



TRINITY
FARM



A HERITAGE HOME REIMAGINED

Built in the mid-eighteenth century by the historic Trinity Hospital estates, Trinity Farm once formed the heart of a thriving working farm spanning around 160 acres. Today, this remarkable farmhouse has been reimagined into an extraordinary family home.

The original 18th-century farmhouse and its barn have been sensitively restored and integrated, preserving the soul of its agricultural past while creating a home of scale, comfort, and character. Here, centuries-old beams, stone floors, and original fireplaces sit alongside modern luxuries — a unique blend of heritage and contemporary living.





A COURTYARD INTRODUCTION WITH STYLE

Set in the heart of Upton, Trinity Farm welcomes you with heritage and grandeur. Beyond twin electric gates, a sweeping drive leads to generous parking and garaging for three cars, centred around a courtyard. Enclosed on three sides and clothed in climbing roses, the courtyard forms a serene focal point — a private haven where water gently trickles and sunlight dances across cobbled pathways, guiding you inside.





WARMTH & WELCOME

Step inside to a light-filled reception hall, where dual-aspect windows frame views to both the front and the central courtyard. An ornate wooden fireplace with herringbone brickwork surround sets a handsome focal point — currently ornamental, but easily reopened to restore its warmth and character.

From here, the home reveals its scale and flow. The hall forms a central hub, leading into the two wings of the house, or upwards via the return staircase to the first-floor bedrooms. It is a space that immediately sets the tone — rich in history, filled with charm, and ready to guide you through the layers of the home beyond.





HEART OF THE HOME

To the right of the reception hall lies the breakfast room, a warm and welcoming space where morning light filters in through shuttered windows. A traditional fireplace with flagstone hearth and wood-burning stove creates a cosy heart to the room, while wooden floors and part-panelled walls evoke the home's rustic heritage.





TAILORED FOR EVERYDAY COMFORT

There is ample room here for a dining table, making it the perfect spot for relaxed, everyday meals — a more informal contrast to the main dining room — where family and friends can gather together before the day begins or linger over supper in a homely, fireside setting. From here, the home opens into the farmhouse kitchen — a spectacular space where character and craftsmanship combine.





COOK UP A STORM

Exposed ceiling beams lend warmth and texture, while bespoke cabinetry in soft tones is balanced by a central island painted in rich blue, topped with a crisp white surface.

Every detail has been designed with both beauty and function in mind. The Falcon five-ring range cooker sits proudly within a stone fireplace surround, while a Belfast sink, filtered water tap, and integrated dishwasher ensure convenience. A generous walk-in pantry offers extensive storage, complete with sockets to house additional appliances, and a door leads directly down to the cellars, providing further practical space.

Whether preparing supper for family or hosting friends, this is a kitchen designed to be lived in and loved.





EVERYDAY COMFORTS

Beyond the kitchen, the snug offers a more intimate retreat — a place to curl up with a book or enjoy a quiet moment overlooking the courtyard.

French doors open directly onto the garden, blurring the line between indoors and out, while a terracotta tiled floor and exposed timbers bring warmth and character. Clever use of space includes pine ladder steps leading up to a loft-style storage area above the utility, adding to the farmhouse charm.

Practicality continues in the utility room, designed with family life in mind. A Belfast sink with chrome mixer tap, fitted cupboards and shelving provide ample storage, while there is space and plumbing for laundry appliances.

Terracotta tiled flooring and a part-glazed rear door add both durability and charm, ensuring this hard-working room remains as characterful as the rest of the home.





SPACE TO WORK REST AND CREATE

The study offers a quiet space with vaulted ceilings and exposed trusses — ideal for home working or reading. Beyond, the light-filled studio opens to the courtyard garden and lends itself beautifully to creative pursuits, wellness sessions, or a private retreat. A dedicated shower room with flagstone flooring, WC, basin and step-in shower adds further comfort and flexibility.

