



GREYSTONES



A LIFE WELL PLACED

Set on the edge of open countryside yet within the heart of the lovely historic village of Clayworth, Greystones is the kind of home that instantly draws you in: characterful, welcoming, and beautifully individual; a home that feels quietly extraordinary.

Steeped in history and lovingly renovated within the last fifteen years, it strikes the perfect balance between restored character and modern comfort. Every space tells a story, creating a timeless yet practical family home where heritage meets everyday luxury.



A WARM WELCOME

From the entrance hall, you are drawn into the main lounge, a space where comfort and character come together with quiet confidence. Beautifully proportioned and full of warmth, this room captures the heart of Greystones, offering a setting that feels both welcoming and authentic.





An original inglenook fireplace forms a striking focal point, now housing a large log burner that brings a gentle glow and reassuring warmth to the room. South-facing windows allow sunlight to pour in throughout the day, while deep window seats create inviting corners to pause with a book or simply enjoy the view.



Carpeted underfoot for softness, it is a room designed for slow mornings and relaxed evenings, where quiet moments unfold naturally beside the fire. This is a space that invites you to linger, to settle into a favourite chair, and to enjoy the reassuring warmth and comfort that make everyday living feel unhurried and deeply restful.



COMFORT & CHARACTER

Relaxed, versatile and full of character, the snug and games room sits next door to the lounge, offering a welcoming space rich in warmth and personality. Exposed beams and an original brick fireplace tell of the home's heritage, carefully restored during the renovation to preserve its rustic charm.

Whether it's family movie nights, a children's playroom, or a cosy den for unwinding, this room adapts beautifully to every stage of family life. With a south-facing window seat flooding the room with natural light, it's a space that feels as uplifting as it is comforting.



A PLACE FOR QUIET THOUGHT

Continue from the snug to the study; a versatile room rich in character, offering a calm and flexible environment well suited to home working, reading or quiet retreat. Exposed beams overhead lend warmth and a sense of heritage, giving the space a distinct identity that feels both personal and inviting. Adaptable in nature, it could equally serve as a creative workspace, removed from the day to day rhythm of family life.



LEADING TO THE KITCHEN

From the study, the rear hallway draws the home together with an easy, natural flow. It leads to the staircase rising to the bedrooms above, while a discreet door opens to the cellar below, ideal for storage or future use. This connecting space also provides a gentle transition through to the open plan kitchen diner, allowing the home to unfold gradually and with purpose as you move towards its social heart.





THE HEART OF THE HOME

Made for gathering, cooking and sharing, the open-plan kitchen diner forms the true soul of Greystones, a space designed to bring people together with ease.

Crafted with care, it combines granite worktops and ash and walnut cabinetry, creating warmth and depth that complement the home's farmhouse character perfectly. A 7-ring Belling range cooker takes pride of place, ready for those who love to cook, entertain, and celebrate life's moments. The vaulted ceiling enhances the sense of openness, while Velux and garden-facing windows bathe the space in natural light.



SHARED MOMENTS

Patio doors open directly to the garden, allowing summer gatherings to spill outside with ease. There's ample worktop and storage space, along with room for large appliances and a walk-in pantry to keep everything beautifully organised. The dining area offers space for a large table where family and friends can gather, share meals, and enjoy conversation late into the evening; the perfect sociable hub at the heart of this charming home.

Beyond the kitchen, a utility room and WC retain the original terracotta tiling, once part of the barn's old granary. Today, it's a functional yet characterful space, housing the oil-fired boiler and providing plumbing for laundry appliances, with room for additional storage.





FLEXIBLE LIVING

Beyond the utility, the home reveals genuine annexe potential, an independent and inviting space full of opportunity. Offering valuable flexibility, it lends itself effortlessly to multi generational living, guest accommodation or the creation of a private studio or workspace, depending on your needs.



Accessed via a charming stable-style door, the ground floor offers a snug or study area, ideal for quiet work or relaxation, while upstairs a double bedroom with dressing area and en suite bathroom provides a peaceful and private retreat.

With its own entrance and natural separation from the main house, this versatile space can evolve with your needs; from guest suite to teenager's retreat, creative studio, or tranquil home office, blending practicality with thoughtful design.



REST & RETREAT

Returning to the rear hallway, the staircase curves gently upwards, leading to the first floor where the remaining bedrooms await. On the landing, built-in storage provides both practicality and a sense of quiet order, while the warmth of the timber detailing continues the home's character beautifully.

The master bedroom is a serene and generous retreat, mirroring the impressive proportions of the main lounge below. Flooded with natural light from its south-facing windows, it feels instantly calm and uplifting.



BEDROOM BLISS

From here, views stretch out over the barns, the gardens and out across the countryside, canal and nature reserves beyond, creating a sense of peaceful seclusion and out across the countryside.

Original beams frame the ceiling, softening the light and adding warmth, while a feature fireplace offers a subtle nod to the home's heritage. With ample space for fitted wardrobes and a seating area, it's a room designed for slow mornings and quiet evenings; a place to truly unwind.





ROOM FOR THE FAMILY

Bedroom Two carries the same sense of character and light, also facing south to capture the sun throughout the day. Its exposed beams and feature fireplace bring texture and authenticity, making it perfect as a guest room, nursery, or peaceful space for study or relaxation.



REFRESH & REVIVE

Bedroom Three is a spacious double, full of gentle charm and natural light. The exposed beam above adds a rustic touch, and there's ample space for wardrobes or freestanding furniture. It's a comfortable, welcoming room that would suit family, guests, or even a creative home workspace.



