



28 Firbeck Hall
New Road | Firbeck | Worksop | Nottinghamshire | S81 8QX

28 FIRBECK HALL



Set within the prestigious 33-acre Firbeck Hall Estate, this exceptional family home occupies private 1/3 of an acre, beautifully landscaped, south facing gardens and offers substantial accommodation extending to approximately 4,000 sq ft, enjoying a peaceful setting within a highly sought-after private estate.



KEY FEATURES

Enclosed within a gated development and approached by an impressive tree-lined driveway, the property enjoys an immediate sense of exclusivity. A generous reception hall provides a stunning introduction, leading to a home office, lounge and an outstanding open-plan living kitchen which connects seamlessly with the rear garden. Arranged over the first and second floors are five double bedroom suites, all benefiting from en-suite facilities, with two opening onto south-facing balconies.

Externally, a generous resin driveway provides ample parking and leads to a detached double garage. The professionally landscaped rear garden enjoys a desirable southerly aspect with a woodland backdrop and incorporates extensive entertaining areas, including an impressive all-season outdoor kitchen and bar.

The location is exceptional, privately positioned within the 33-acre Firbeck Hall Estate with glorious open countryside on the doorstep, offering the most idyllic of outdoor lifestyles. Commutability is excellent by both road and rail, including a direct link to London, whilst an abundance of local services and highly regarded schools are within easy reach.

Ground Floor

A stone-pillared entrance portico shelters an impressive entrance door, flanked on either side by full-height windows. The door opens into a generous reception hallway, offering a stunning introduction to the home, with full tiling to the floor and a centrally positioned, handcrafted staircase rising to the first-floor galleried landing.

There are three useful storage cupboards, whilst a cloakroom leads through to a W.C., presented with a modern two-piece suite comprising a wall-hung W.C. and wash hand basin with a vanity cupboard beneath, complemented by feature tiling to the walls and floor.

The utility room has a continuation of the tiled flooring from the hallway and two windows to the front aspect; each fitted with plantation-style shutters. The room

is presented with a comprehensive range of fitted furniture, complemented by Silestone quartz work surfaces incorporating a drainer and inset sink with mixer tap. There is plumbing and space for both an automatic washing machine and tumble dryer, whilst one of the cupboards houses the central heating boiler.

The home office is also positioned to the front aspect and has two windows with plantation-style shutters. Bespoke fitted office furniture incorporates base cupboards with work surfaces over, open-fronted library shelving and an integrated desk.

The lounge offers generous accommodation and enjoys a double-aspect position. Two windows sit on either side of a feature media wall, whilst bi-folding doors open directly onto the rear garden. The media wall incorporates a contemporary fireplace with open-fronted display shelving to either side, and twin internal doors lead through to the living kitchen.

The living kitchen undoubtedly forms the hub of the home; an expansive, open-plan room incorporating kitchen, dining and sitting areas. A window to the side aspect, together with two sets of bi-folding doors opening onto the rear garden terrace, ensures excellent levels of natural light and creates a seamless connection between the indoor and outdoor spaces.

The kitchen is presented with a bespoke range of Beckermann furniture, complemented by Silestone quartz work surfaces incorporating an inset sink with mixer tap and Quooker boiling water tap, with matching upstands and windowsills. A centrally positioned island has a Silestone quartz surface extending to form a four-seater breakfast bar, with useful storage cupboards beneath.

Set within a feature surround with a smoked-mirror backdrop are twin ovens and an induction hob with concealed extraction above. An additional complement of appliances includes a dishwasher and a full-height fridge and freezer.

















KEY FEATURES

First Floor

The accommodation is arranged from a central galleried landing which offers generous proportions and provides an ideal quiet space in which to sit and relax. Windows set within stone-mullioned surrounds overlook the front aspect of the development. The staircase continues to the second floor, and there are three useful storage cupboards.

The principal bedroom suite is exceptional, incorporating a generous bedroom, substantial dressing room and luxurious en-suite bathroom. Positioned to the rear elevation, the bedroom has bi-folding doors opening directly onto a south-facing balcony.

The dressing room is open plan to the bedroom and enjoys windows to the front and side elevations. Bespoke fitted furniture includes wardrobes extending across one wall, open-fronted shelving to another and a centrally positioned range of drawer units with a display surface above.

The en-suite bathroom is beautifully presented with striking tiling to the walls and floor and a suite by Villeroy & Boch. The accommodation comprises a wall-hung W.C., a freestanding egg-shaped bath, a wall-mounted wash hand basin with vanity drawers beneath and a generous walk-in shower with fixed glass screens. The room also has a heated towel rail and a frosted window.

There are two additional double bedroom suites on this floor. The rear-facing bedroom has fitted wardrobes extending across one wall and bi-folding doors opening onto the south-facing balcony. Its en-suite is presented with Villeroy & Boch fittings, including a shower with a fixed glass screen, a wash hand basin with vanity drawers beneath and a wall-hung W.C., complemented by a feature radiator, attractive tiling to the walls and floor and a frosted window.

