



PEAR TREE FARM





## GEORGIAN ELEGANCE

Dating back to the mid-18th century, Pear Tree Farm is a handsome Grade II listed home that carries all the grace of the Georgian era while offering a layout designed for modern family life.

Set along Gainsborough Road in the sought-after village of Everton, its elegant south-facing façade looks out across private walled gardens. Inside, over 3,200 square feet of accommodation unfolds across three floors with charm and character at every turn.





## A WELCOMING ARRIVAL

Behind the walled boundaries, the approach to Pear Tree Farm is both private and inviting. There is ample parking, while the front entrance, framed by sash windows, hints at the refined proportions within.

Step into the hallway, light and airy, where the tone of the home is instantly set. From here, the layout flows naturally, guiding you towards the reception rooms and beyond. At the cellar head, a clever conversion has created a boot room, a discreetly practical addition that keeps everyday life organised without compromising on style.



From the hallway, you are drawn first into the principal lounge, a room alive with heritage and warmth. Exposed beams and wall panelling speak of the home's Georgian character, while sash windows facing south bathe the room in light.







## BENEATH BEAMS & BESIDE THE FIRE

At its heart, the rustic brick fireplace with log burner sets the scene for cosy winter evenings with family. Generously proportioned, it is a space equally suited to hosting friends for drinks, enjoying games nights, or simply sinking into an armchair with a good book.





## SPACE TO GATHER

From here, the flow continues through to the inner hallway, where the ground floor opens up to reveal further reception spaces. At the rear, the dining room combines character and versatility.

Exposed beams create a sense of intimacy, while doors opening directly onto the private courtyard allow the room to spill effortlessly outdoors in warmer months. Whether set for a family supper, a celebratory meal, or an alfresco gathering under the stars, this is a space made for coming together.



## A PLACE TO PAUSE

From the dining room, a door opens into the study; a peaceful retreat set apart from the main living spaces. An original fireplace brings warmth and character, while a south-facing window draws in natural light and offers a charming outlook.

Ideal as a home office, this versatile room could also serve as a cosy snug, a music room, or a private library.





## THE HEART OF THE HOME

Returning to the hallway, the kitchen is the true centrepiece of Pear Tree Farm; a space where both daily life and special occasions naturally unfold.

Quartz and oak worktops provide both elegance and warmth, their contrasting textures bringing depth to the design, while a central island offers the perfect spot for conversation as meals are prepared, anchoring the room with purpose and ease.



NEFF ovens and an induction hob cater effortlessly to both family dinners and larger-scale entertaining, delivering the refinement expected in a home of this calibre. Light pours in through well-placed windows, enhancing the sense of space and making this a room that feels as practical as it is welcoming.







## FUNCTION MEETS FINESSE

At the heart of the home, the kitchen balances form and function with quiet confidence. Thoughtfully designed, it's a space that invites gathering; whether for relaxed family meals or hosting with ease.

To one side, a dedicated drinks cupboard adds convenience, complete with sockets for appliances and plenty of shelving and storage, ideal for keeping coffee machines, toasters, or cocktail essentials neatly out of sight.





## PRACTICAL SPACES

Flow continues into the utility room, finished in the same style for a cohesive feel, while a ground floor WC adds further convenience. The ground floor is completed by a versatile additional room.

Currently a playroom, its en suite shower room and private access open up endless possibilities. A guest suite for visitors, a self-contained annexe for extended family, or a studio for creative pursuits, this adaptable space gives the home another dimension.







## RESTFUL RETREATS

Climb the staircase and the home's first floor opens out in generous style. Before reaching the main landing, a half-landing hosts the fifth bedroom, the house bathroom, and additional fitted storage.

The fifth bedroom provides flexibility as a nursery, dressing room, or guest space. The house bathroom has been recently fitted to a high standard and features a large walk-in double shower and a spacious bath, both with modern electric button controls, combining luxury with practicality





## LIGHT, SPACE & QUIET LUXURY

Continuing to the main first-floor landing, the master suite sits at the front of the property, filled with light and character. This elegant space easily accommodates a super king-sized bed, with fitted wardrobes providing practical storage without compromising the room's proportions.

The adjoining dressing room is bright and airy, with a large sash window flooding the space with natural light, ideal for getting ready in the morning. Fitted storage ensures everything has its place, creating a seamless and functional retreat.



