



GRANGE COURT





## WELCOME TO YOUR NEW HOME

Accessed directly from Worksop Road through private electric gates, Grange Court is discreetly tucked within the former grounds of the historic Aston Hall. Completed in 2013 as a bespoke self-build project by the current owners, the home was brought to life by architect Digby Harris of Francis Johnson, Bridlington – a firm celebrated for its classical country houses and timeless design.



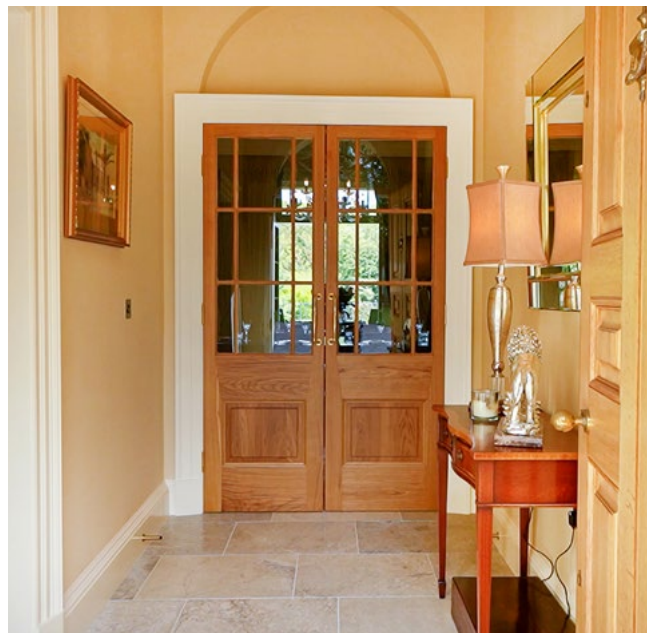


## A PRESTIGIOUS BEGINNING

Every inch of Grange Court reflects the vision and dedication of its owners: traditional elegance blended with modern convenience, built to the very highest standards. It is a home of substance and presence, yet one that feels warm, inviting, and made for modern family life.







Step through the impressive front door, framed by two stone pillars and crowned with a graceful semicircular window that floods the vestibule with light. To the left, a cloakroom with WC and the discreetly placed lift provide both practicality and ease.

The flooring throughout the entrance hall and much of the ground floor is finished in Grey Barr limestone, a timeless choice that adds elegance underfoot, complemented by the comfort of underfloor heating running throughout the entire ground floor.



## A SENSE OF OCCASION

Beyond, the dining hall unfolds — a dramatic reception space where soaring ceilings and natural light create an immediate sense of grandeur. At the heart of the home, the dining hall is a room of both drama and elegance. Three sets of glazed doors open out across the rear terrace, drawing in light and offering an elevated outlook across the gardens.







## A ROOM TO IMPRESS

Stand at the very centre of the room and you'll notice the perfection of its symmetry — a direct, uninterrupted line of sight runs from the house to the gate leading into the woodland at the far end of the field.

Anchoring the space is a bespoke stone fireplace, hand-crafted by Joe Rotherham, a feature that speaks to the home's emphasis on quality, artistry and timeless materials. Both architectural and atmospheric, it makes this formal dining space feel warm and welcoming, whether for grand entertaining or intimate family meals.





LIGHT, LUXURY &  
CONVERSATION



Graceful and inviting, the drawing room is a light-filled space designed for both everyday living and elegant entertaining. Triple-aspect windows frame views of the beautifully manicured gardens, drawing the outdoors into the heart of the home.







## TIMELESS ELEGANCE

A bespoke marble fireplace and hearth, created by Joe Rotherham, forms a striking centrepiece, adding both artistry and warmth. Ornate ceiling cornicing emphasises the room's proportions, while subtle spotlights, set on dimmers, allow the ambience to shift seamlessly from bright daytime gatherings to soft, evening conversation.

Underfoot, plush cream carpets add a touch of luxury and comfort, making this an inviting space in every season – the perfect room for welcoming the whole family together.





## CRAFTED FOR LIVING

Hand-crafted by the current owners — accomplished joiners by trade — the kitchen is a masterpiece of traditional farmhouse style, seamlessly balanced with modern convenience. Granite worktops crown the off-white underlit cabinetry, while a gas AGA with companion stove provides a classic focal point.







## HEART OF THE THE HOME

The kitchen is further complemented by a built-in AGA fridge freezer, dishwasher, filter water tap and a suite of Miele appliances including a microwave oven, steam oven and warming drawer.