The front-facing bedroom also offers generous double accommodation and benefits from a spacious en-suite bathroom, presented with a three-piece suite by Villeroy & Boch and complemented by attractive tiling to the walls and floor.

Second Floor

A central landing has useful storage within the eaves and a skylight window which allows natural light into the space.

There are two generous double bedrooms on this floor, each enjoying windows to both the front and rear aspects. Both bedrooms benefit from fitted wardrobes and their own en-suite shower rooms.















KEY FEATURES

Externally

The property occupies an enviable position within the prestigious 33-acre Firbeck Hall Estate. Wrought-iron entrance gates open to an impressive tree-lined driveway, immediately setting the scene before arriving at this exclusive development.

A resin driveway provides off-road parking for several vehicles and is complemented by walkways flanked by established lawns. The property occupies a generous plot extending to approximately one-third of an acre, with professionally landscaped gardens enjoying a desirable southerly aspect and a woodland backdrop.

The rear garden incorporates generous lawns, terraces and walkways, together with a dedicated leisure and entertaining area. An impressive open-fronted, all-season outdoor kitchen and bar creates the perfect setting for entertaining and is complemented by feature lighting.

The detached double garage has two electronically operated up-and-over entrance doors, power and lighting, together with a personal entrance door to the side.





Connectivity Guide



By Car

A1(M) 6 miles	M18 6 miles	M1 8 miles
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Train Stations

Worksop 8 miles	Doncaster 12 miles
Rotherham 13.5 miles	Sheffield 17 miles



Nearby Cities

Sheffield 18 miles	Lincoln 34 miles
Nottingham 40 miles	Leeds 47 miles

Firbeck Hall enjoys a peaceful countryside setting while remaining exceptionally well connected by road and rail.

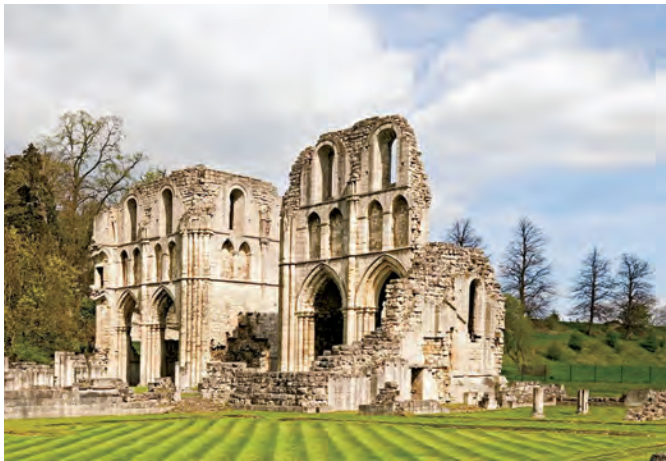
FIRBECK

Firbeck Hall is situated on the edge of this delightful village; occupying a little known backwater location, set within a stunning 33 acre estate with surrounding protected woodland; the village itself nestled amidst stunning countryside in the North Nottinghamshire/South Yorkshire border region.

The property is particularly well placed for those wishing to commute upon the A1, M18 and M1 providing access to international airports and the nearby towns and cities within Yorkshire, Nottinghamshire and Lincolnshire. The location also benefits from good railway links providing access to the capital in approximately 1 hour and 40 minutes. The village has a delightful pub within immediate walking distance of the house whilst Worksop and Rotherham provide more comprehensive facilities. Lindrick Golf Course, (one of Britain's finest golf courses having hosted the Ryder Cup in 1957) is within a short drive.

There is an array of National Trust properties, parks, leisure amenities and educational facilities (both state and independent) within the area. Attractions include Roache Abbey, Bolsover Castle, Creswell Crags and the model village. Rother Valley and the popular water park is within a 20 minute drive as is Meadowhall. Further attractions include Chatsworth House and the glorious scenery associated with the National Peak Park and surrounding picturesque villages. In short, a delightful location offering a peaceful retreat whilst every day 'hustle and bustle' can be reached within a short drive.





