THE OLD ENGINE HOUSE



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WELCOME TO THE OLD ENGINE HOUSE, AN IMMACULATELY PRESENTED SEMI-DETACHED COUNTRY-STYLE HOME THAT IS PART OF AN AWARD WINNING DEVELOPMENT.

Located in a conservation area in the beautiful, tranquil village of Thorpe Salvin, this property presents gorgeous living spaces throughout and has five double bedrooms. Suitable for a variety of purchasers, the home offers sizeable reception rooms and a stunning rear garden, all whilst being set across three floors.





ENTRANCE HALL

The Old Engine House is a former agricultural building which was completely rebuilt in 1999 using reclaimed materials whilst incorporating modern foundations and cavity walls.

It has subsequently been fitted throughout with bespoke solid wood windows and doors by George Barnsdale of Donington and an enclosed, oak entrance porch by The Oak Workshop of Doncaster. The property has had extensive additional insulation installed and benefits from a state-of-the-art TADO heating control system.

On the ground floor are the main living areas, including a well-appointed Mereway kitchen featuring an AGA, a light-filled dining room with an original pillar that flows seamlessly via double solid oak doors into the living room, which itself features a beautiful stone fireplace with a multi-fuel Clearview stove. Completing the ground floor is a larder room, WC, and a garage which has been repurposed to serve as a utility room and store.

The first floor has a sumptuous master bedroom suite, two additional double bedrooms and the family shower room. Meanwhile, the second floor houses two further double bedrooms. Externally, the property has off-road parking to the front, and to the rear is an immaculate garden with a variety of plants, a stone flagged patio and mature trees.

The property which features a combination of natural stone and solid oak floors, doors, skirting, architraves and staircases is situated between the Norman church and the historic ruins of a former Elizabethan mansion within the village of Thorpe Salvin. Surrounded by countryside (and adjacent to the Chesterfield Canal) Thorpe Salvin has a public house. The village of Harthill is located close by and offers a local primary school, public houses, village shops and Harthill Reservoir. The beautiful setting of Thorpe Salvin is nestled amongst the countryside, allowing for scenic walks through fields, woodlands and the canal towpath. Lindrick and Bondhay Golf Clubs are reachable within a short drive, making the property's location ideal for keen golfers. Additionally, the property is conveniently positioned for access to Retford train station, which is reachable within a reasonable drive and provides direct journeys to London. Other rail journeys can be made from the nearby Kiveton Park Station (for Sheffield & Lincoln) and Worksop station (for Nottingham). The M1/M18 and A1 are also easily accessible, providing journeys to Leeds, Nottingham, York and London. The village also has a regular bus service.

The property briefly comprises of on the ground floor: Entrance vestibule, entrance hall, under-stairs storage cupboard, kitchen, larder room, WC, dining room, living room and garage/utility room.

On the first floor: Landing, family shower room, bedroom 3, bedroom 2 and the master bedroom suite.

Outbuildings: Landing, bedroom 4 and bedroom 5. .

GROUND FLOOR

A timber door with double glazed panels opens to the entrance vestibule.

Entrance Vestibule

An oak-framed porch with front and side facing timber double glazed panels and reclaimed natural stone flooring. Also having feature stone seating. An engineered wood door with an obscured double glazed panel opens to the entrance hall.

Under-Stairs Storage Cupboard

A useful area for storage.

Entrance Hall

Having a front facing timber double glazed panel, recessed lighting, a central heating radiator, feature original stone, reclaimed brick walls and natural stone flooring. Oak doors open to the under-stairs storage cupboard, kitchen, WC, dining room and garage/utility room.

Kitchen

16'1 x 12'1 (4.90m x 3.69m)

A beautiful kitchen with a front facing timber double glazed window, recessed lighting, wall mounted light point, TV/ aerial point and reclaimed natural stone flooring. A range of fitted base/wall and drawer units incorporate Quartz work surfaces and an inset 1.5 bowl sink with a chrome mixer tap and an Insinkerator. Appliances include an AGA range cooker and a dishwasher. The kitchen also has a quartz-topped pedestal breakfast table with a Scandinavian leather-upholstered bench seat and chairs. An oak door opens to the larder room.

