



PEAR TREE HOUSE



## A SENSE OF ARRIVAL

Secluded without feeling remote, Pear Tree House is an elegant country home set within private grounds approaching one acre, on the edge of open countryside in the sought after village of Firbeck. Extensively upgraded over recent years and offering close to 3,800 sq ft of beautifully curated accommodation, this is a home that balances indulgent living with a relaxed rural lifestyle.





## BEYOND THE GATES

Pull through the wrought iron gates and between stone walls into the private driveway, where there is parking for up to six vehicles alongside a substantial double garage. The sense of space and privacy is immediate, with Pear Tree House sitting confidently within its grounds, framed by mature planting and open countryside beyond.

There is a calm assuredness to this arrival, one that quietly signals both scale and seclusion before you even step inside, setting the tone for the lifestyle that unfolds beyond the front door. Before stepping fully inside, a practical porch with sliding framed doors provides the perfect place to shed muddy boots and coats after winter walks, keeping the main house beautifully ordered.





Pass through the solid oak front door and the scale of Pear Tree House immediately reveals itself in both proportion and light. Amtico wood effect flooring features throughout much of the ground floor, bringing a sense of cohesion and durability, and is offered with the remainder of its ten-year guarantee for continued peace of mind.



## STEP INSIDE YOUR NEW HOME

A generous entrance hall and lobby opens out ahead, offering multiple options for fitted storage while providing access to both staircases and the principal living spaces. It is a space that works hard day to day, yet still feels welcoming and impressive, giving a clear sense of how well this home flows.



Positioned discreetly toward the far end, a ground floor WC sits alongside a neatly arranged plant room cupboard, ensuring essential systems are thoughtfully concealed without interrupting the clarity and proportion of the space.



## FOLLOW THE FLOW

First, to the left of the entrance hall, the sitting room offers a warm and welcoming retreat. Generous in scale yet undeniably cosy, this dual aspect room is filled with natural light throughout the day. At its heart sits an inset multi fuel log burner set upon a ceramic tiled hearth, creating a natural focal point and adding warmth and atmosphere through the cooler months.



A bespoke solid oak fitted bookcase lines one wall, providing both character and practical storage, while plush cream carpeting underfoot enhances the sense of comfort. There is ample space here for relaxed seating alongside a discreet study area to the rear of the room, making this a versatile space that works equally well for quiet evenings, reading by the fire or working from home.





The kitchen is very much the heart of Pear Tree House, a beautifully bespoke space sourced from Studio 10 in Bakewell. Farmhouse style fitted cabinetry is paired with Calacatta Gold Silestone worktops, creating a timeless yet highly practical setting for everyday life and entertaining.



## THE HEART OF THE HOME

A Chambord butler's sink sits comfortably within the scheme, while ample fitted storage is complemented by a large central island, complete with plug sockets and a sociable breakfast bar where family and friends naturally gather.





## SEAMLESS LIVING INDOORS & OUT

Appliances are predominantly Siemens and include two fridges, a freezer, dishwasher, washing machine and tumble dryer, ensuring everything is thoughtfully integrated and close to hand. An electric Everhot adds warmth and character, alongside the convenience of a hot and cold filtered water tap.

French doors open out to a private courtyard, the perfect spot for a small bistro set and relaxed summer dining.





## ENTERTAIN IN STYLE

Stepping down from a solid oak balcony into the dining room, a space designed for memorable gatherings. There is ample room here for a large dining table seating up to ten, making it ideal for hosting family celebrations and long, relaxed dinners with friends.



For those seeking to enhance the character further, there is the option to open the fireplace back up, creating an additional focal point and adding warmth and atmosphere to the room.





## BATHED IN NATURAL LIGHT

Opening directly from the dining room, the garden room is an Amdego conservatory crafted in hardwood timber, its proportions and detailing complementing the established architecture of the house.

Glazed on multiple sides, it welcomes shifting daylight throughout the day while maintaining a composed and comfortable atmosphere. With ample space for relaxed seating or informal dining, it offers an elegant vantage point over the garden and a natural extension of the home's living space.





The main lounge is a wonderfully generous room designed for coming together. Anchored by a stone fireplace and hearth housing a multi fuel burner, it offers warmth and atmosphere while retaining a sense of scale. Accessed via double doors from the dining room or directly from the main entrance hall, the flow here is effortless and ideal for entertaining.



## GATHER & UNWIND

With ample space for generous seating, this is a room made for gathering with family, relaxed evenings by the fire and hosting friends in comfort. Whether used as an additional sitting area or a place to dine while watching the seasons change, it adds another layer of versatility to the ground floor.