The en-suite bathroom is a sanctuary, featuring a large bath, basin, and toilet, a perfect space to unwind after a busy day or enjoy a leisurely soak in peace and privacy.

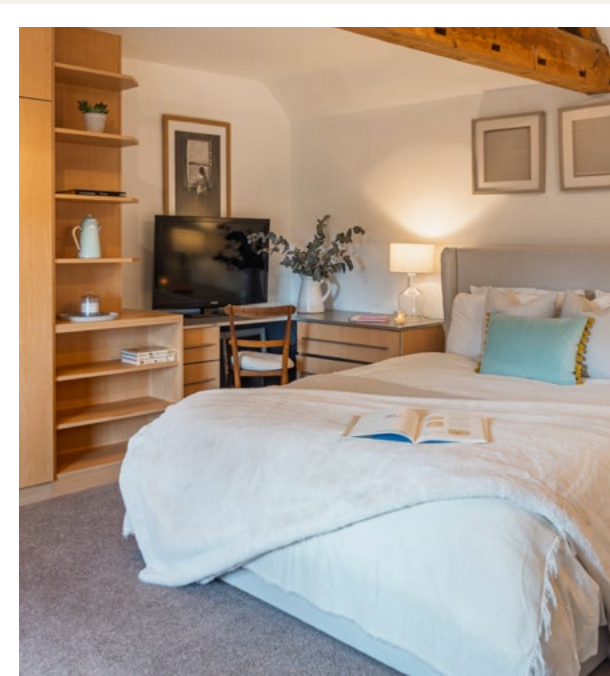






## REFRESH & REVIVE

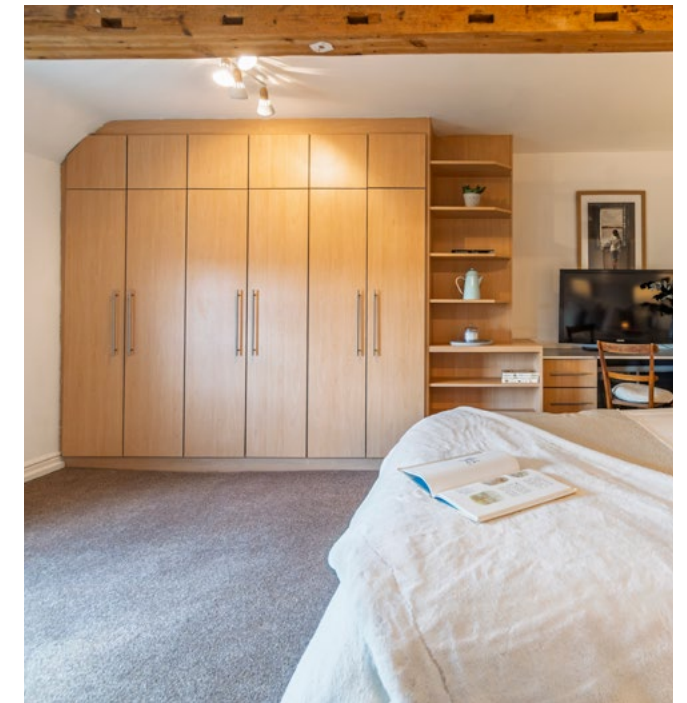
Opposite the master, the second first-floor bedroom is also generous in scale and benefits from its south-facing aspect, drawing in natural light throughout the day. Bright and airy, the room offers well-balanced proportions, with ample space for a large wardrobe or free-standing furniture, even in the absence of built-in storage. It is a flexible room that easily lends itself to a guest bedroom, older child's room, or even a peaceful workspace if desired.



## THE SECOND FLOOR

The second floor reveals the home's Georgian symmetry, with two further double bedrooms mirroring one another in both scale and layout.

Tucked beneath sloping ceilings, the first of the top-floor bedrooms combines generous proportions with period charm. Exposed beams draw the eye upward, while an abundance of fitted storage ensures a clutter-free space. There is ample room for a king-size bed and accompanying furnishings, creating a space that is both restful and refined.





## RESTFUL RETREATS

Across the landing, the second bedroom on this level shares the same considered dimensions, offering a similar blend of character and practicality. Exposed beams lend warmth and heritage, while integrated storage keeps the room beautifully organised. With room for a king-size bed and more, it is an inviting space, ideal for guests or older children seeking their own retreat.