At the far end of the house, the rear hall offers a versatile alternative entrance — ideal for family or guests. With its vaulted ceiling, Velux windows and French doors opening to both courtyard and parking, it's bright, practical, and welcoming.

Twin glazed doors lead into the garden room, where exposed brickwork, vaulted rafters and blue-brick flooring create rustic elegance. Twin French doors link to the outdoors, while a wood-burning stove adds year-round comfort — a warm, sociable space with effortless flow to garden and courtyard.





LONG EVENINGS & TIMELESS SURROUNDINGS

Back through the main reception hall and into the opposite wing, the formal dining room sets the tone for long, memorable evenings with family and friends. A gas stove is neatly set within the original fireplace recess, while exposed brickwork and traditional flagstone flooring bring texture, warmth, and a sense of enduring character.





GATHER & ENTERTAIN

French doors open into the living room, creating a fluid connection between spaces, while glazed doors lead directly to the courtyard garden — perfect for seamless indoor-outdoor entertaining, whether hosting friends or enjoying quiet afternoons in the sun.

The living room itself is a true showpiece: a striking part two-storey space with soaring ceilings and a galleried sitting area above that adds both volume and visual interest. Full-height glazing floods the room with natural light, beautifully framing views of the courtyard and drawing the outdoors into the heart of the home. This is a space designed to impress, yet grounded in comfort and everyday livability.





OPEN PLAN LUXURY LIVING

An original brick arch, once a manger, now frames a recessed gas stove, surrounded by bespoke shelving and feature lighting that enhance the brickwork and beams. A side hall leads to the cloakroom, where exposed beams and timber details echo the home's farmhouse charm. Adjacent, a quiet home office opens to the courtyard — ideal as a study or creative space.





THE MASTER SUITE

Accessed from the lounge, the staircase rises to a striking galleried landing, where wrought iron balustrades overlook the full-height glazing below. Oak flooring, revealed brickwork and vaulted ceilings with exposed timbers give this space its own sense of drama, while still offering a quiet corner to sit and take in the views of the courtyard garden.

Leading from here, the principal suite is a true sanctuary — a space where architectural beauty and everyday comfort blend with quiet elegance. Soaring ceilings are enhanced by exposed trusses, purlins and rafters, introducing both texture and drama.





A PRIVATE RETREAT

Soaring ceilings are enriched with exposed trusses, purlins and rafters, creating a sense of grandeur, while shuttered windows frame serene views of the grounds. The herringbone wooden floor adds warmth and texture underfoot, while the adjoining dressing room provides extensive fitted storage.

Air conditioning ensures comfort year-round, while the en suite is finished with both character and style, featuring a walk-in shower, wall-hung wash basin and concealed WC, all set against tiled walls and softened by the presence of timber details.





FAMILY & GUEST SPACES

Bedroom three features exposed beams, natural floorboards, and a recessed space for hanging, alongside its own en suite with a resin roll-top bath and traditional fittings. A generous walk-in wardrobe provides practical storage, while the en suite bathroom balances charm and modern convenience, with a traditional suite including a bath with shower over, pedestal wash hand basin and WC, all set against exposed brickwork and timber detailing.





ORIGINAL DETAILS LASTING APPEAL

Bedroom Five continues the home's enduring farmhouse charm. A traditional fireplace provides a striking focal point, while the original concrete floor; a rare and characterful feature lends the space an authentic rustic quality. Both rooms reflect the home's ability to balance period charm with considered function.

Bedroom four is currently styled as a sitting room, offering versatility as either an additional bedroom or a cosy retreat. It also houses the airing cupboard and connects the two wings of the home via bedroom two, creating a natural link across the first floor.

From the the galleried landing, the guest suite offers visitors a space as characterful as it is comfortable. Vaulted ceilings with exposed trusses, purlins and rafters create an immediate sense of drama, while twin Velux windows draw in natural light.