## A ROOM FOR EVERY SEASON

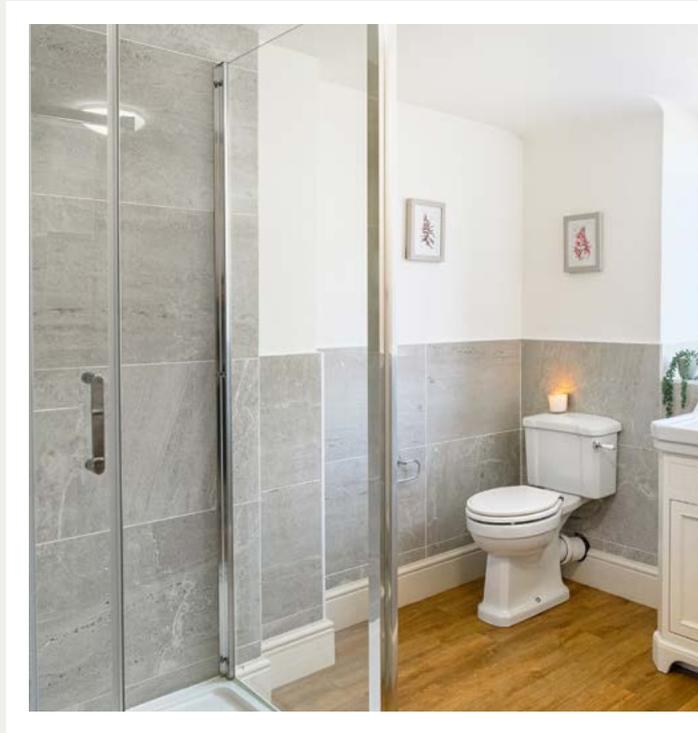
French patio doors open onto the rear garden, while large windows to both the front and rear maximise the outlook and draw natural light throughout the day. A Sonos sound bar connects to the home speaker system, with Bluetooth control operated from the entrance hall, creating an immersive yet discreet audio experience.



## ELEVATED OUTLOOKS

At the top of the main solid oak staircase, the landing unfolds with an immediate sense of height and light, its proportions reflecting the considered scale found throughout the house.

Thoughtfully integrated eaves storage maximises every inch of space, while a built in window seat with concealed compartments beneath creates a natural pause point, offering a peaceful spot to sit and enjoy views across the grounds. It is a landing designed as more than a thoroughfare, generous enough to feel like a destination in its own right.



## REFRESH & RESTORE

The family bathroom is appointed with both comfort and longevity in mind. A spacious walk in shower with inset power rainfall head is complemented by a wash basin, WC and heated towel radiator, all arranged within a clean, well balanced layout.

The finishes are practical yet refined, creating a room suited to busy mornings as well as slower weekend routines. An airing cupboard provides excellent linen storage while housing the main hot water cylinder, keeping daily essentials organised and discreetly out of sight.





## INTRODUCING THE PRINCIPAL SUITE

To the left, the principal suite reveals an immediate sense of scale and carefully considered design. A full wall of bespoke solid oak cabinetry provides extensive, beautifully crafted storage, its tailored lines creating both visual structure and practical ease.

This cabinetry transitions seamlessly into the adjoining dressing room, where a fitted dressing table introduces a dedicated and quietly refined space for preparation.





## SPACE, LIGHT & SECLUSION

The bedroom itself is impressively scaled, accommodating super king size furnishings without compromising openness. Natural light filters gently into the room, enhancing its restful ambience and the warmth of the timber detailing. Discreetly positioned behind the bed, access to substantial eaves storage ensures functionality remains carefully concealed, preserving the composed character of this private retreat.

