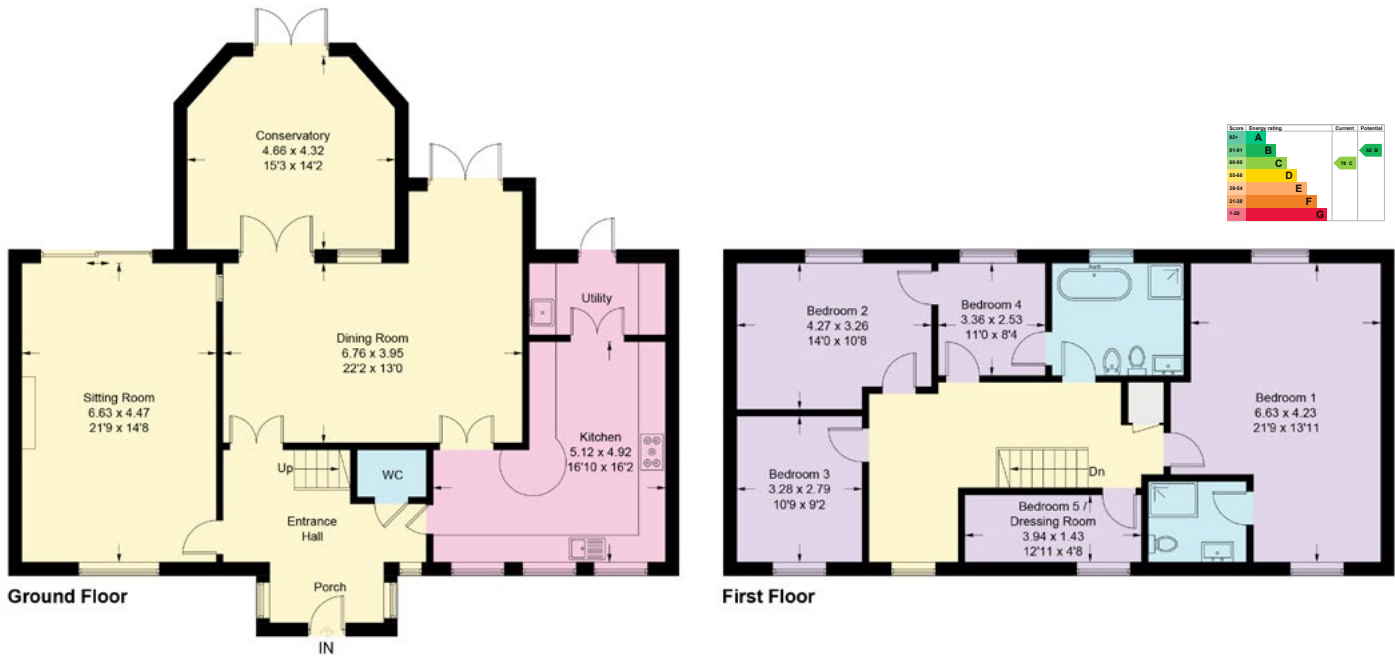
A peaceful, character-filled home with space to grow, The Olde Tannery offers the best of village life: tranquil, secure, and surrounded by nature, yet with every amenity within easy reach.

** Whilst every effort has been taken to ensure the accuracy of the fixtures and fittings mentioned throughout, items included in sale are to be discussed at the time of offering **



FLOOR PLAN

Approximate Gross Internal Area = 220.9 q m / 2378sq ft. Illustration for identification purposes only.
Measurements are approximate. Not to scale.



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