A sociable island with integrated plug sockets invites family and friends to gather while meals are prepared, making this a space as much for conversation as for cooking. Two bespoke fitted cabinets provide extra storage and discreetly house the hub of the home's CCTV system, blending practicality with design.







From the kitchen, glazed sliding doors provide the option to subtly separate the space from the lounge, allowing for a sense of flow or privacy as desired. This bright and inviting room benefits from garden views that draw the eye outward, enhancing the sense of space and light within.

A contemporary gas fire adds a focal point, offering instant warmth and visual appeal throughout the seasons, while plush carpeting underfoot enhances the room's sense of softness and comfort.



## A LOUNGE FOR ALL SEASONS

Whether curled up with a book, enjoying time with the family or welcoming guests for relaxed conversation, this is a space designed to adapt with ease – equally suited to quiet moments and sociable gatherings alike.







## PRACTICAL SPACES

Grange Court has been designed with both elegance and everyday living in mind, and nowhere is this clearer than in the thoughtful arrangement of its practical spaces. The boot room provides the ideal transition from outdoors to in — a place to shed coats and muddy boots after a countryside walk. Conveniently close by is a further WC, ensuring practicality for family and guests alike.



The utility room continues the kitchen's craftsmanship, with fitted cabinetry, generous work surfaces and space for laundry appliances. A side access door makes it perfectly positioned for busy family life, keeping the main kitchen free-flowing and beautifully uncluttered.





## THE POOL & LEISURE SUITE

At Grange Court, daily living is enriched by the private leisure suite, where the pool glistens beneath high ceilings and opens directly onto the garden terrace. Whether hosting lively pool parties or enjoying quiet swims, the space brings boutique-style luxury to everyday life.

Direct access from the inner hallway leads to a thoughtfully designed garage, complete with a wet room-style shower for poolside convenience. With ample fitted storage and room for a vehicle, this seamless integration of leisure, utility and secure parking reflects the home's modern, well-considered design.





## THE GAMES ROOM & BEYOND

Accessed via its own private staircase, the games room feels like a hidden retreat within the home — a place designed purely for fun and relaxation. Spacious and versatile, it offers ample room for a full-sized pool table, table tennis or gaming setups, making it a favourite spot for both family and guests.

With light spilling in and elevated views across the gardens, the room feels bright and open, yet set apart enough to allow lively gatherings without disturbing the calm of the main house.

From this same staircase, you'll also find access to the plant room, housing the home's two boilers, and a generous storage room — practical and discreet spaces that keep the running of the house seamless and efficient.







The upper floor of Grange Court is dedicated to comfort and privacy, offering four individually designed bedroom suites, each with its own distinctive atmosphere and a beautifully finished en suite. This thoughtful arrangement creates a sense of calm and indulgence, while remaining perfectly suited to the demands of modern family life.

The landing itself is both elegant and practical, with several built-in cupboards providing generous storage and concealing the underfloor heating manifolds from view. Adding to the home's convenience and future-ready design, the lift opens directly onto the first floor, ensuring easy access without compromising on style.



## VIEWS WITH DISTINCTION

A light-filled sanctuary, the principal suite is a beautifully proportioned room where timber-framed sash windows frame tranquil views of the manicured gardens. From sunrise spilling across the lawns to the glow of dusk settling over the trees, the outlook here makes every moment in this room feel special.







## EVERY DETAIL CONSIDERED

Cleverly designed, it balances luxury with practicality — a large built-in cupboard provides storage and discreetly houses the heating controls for this level, keeping the space both refined and functional.

Flowing from the bedroom, the vast dressing room is a statement of craftsmanship. Handmade oak wardrobes line the space, with automatic lighting illuminating the interiors as the doors open. Generous in scale and thoughtful in finish, it is the kind of room where morning routines feel effortless and evenings take on a quiet ritual of their own.







From the dressing room, step through to the luxurious en-suite bathroom, fully tiled in limestone and marble. Front-facing hardwood double-glazed sash windows allow natural light to dance across the stone, complemented by recessed lighting, two extractor fans, glazed shelving, chrome heated towel rails, and the comfort of underfloor heating.

The specification is exemplary: a Villeroy & Boch suite in white includes a wall-mounted WC and an oak vanity unit with a marble surface, housing twin inset wash basins with Keuco chrome mixer taps, storage beneath, and a mirrored cabinet above.



## CRAFTED FOR RELAXATION

For indulgent bathing, a Viega panelled bath with marble surround, chrome mixer tap and hand shower facility takes centre stage. To one corner, a large shower enclosure features a Hansgrohe rainfall shower, an additional hand shower, a fitted marble seat and a glazed screen and door — transforming everyday routine into a spa-like experience.