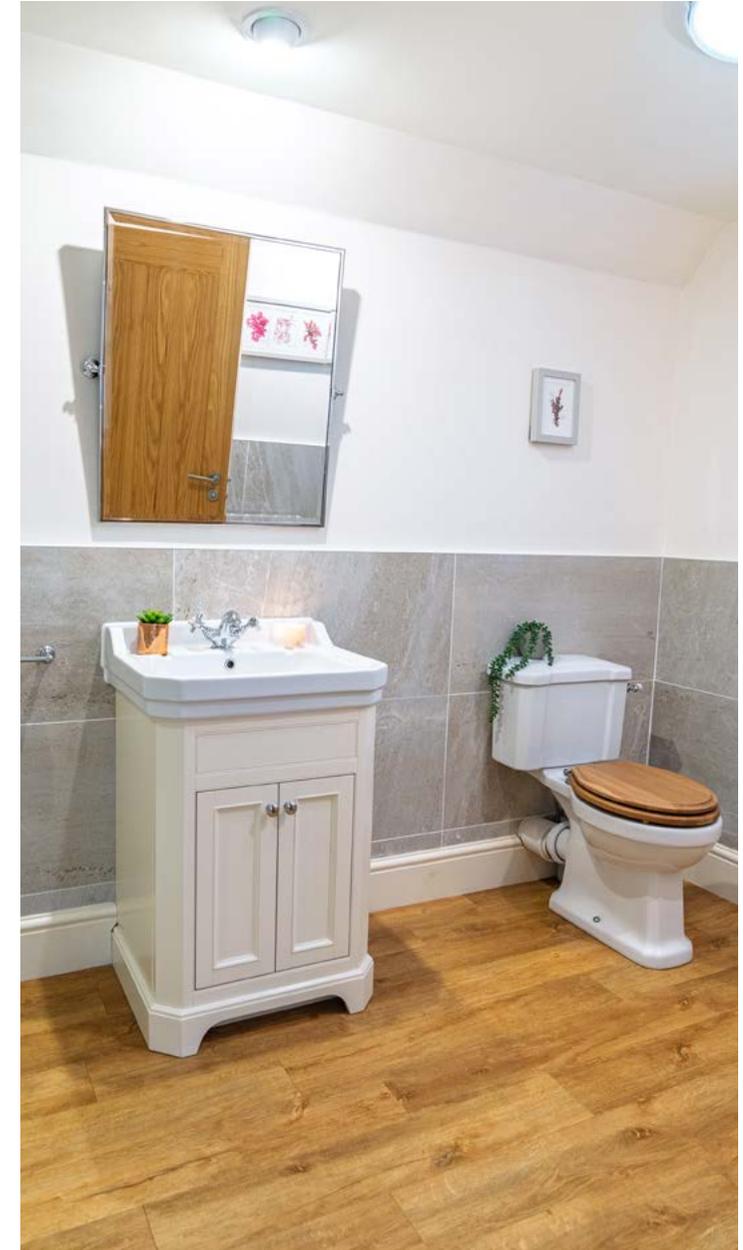




## TAILORED FOR COMFORT

Amtico flooring flows underfoot, unifying the spacious dressing area and continuing into the en-suite beyond with understated cohesion.

Within the en-suite, high quality fittings have been thoughtfully selected. A generous rainfall shower is complemented by a sleek vanity unit with wash basin, WC and heated towel radiator, while a heated LED mirror with integrated shaver socket adds a practical finishing touch.





## ROOMS & SPACE FOR EVERY CHAPTER

A home designed with flexibility in mind, Pear Tree House benefits from two separate staircases. To the left of the entrance hall, a secondary staircase leads to what could be considered a guest wing or an ideal arrangement for children's bedrooms, offering a sense of independence and privacy from the principal suite



Bedroom two is a generous guest bedroom, easily accommodating a king size bed alongside additional space for relaxed seating or a dressing area. Built in storage keeps the room feeling calm and uncluttered, while the en-suite shower room is well appointed with a walk in shower, WC, wash basin and heated towel radiator.





## A BEDROOM WITH PERSPECTIVE

Accessed via a rear hallway, bedroom three enjoys a front-facing position with leafy views along Lime Avenue. Well balanced in scale, it offers fitted cabinetry tailored to the room, allowing furnishings to sit comfortably without clutter. The outlook introduces a pleasing sense of connection to the tree lined approach, bringing seasonal colour and movement into the space.





## VIEWS BEYOND THE GARDEN

Bedroom four is positioned to the rear, overlooking the garden and the neighbouring grounds of Firbeck Hall. Equally spacious, it benefits from bespoke built in storage and retains flexibility for a dressing table or study desk. With its quieter aspect, it offers a restful setting that feels both private and composed.