Larder Room

Having strip lighting, an extractor fan, a central heating radiator and reclaimed natural stone flooring. A range of fitted base/wall and drawer units incorporate a Quartz work surface. There is the provision for a full-height fridge/ freezer. An engineered wood "stable" door with a double glazed panel opens to the side of the property.

WC

Having recessed lighting, extractor fan, a central heating radiator, feature original stone wall and natural stone flooring. A suite in white comprises a low-level WC and a wash hand basin with traditional gold taps.

Dining Room

19'8 x 18'9 (5.99m x 5.71m)

A beautiful dining room with a rear facing timber double glazed window, wall mounted light point, central heating radiators and solid oak flooring. A feature of the room is an original pillar. The focal point of the room is the decorative fireplace. Double timber doors with double glazed panels open to the rear of the property.

Oak double doors open to the living room.

Living Room

18'9 x 17'5 (5.71m x 5.31m)

A delightful living room with rear facing timber double glazed windows, recessed lighting, exposed beams, central heating radiator, TV/aerial point and timber flooring. The focal point of the room is the original stone fireplace with an inset Clearview multi-fuel log burner. Double timber doors with double glazed panels open to the rear of the property.

Garage/Utility Room

18'9 x 12'8 (5.71m x 3.85m)

Having a hard wood double door, strip lighting and power. There are a range of fitted base and wall units, incorporating a work surface and an inset 1.0 bowl sink with traditional chrome taps. There is the provision for a washing machine and tumble dryer.

From the entrance hall, a solid oak staircase with a handrail rises to the first floor.





KITCHEN

DINING ROOM







DINING ROOM



LIVING ROOM

LIVING ROOM

FIRST & SECOND FLOORS

Landing

Having a front facing timber double glazed window, recessed lighting and a central heating radiator. Oak doors open to the family shower room, bedroom 3, bedroom 2 and the master bedroom. Doors also open to a full height storage/airing cupboard.

Family Shower Room

With a front facing timber double glazed obscured window, recessed lighting, partially tiled walls, a chrome heated towel rail and Vinyl tiled flooring. A suite in white comprises a wall mounted WC and a wash hand basin with a chrome mixer tap and storage beneath. To one wall is a fitted shower with a rainhead shower, additional hand shower facility and a glazed screen/door.

Bedroom 3

16'6 x 9'9 (5.02m x 2.96m)

A double bedroom with a front facing timber double glazed window, recessed lighting, central heating radiator and solid oak flooring.

Bedroom 2

24'9 x 17'5 (7.55m x 5.31m)

Another double bedroom, split level, with a rear facing timber double glazed window, side facing panel, exposed stone walling, exposed beams, central heating radiators and solid oak flooring. The lower level acts a dressing area with three sets of timber double doors opening to fitted furniture, which includes shelving and long hanging. The lower level also has access to eaves storage.

Master Bedroom

26'5 x 19'7 (8.04m x 5.98m)

A good-sized master bedroom, split level, with a rear facing timber double glazed window, recessed lighting, central heating radiators and solid oak flooring. The lower level acts as a dressing area with three sets of double doors and a timber door opening to fitted furniture, which includes shelving and long hanging. The lower level also has access to eaves storage. An oak door on the upper level opens to the master en-suite shower room.

Master En-Suite Shower Room

Having a front facing double glazed obscured window, recessed lighting, partially tiled walls, a chrome heated towel rail and Vinyl tiled flooring. A suite in white comprises a Villeroy & Boch WC and a wash hand basin with a chrome mixer tap. To one wall is a fitted shower with a rainhead shower, additional hand shower facility and a glazed screen/door.

From the landing, a solid oak staircase and handrail rises to the second floor.