## A ROOM FULL OF PERSONALITY

Bedroom Two is a bright and generously proportioned double, where sash windows frame charming views over the garden. Plush carpet underfoot softens the room, while crisp white furniture and a bespoke walk-in wardrobe add both practicality and charm, with fitted shelving, drawers and hanging space.

The adjoining en-suite is fully tiled and thoughtfully appointed, featuring a panelled Bette bath with marble surround, Hansgrohe mixer tap and hand shower, along with a marble-topped vanity unit and inset Villeroy & Boch basin. A sash window, recessed lighting and chrome accents complete this private, boutique-style retreat.





## CLASSIC REFINEMENT

Bedroom Three exudes classic refinement, dressed in soft silver damask wallpaper with a calming palette and elegant styling. A front-facing sash window offers garden views, complemented by full-length drapes in muted tones. Fitted cabinetry provides discreet storage for long hanging and shelving, keeping the space uncluttered. Plush carpet and considered lighting enhance the room's restful, cocooning atmosphere.



The adjoining en-suite continues the contemporary feel, with sleek grey tiles and subtle patterned accents. A side window softens the look, while a walk-in glazed shower with Hansgrohe fittings, Duravit wall-mounted WC and wash basin with integrated storage deliver everyday comfort with boutique finish. A chrome heated towel rail completes the design.







## REFRESH & REVIVE

Bedroom Four is a spacious double, styled in rich blue and gold for a look that's both refined and welcoming. A rear-facing sash window frames garden views, while tailored drapes and a Roman blind add warmth and formality. Plush carpet and a statement rug enhance the sense of comfort, with fitted wardrobes providing discreet storage.

The en-suite features marble tiling for timeless elegance, brightened by a sash window and recessed lighting. A walk-in shower with hand shower, wall-mounted Duravit WC and wash basin with Vado mixer tap combine practicality with polish. Glazed shelving, a heated towel rail and underfloor heating complete the boutique feel.





GROUNDS &  
SETTING

Grange Court sits gracefully within beautifully landscaped gardens, securely enclosed by private electric gates and approached via a sweeping drive. From the very first glimpse, the setting creates a sense of arrival — a home that feels both secluded and prestigious.

To the rear, wide stone terraces, crafted from a combination of Indian stone and Stamford stone, extend the living spaces outdoors. Perfectly placed for entertaining, alfresco dining or quiet mornings with coffee, the terraces flow seamlessly onto sweeping lawns that frame the house and provide balance and proportion to the grounds.