CRAFTED FOR RELAXATION

At the end of the hallway, the newly refurbished family bathroom brings style and practicality to the upper floor. A freestanding jacuzzi bath and a spacious walk-in shower offer both indulgence and everyday ease, set against tiled flooring and finished with underfloor heating that add both privacy and elegance





TOP FLOOR HIDEAWAYS

Rising once more, the second floor unveils two additional bedrooms, each tucked beneath the eaves and brimming with charm. Bedroom six features exposed beams and a Velux window, creating a light and characterful space ideal as a children's den, hobby room, or cosy guest retreat.

Bedroom seven, also set beneath vaulted ceilings, offers twin Velux windows and exposed timbers. With its elevated, tucked-away position, it feels private and peaceful — the perfect hideaway at the top of the house.





THE ANNEXE

Arranged around the courtyard, the annexe offers a fully self-contained home of its own, ideal for multi-generational living, independent teenagers, or hosting long-term guests.

The living and dining area is filled with character, with vaulted ceilings, exposed trusses, and French doors opening to the patio. A mezzanine level above provides a flexible space for a study, hobby area, or additional sleeping quarters, while feature brickwork adds rustic charm.

The adjoining kitchen is both practical and stylish, with a central island, granite worktops, Belfast sink.





A LAYOUT FOR FLEXIBILITY

With integrated appliances and ample storage, including tall cupboards and space for laundry, the layout is both practical and well-appointed. Glazed doors open back onto the courtyard, allowing this part of the home to connect effortlessly with the main residence while retaining complete independence.

The bedroom is fitted with bespoke wardrobes and opens directly onto the garden via a stable door, while a Velux window draws natural light into the space. Completing the suite is a generous bathroom with a corner bath, separate shower, pedestal wash basin and WC — all set against tiled walls and finished with shuttered windows for privacy and style.





GARDENS & GROUNDS

Enclosed on three sides by the farmhouse, the central courtyard is the heart of the home's outdoor space — a tranquil oasis with cobbled pathways, lawns, and well-stocked borders. A rose-covered gazebo stands as a romantic focal point, while a central water feature brings a gentle sense of calm. Here, there are seating areas for every moment of the day, from sunny breakfasts to evening gatherings under the stars.

Beyond the courtyard, the grounds unfold with character and practicality. To one side, a smaller walled courtyard offers a circular patio framed by mature shrubs — a secluded spot for quiet reflection or intimate suppers.

A 1-acre paddock with apple and pear trees stretches out behind, providing open space for children to explore, for pets to roam, or for equestrian use. At the entrance, extensive parking and garaging for three vehicles sit alongside a garden store, outdoor WC, and an EV charging point, ensuring convenience meets tradition.



VILLAGE & CONNECTIONS

Trinity Farm enjoys a prime position in the peaceful village of Upton, just five miles from Retford. From here, London can be reached in as little as 85 minutes via the mainline station. The A1 at Markham Moor lies just three miles away, offering swift access north and south, with Sheffield, Lincoln, and Nottingham all within easy reach.

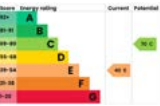
Once part of the historic Trinity Hospital estates, the farmhouse is deeply rooted in Nottinghamshire's heritage while offering the ease of modern-day connections. Locally, pubs and eateries reflect the charm of village life, with the highly regarded Duke William at nearby Askham just a short drive away — ideal for Sunday lunch or relaxed evenings out. The surrounding countryside, dotted with historic sites and National Trust parkland, blends rural character with everyday accessibility.

Rich in history and thoughtfully reimaged, Trinity Farm is a home of depth and distinction. Its blend of period charm, flexible living spaces, and generous gardens offers a rare opportunity to enjoy village life in a truly individual setting — a place for family gatherings, cherished moments, and living history.



FLOOR PLAN

Approximate Gross Internal Area = 642.0 sq m / 6910 sq ft (Excluding Garages / Cellar / Voids). Measurements Are Approximate, Illustration For Identification Purposes Only. Not To Scale.



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