## OUTDOOR ESCAPE

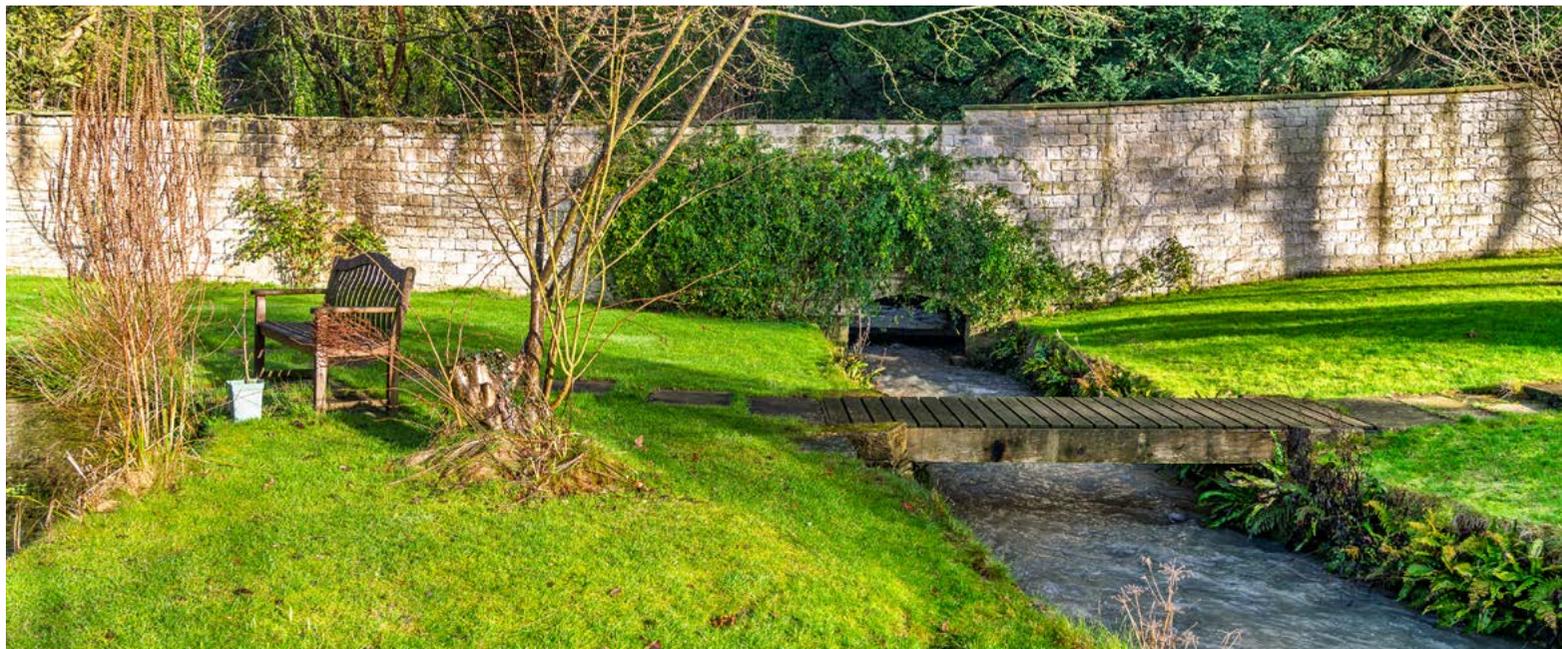
Outside, the grounds are a defining feature of Pear Tree House, shaping both its setting and daily experience. Extending to approximately one acre, the gardens have been carefully tended and intelligently arranged to balance openness with privacy, creating a landscape that feels curated yet entirely natural.