Each bedroom on the second floor also enjoys a sense of privacy away from the main living areas, with a conveniently placed WC on this level offering comfort and ease for family or guests alike.





## A LIFE OUTDOORS

The gardens at Pear Tree Farm are designed for both beauty and enjoyment. To the front, the walled south-facing garden soaks up sunshine all day. A broad patio makes the most of this aspect, while a collection of fruit trees, including the namesake pear, adds seasonal interest.

From the dining room, doors open directly to the private courtyard, a secluded space that feels like a natural extension of the house. Here, fairy lights strung above transform the courtyard into a magical retreat as the evening draws in. Practical stores and sheds are neatly positioned, while further lawns and terraces ensure there are spaces to enjoy every part of the day outdoors.



Pear Tree Farm is more than just a Georgian house. It is a home where heritage and modernity meet, where rooms flow effortlessly into one another, and where gardens extend the living space into the outdoors. A home of warmth, grace, and enduring character.





VILLAGE  
CHARM

Everton is a village that blends countryside tranquillity with a strong sense of community. Two welcoming pubs form the social heart, while The Village Yurt and The Bean Scene offer unique options for coffee, dining, and gathering with friends.

Families benefit from a well-regarded primary school within walking distance, and with countryside walks unfolding from the village itself, there is always an opportunity to connect with nature.

Just three miles away lies the vibrant town of Bawtry, brimming with boutiques, restaurants, and cafés, while Retford station, only six and a half miles away, provides direct rail links to London, a perfect balance of rural life and connectivity.



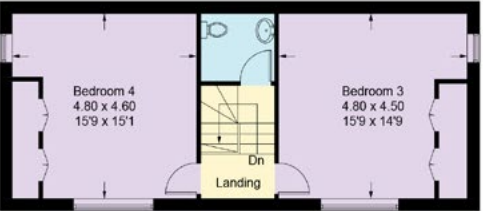
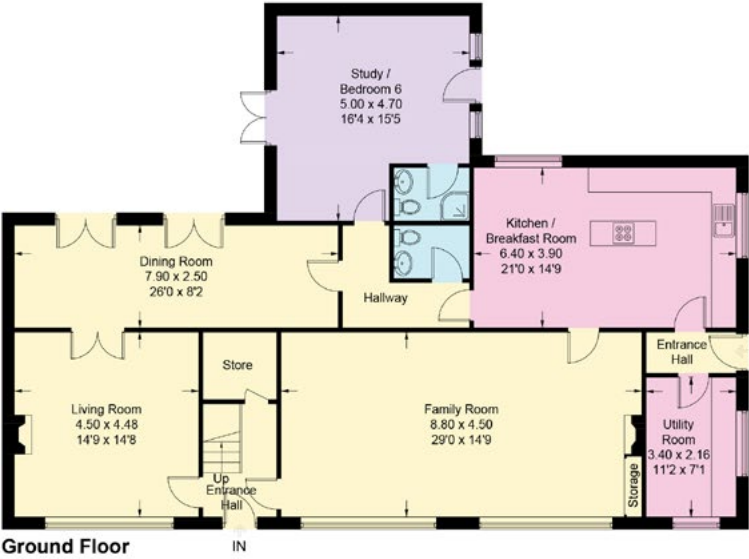
FLOOR PLAN

Approximate Gross Internal Area = 296 sq m / 3178 sq ft.

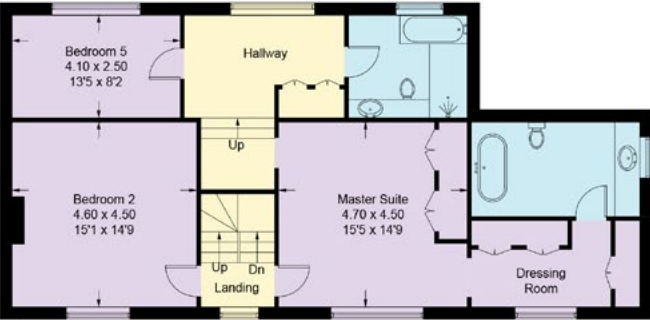
Illustration for identification purposes only.

Measurements are approximate.

Not to scale.



Second Floor



First Floor

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