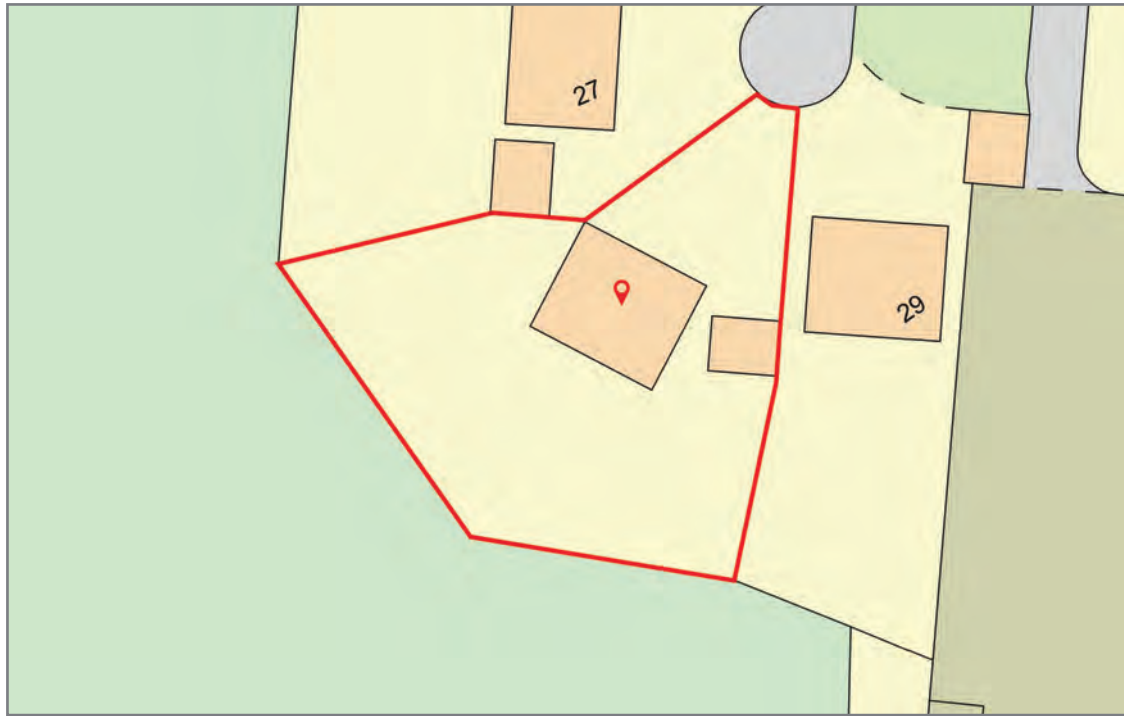
INFORMATION

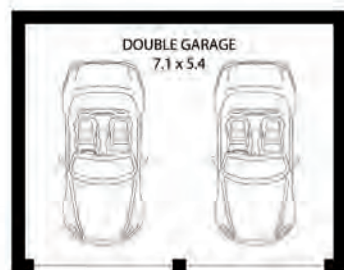
Additional Information

A Freehold property with mains water, electricity, and drainage. Ground Source Heating, Council Tax Band – G, EPC Rating B. Fixtures and fittings by separate negotiation. Under floor heating, Alarm and CCTV. Remainder of a 6 year building warranty – ABC+.

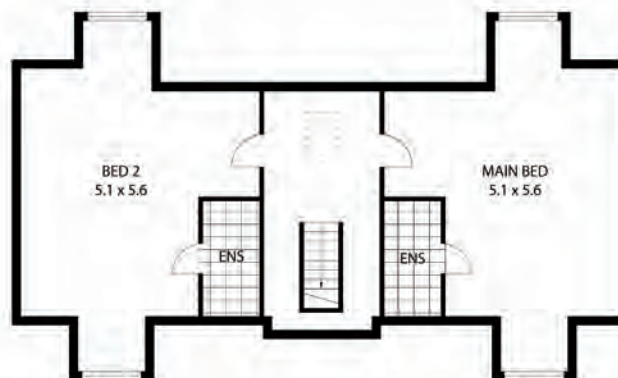
Directions

What3words – [unwind.coffee.schooling](https://www.what3words.com/unwind.coffee.schooling)

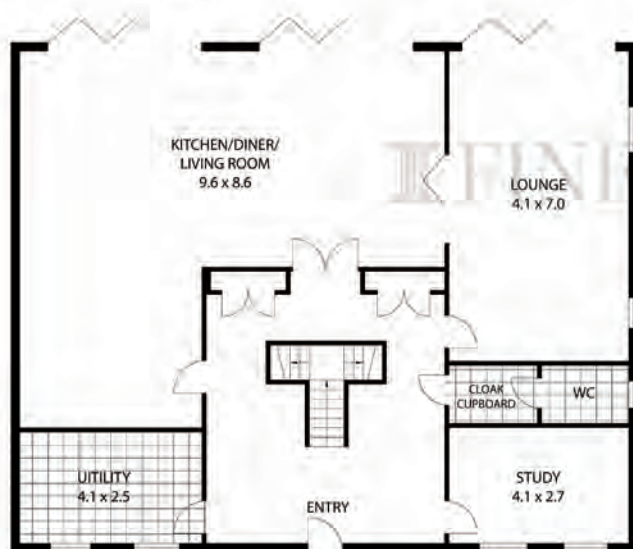




GARAGE



SECOND FLOOR



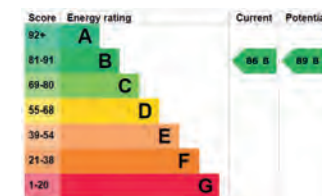
GROUND FLOOR



FIRST FLOOR

INTERNAL AREA = 416.6 SQ.M - 4,484 SQ.FT

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THE FINE & COUNTRY
FOUNDATION

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