Together, these rooms feel timeless — each one distinctive yet cohesive, connected by the warmth of the materials and the quiet confidence of the design.

The family bathroom completes the upper floor with an indulgent sense of calm. Underfloor heating adds a touch of luxury beneath cool stone tiles, while the freestanding antique roll top bath invites long, unhurried soaks. A separate walk-in shower, WC, and wash basin are complemented by built-in storage, blending elegance with everyday comfort. It's a space designed to refresh and restore; the perfect sanctuary at the end of the day.

GARDENS & GROUNDS

The grounds at Greystones are an integral part of the home's appeal, forming a private and peaceful setting surrounded by open countryside. Fully enclosed and safe, the garden enjoys far-reaching views across farmland, woodland and a neighbouring wildlife reserve, with a landscape that shifts gently through the seasons.

A strong sense of balance defines the outdoor space, which feels elegant, natural, and inviting in its openness. Around two thirds of the rear lawn is devoted to a small orchard of apple, pear, and plum trees, while a tranquil pond reflects the sky and attracts wildlife. Mature planting frames the garden, softening the boundaries and reinforcing its relaxed, countryside character.





OUTDOOR LIVING & BEYOND

Directly accessed from both the kitchen and the annexe, south-facing patios enjoy sunlight throughout the day and provide inviting spaces for alfresco dining, summer gatherings or a quiet morning coffee.

These areas flow naturally into the wider garden, encouraging easy indoor-outdoor living. The Old Barn, originally part of the property, has been thoughtfully re-purposed to provide garaging alongside a workshop and entertaining space.

With power, lighting and a water supply in place, it offers excellent flexibility, whether used as a practical workspace, studio, hobby room or home gym. Nearby, a covered area and garden room with electricity and lighting present further scope, ideal for a carport, outdoor kitchen, studio or all-weather entertaining space.

Every part of the lawned area feels considered yet relaxed, designed to be enjoyed rather than simply admired. From evenings spent by the pond to gatherings that spill onto the patio or watching the orchard come into bloom, Greystones offer a lifestyle that is both versatile and deeply rewarding.



OUT & ABOUT

Set within the picturesque village of Clayworth, Greystones enjoys the best of rural Nottinghamshire living, combining open skies, quiet lanes and a strong sense of community.

The village is rich in heritage, centred around St Peter's Church with its remarkable Traquair murals, while the nearby Chesterfield Canal offers scenic walks and peaceful moments alongside nature.

Well suited to family life, Clayworth is within easy reach of excellent schooling including Everton, Gringley-on-the-hill and South Wheatley. A dedicated school bus also runs to Queen Elizabeth's High School in Gainsborough, one of Lincolnshire's leading grammar schools. For independent school options Ranby House, Worksop College and Hill House are all close by with a bus running from the village.

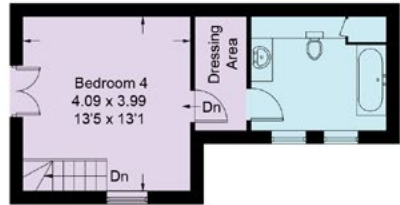
The welcoming Blacksmiths Arms pub sits at the heart of the village, while the market towns of Bawtry and Retford provide shops, dining and rail connections to Leeds, York, London and beyond.

More than a home, Greystones offers a way of life shaped by character, countryside views and the gentle rhythm of village living. From light-filled mornings to evenings by the fire, it is a place that feels timeless, welcoming and deeply connected to its surroundings.

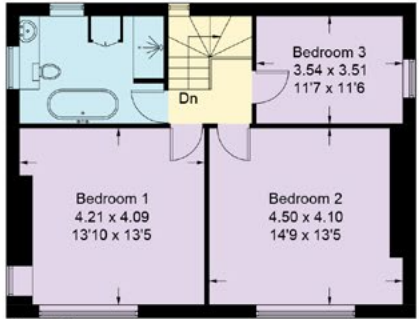


FLOOR PLAN

Approximate Gross Internal Area = 204.7 sq m / 2203 sq ft. Outbuildings = 131.9 sq m / 1420 sq ft. Total = 336 sq m / 3623 sq ft.
Illustration for identification purposes only. Measurements are approximate. Not to scale.



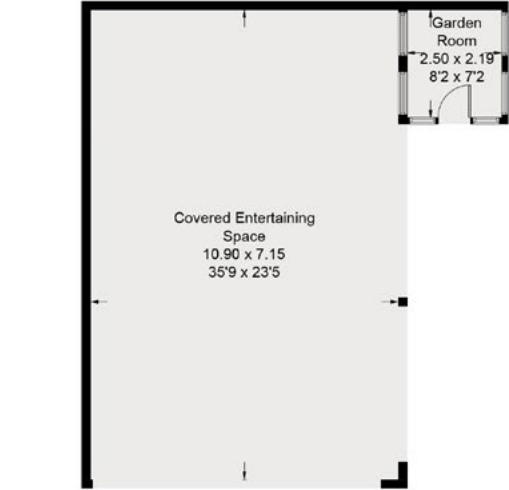
First Floor



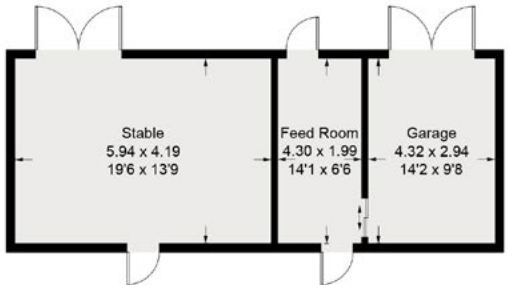
First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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