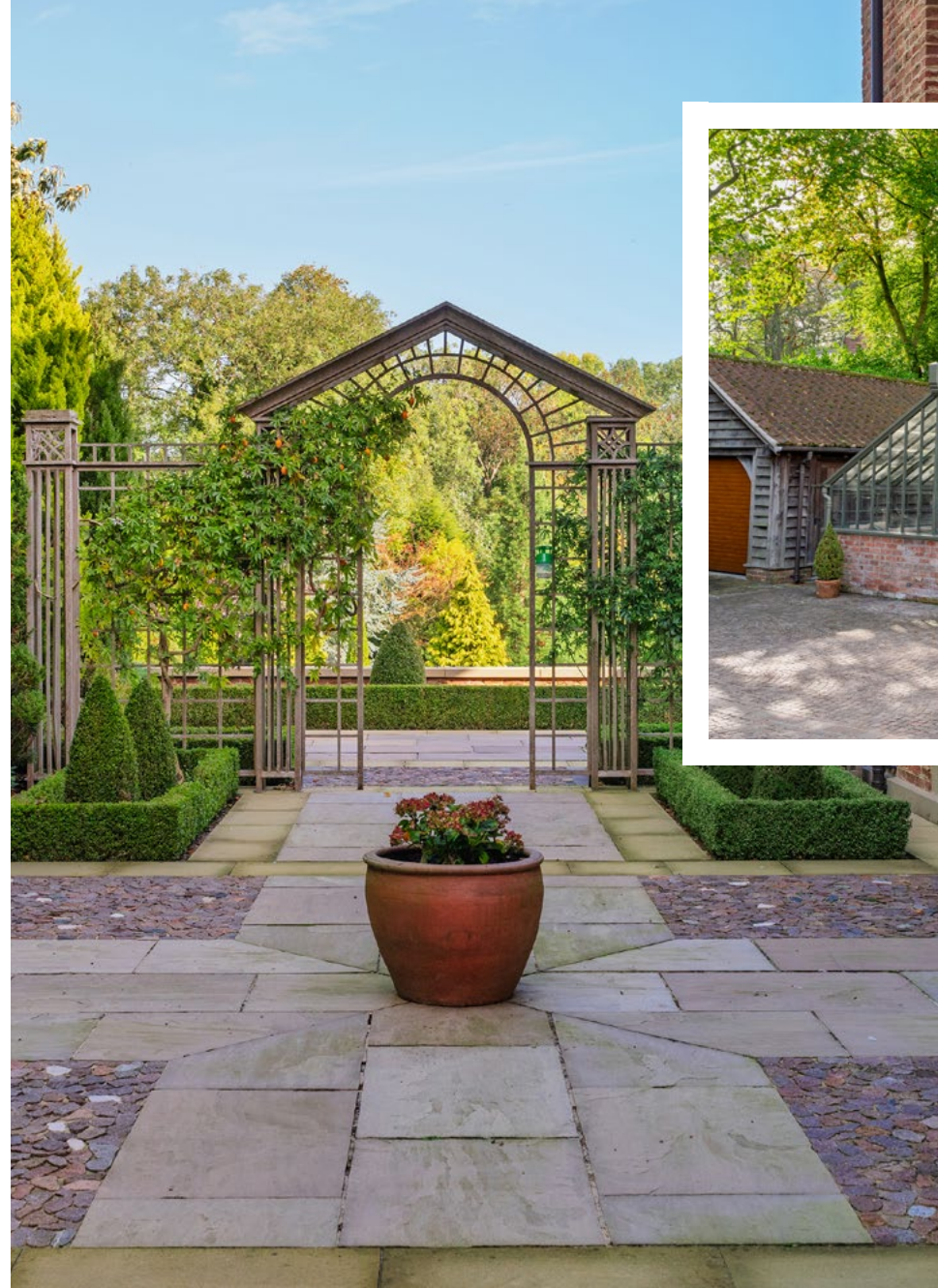






## A HOME TO EXPLORE

Beyond the gardens, a private gate opens into woodland where a stream winds through the trees towards a peaceful lake. Designated a local wildlife site, this secluded setting is rich in animal life and offers a restorative escape — a place where birdsong and the sound of water create the sense of being far from home.



Grange Court's grounds offer a wealth of practical and lifestyle-focused features. Outbuildings and stores provide space for equipment, while a detached garage sits beside a traditional-style greenhouse. Planning permission for a second garage adds future flexibility. A sunken garden, once part of a neighbouring period home, now enhances the setting with historic charm.

Whether it's children on the lawn, summer evenings with friends, tending the greenhouse or strolling to the lake, the grounds are made for living — combining elegance with everyday ease.



EXPLORE THE  
LOCALE

Soak up the quiet seclusion of Grange Court – private and rural in feel, yet within easy reach of Sheffield, Worksop and Rotherham. Step outside and you’re immediately connected to woodland walks, bridle paths and country lanes, ideal for dog walking or weekend strolls.

Just 15–20 minutes away, Rother Valley Country Park offers lakeside trails, a watersports centre and café. For grander scenery, Clumber Park and Sherwood Forest are close by, rich in history and perfect for exploring. Chatsworth House, Bolsover Castle, Hardwick Hall and Hodsock Priory are all within easy reach for days steeped in heritage. Their changing gardens bring colour and interest throughout the seasons, from spring bulbs to summer events.

Local villages offer everyday charm. In Todwick, the Green Bean Café is ideal for relaxed brunches and homemade cakes. A short drive away, The Beehive in Harthill pairs a warm welcome with refined menus – perfect for Sunday lunch or evening dining. Sheffield offers an abundance of cultural and culinary experiences, from independent restaurants and boutiques to galleries, theatres and live music venues.

Families are well placed, with respected primary schools in Aston and Todwick, and a wide selection of secondary and independent schools in Sheffield and Worksop. Commuting is simple, with the M1 and M18 just 10 minutes away, and rail links placing London Kings Cross within around two and a half hours.

Together, the Main House, outbuildings and Grounds offer a complete lifestyle – a rare balance of grandeur, leisure and flexibility within the private former estate of Aston Hall.



FLOOR  
PLAN

Approximate Gross Internal Area = 562.7 sq m / 6057 sq ft.

Outbuildings (including garages) at Grange Court = 173.35 sq m / 1865.95 sq ft

Total = 736.05 sq m / 7922.95 sq ft.

Illustration For Identification Purposes Only. Measurements Are Approximate. Not To Scale.



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