## OPEN VIEWS & PRIVATE SURROUNDS

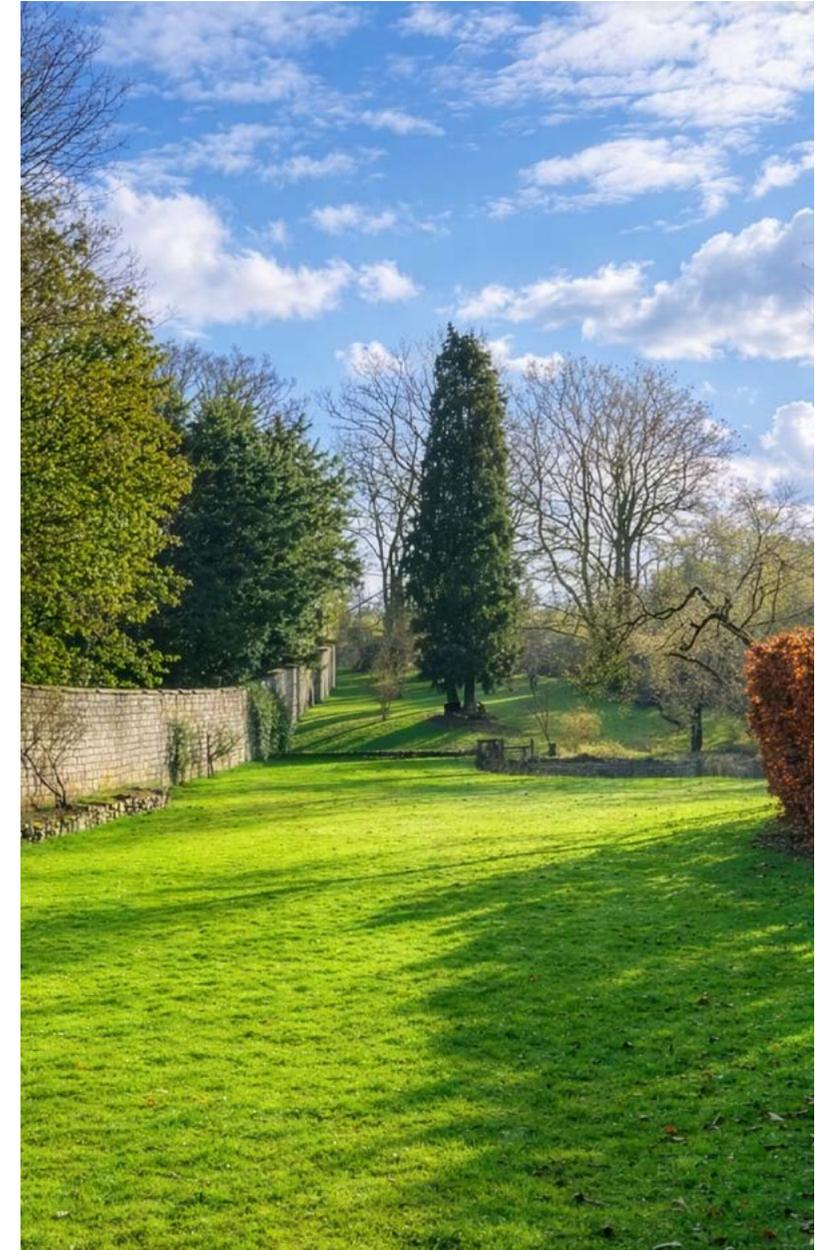
Sweeping lawns are edged with mature borders and layered planting, introducing colour and texture throughout the year. Stone walls and established hedging lend structure and discretion, while still allowing for reaching views across neighbouring countryside and woodland. A generous private patio sits adjacent to the house, well positioned for alfresco dining, relaxed gatherings or an early coffee enjoyed in the morning sun.





## ENTERTAIN IN STYLE

A pond and gentle stream introduce movement and sound, drawing wildlife into the garden and adding quiet interest to the setting. Beyond, a softer, less formal area allows the land to transition gradually into its rural backdrop, reinforcing the sense of space. Separate vehicular access to the gardens further enhances the usability of the plot, offering flexibility for maintenance, events or future landscaping projects.





## ON YOUR DOORSTEP

Firbeck is a picturesque village with a strong sense of community, where rural walks begin right from your front door. The well regarded village Pub, The Black Lion and the church are both within a short walk, offering the charm of village life without compromise.

Tickhill lies approximately five miles away, providing a wider range of independent shops, cafés and amenities, while excellent road links place the A1 and M18 within easy reach, making commuting straightforward. Retford and Doncaster Train Stations provide excellent rail options to Sheffield, Leeds and London.

Despite its idyllic setting, Pear Tree House remains exceptionally well connected, offering the best of both worlds for those seeking countryside living without isolation.

Pear Tree House is a home that invites you to slow down and enjoy your surroundings. With generous accommodation, beautifully tended grounds and a location that combines village life with open countryside, it offers a lifestyle that feels both indulgent and grounded.

This is a place to put down roots, host memorable gatherings and enjoy the changing seasons from the comfort of a truly outstanding family home.

## FLOOR PLAN

Approximate Gross Internal Area = 383.1 sq m / 4124 sq ft.

Outbuilding = 50.0 sq m / 538.19 sq ft. Total = 433.1 sq m / 4662.19 sq ft.

Illustration for identification purposes only.

Measurements are approximate.

Not to scale.

Score	Energy Rating	Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
45-54	E		
35-44	F		
2-34	G		



Smith & Co Estates use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Smith & Co Estates has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. Floor plan not to scale and for illustrative purposes only.

Some of the images and floorplans shown throughout the marketing and within the brochure are computer generated images and may not be accurate and therefore should not be relied upon for decision making. The accuracy of the dimensions, layout and visuals are not guaranteed and may be subject to change.

Presented By

Smith & Co.  
e s t a t e s

Unwin Suite, Innisdoon, 1 Crow Hill Drive, Mansfield NG19 7AE  
To view Pear Tree House, call our team on 01623 392352 or email [info@smithandcoestates.co.uk](mailto:info@smithandcoestates.co.uk)



scan to view video



[radically.makeovers.alive](https://www.radically.makeovers.alive)