Second Floor

Landing

Having a Velux roof window, recessed lighting and a central heating radiator. Oak doors open to bedroom 4 and bedroom 5.

Bedroom 4

20'4 x 14'8 (6.19m x 4.47m)

A further double bedroom with Velux roof windows, recessed lighting, a central heating radiator and solid oak flooring.

Bedroom 5

14'8 x 12'11 (4.47m x 3.94m)

Another double bedroom with a Velux roof window, side facing hard wood double glazed windows, recessed lighting, central heating radiator and solid oak flooring.



LANDING

BEDROOM 3



MASTER BEDROOM



MASTER BEDROOM



BEDROOM 2



BEDROOM 2



MASTER EN-SUITE SHOWER ROOM



FAMILY SHOWER ROOM



BEDROOM 4



BEDROOM 5

EXTERIOR & GARDENS

To the front of the property is a driveway with parking for three vehicles, an electric vehicle charging point and exterior lighting. Access can be gained to the main entrance door and garage.

To the left of the property, a gravel path continues to the rear.

At the rear of the property is exterior lighting, a water tap and a stone flagged patio. Access can be gained to the living room and dining room.

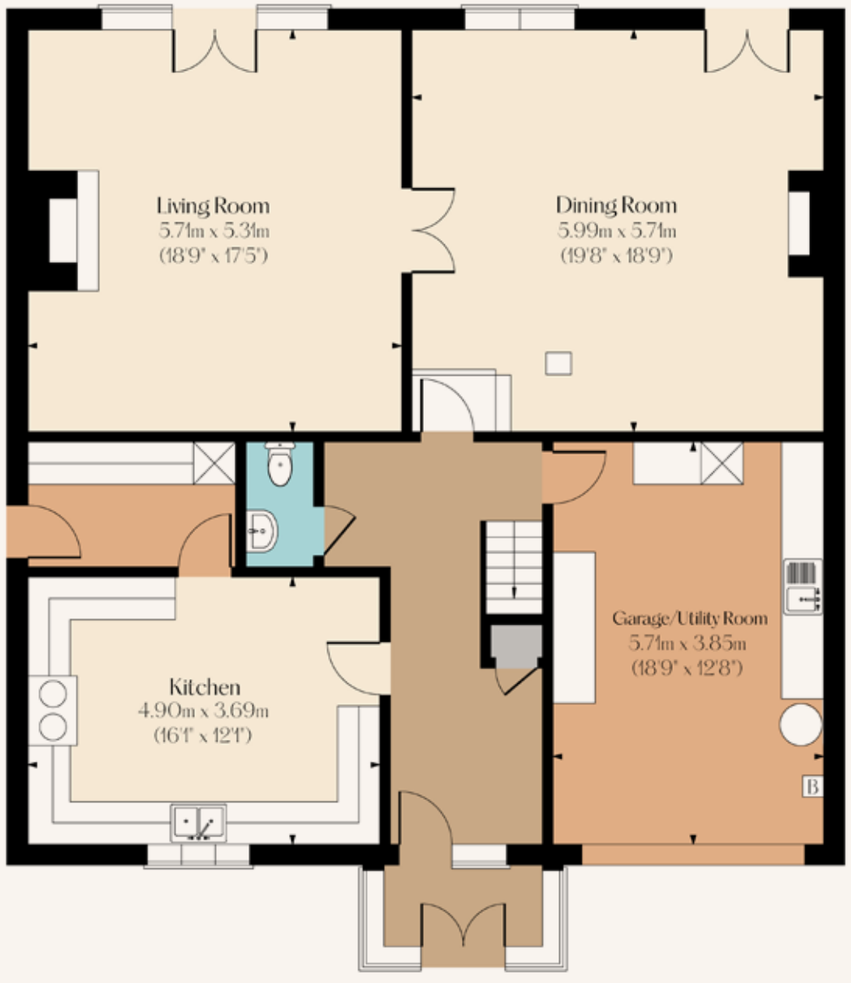
Beyond the patio is a garden mainly laid to lawn with a variety of plants and mature trees. Access can be gained to the oil tank. The garden is fully enclosed.



GROUND FLOOR

Ground Floor Approximate Floor Area:
1190 SQ.FT. (110.6 SQ.M)

Total Approximate Floor Area (Including Garage/Utility Room):
3270 SQ.FT. (303.8 SQ.M)



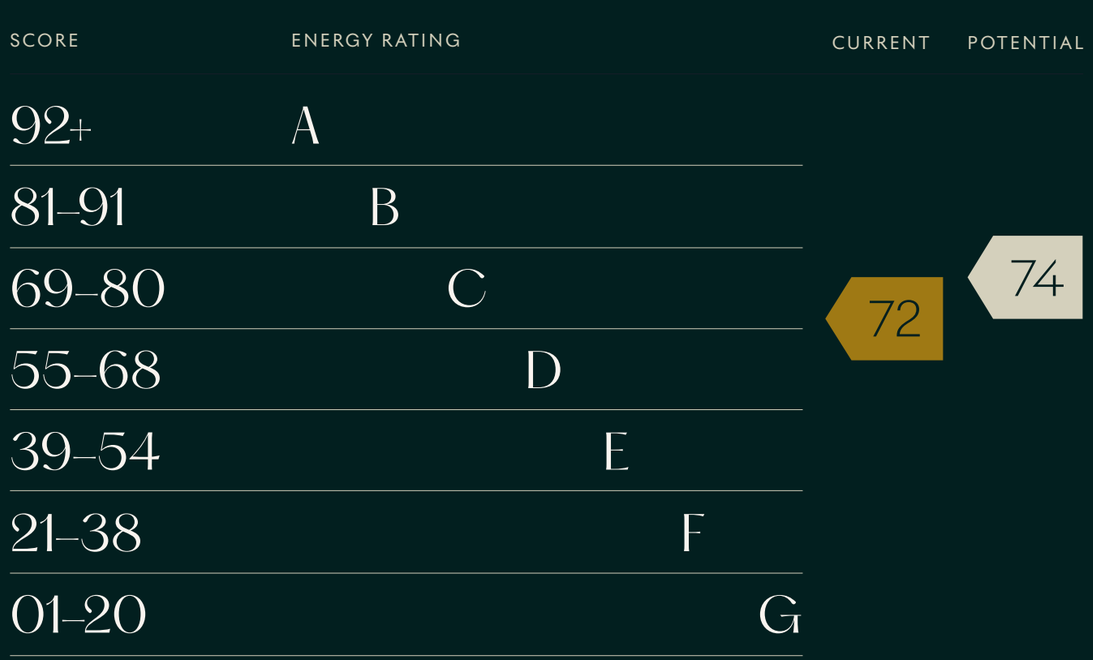
FIRST & SECOND FLOORS

First Floor Approximate Floor Area:
1297 SQ.FT. (120.5 SQ.M)

Second Floor Approximate Floor Area:
547 SQ.FT. (50.8 SQ.M.)



BEDROOMS	BATHROOMS
5	2
LIVING ROOMS	**SQFT (INCLUDING GARAGE/UTILITY ROOM)**
2	3270
TENURE	**COUNCIL TAX**
Freehold	G



Services

Mains electricity, mains water, mains drainage and an oil tank. The broadband is fibre and the mobile signal quality is good (O2).

Rights of Access & Shared Access

There is shared access via the passageway at the left hand side of the property. The access road is owned by a neighbouring property.

Covenants, Easements, Wayleaves & Flood Risk

There are no covenants and easements. There is a wayleave over the access road. The flood risk is very low.

Conservation Area

The property is within the Thorpe Salvin conservation area.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

THE OLD ENGINE HOUSE

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Asking Price
£795,000

Viewing strictly by appointment with
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