# NIRVANA

BLENHEIM

# A RARE OPPORTUNITY TO ACQUIRE AN EXCEPTIONAL PROPERTY OF CONSIDERABLE PROPORTIONS

# GRANDEUR AND EXCLUSIVITY IN A HIGHLY PRESTIGIOUS LOCATION.

*Nirvana occupies a private plot of approximately 4.6 acres and an enviable position adjacent to the renowned Lindrick Golf Course. Set within the beautiful grounds is a magnificent four/five bedroomed detached residence and a stunning three bedroomed detached cottage, making it an ideal opportunity for a large family or multi-generational living.*

## Offered to the open market for the first time in over three decades, Nirvana stands in a commanding position, enjoying views over its grounds and towards the golf course.

Its gated approach and long driveway set an impressive tone as soon as you enter the property. A substantial, south-facing front garden has the benefit of a pleasant seating terrace with a heated swimming pool and an entertainment suite with a bar and living area/kitchen.

A welcoming reception hall connects to three of the sizeable reception rooms, including a splendid drawing room. The heart of the home is the wonderful breakfast kitchen, comprising a huge central island with seating, a Wolf range cooker and a range of high-quality integrated appliances. Accessible from the breakfast kitchen is the garden room, which is filled with an abundance of natural light.

Nirvana offers a versatile layout across its three floors, making it easily adaptable to meet varying requirements. There is potential for self-contained accommodation due to a secondary stairway that links to another well-appointed kitchen on the ground floor, the second bedroom suite and the top floor of the home where there are two rooms.

The primary staircase from the reception hall features a curved oak hand rail and leads up to the main landing. The master bedroom suite is a luxurious retreat, occupying its own independent area of the first floor and incorporating an exceptionally spacious bedroom with fitted furniture, a lavish bathroom and a walk-in wardrobe. Two further large bedrooms provide ample space for all of the family, plus a room that is currently used for playing snooker but could have alternative use as a fifth bedroom.

NIRVANA COTTAGE

Positioned to the rear of the main house is Nirvana Cottage, a detached property that has been recently refurbished to create high-quality, modern living. Well-proportioned throughout, the cottage boasts an outstanding dining kitchen that showcases an extensive selection of Siemens, Bora and CDA appliances, a fabulous dining room and lounge, a luxurious master suite, two further double bedrooms and a family shower room. It also has its own garden space with a wrap-around porcelain seating terrace and a lawn.

Set within the acreage are fantastic equestrian facilities, which include a barn with six stables, an additional two stables and an all-weather manège. Numerous outbuildings, including two double garages and a triple garage, are ideal for storage and parking vehicles, as well as various driveways and hardstandings.

Nirvana is located on Lindrick Common, opposite one of Britain's finest golf courses that hosted the Ryder Cup in 1957. A range of amenities are available in Worksop, Doncaster and Retford, plus the popular town of Bawtry where there are many restaurants and boutique shops. For journeys to major cities, commuting and international airports, there is convenient access to Junction 31 of the M1, the A1 and the M18. Doncaster and Retford train stations can be reached within a short drive and provide rail links to London Kings Cross, Sheffield, York and Leeds. There is easily reachable state schooling within the local areas and private education is offered by Worksop College and Ranby House Preparatory School.

## *Nirvana*

**The property briefly comprises on the ground floor:** Entrance vestibule, reception hall, WC, cloakroom, drawing room, lounge, under-stairs storage room, formal dining room, breakfast kitchen, study, garden room, secondary stairway, second kitchen, inner hall, rear hallway, utility room, WC and integral double garage.

**Basement level:** Hallway, plant room and wine cellar.

**On the first floor:** Main landing, inner landing, master bedroom, master WC, master bathroom, master walk-in wardrobe, secondary landing, storage cupboard, bedroom 2, bedroom 2 en-suite bathroom, bedroom 2 dressing room, bedroom 3, family bathroom, office, bedroom 4, snooker room and indoor balcony.

**On the second floor:** Landing, snug, storage room and loft.

## *Nirvana Cottage*

**The property briefly comprises on the ground floor:** Entrance hall, dining kitchen, rear lobby, WC, dining room, under-stairs storage cupboard, office and lounge.

**On the first floor:** Landing, master bedroom, refreshments nook, master dressing room, master en-suite bathroom, bedroom 2, bedroom 3 and family shower room.

## *Outbuildings*

Double garage with two store rooms, single garage, utility room, two stores for the cottage, entertainment suite, store, pool plant room, filter store, triple garage, stable building with six stables, stable block with two stables and detached barn.

# GROUND FLOOR

*A heavy oak door with an obscured glazed panel opens to the entrance vestibule of Nirvana.*

## Entrance Vestibule

Having a side facing UPVC double glazed panel, coved ceiling, pendant light point and oak panelled walls. A timber door opens to the reception hall.

## Reception Hall

A grand reception hall with a rear facing UPVC double glazed panel, coved ceiling, recessed lighting, two feature archways, central heating radiator with a decorative cover and deep skirtings. A built-in glazed cabinet comprises shelving. Timber doors open to the drawing room, lounge, formal dining room and study. Timber doors with glazed panels open to the WC and cloakroom. An oak door with an obscured glazed panel also opens to the under-stairs storage room.

## WC

Having recessed lighting, wall mounted light point, central heating radiator and herringbone timber flooring. A vanity unit incorporates a granite work surface, matching upstands, an inset wash hand basin with a mixer tap and storage beneath. A timber door with an obscured glazed panel opens to the WC, which has a side facing UPVC double glazed obscured window, recessed lighting, a low-level WC and herringbone timber flooring.

## Cloakroom

Having a rear facing UPVC double glazed panel, strip lighting, cloaks hanging and deep skirtings.

## Drawing Room

20'9 x 20'0 (6.33m x 6.09m)

A palatial drawing room with front and rear facing UPVC double glazed windows, coved ceiling, pendant light points with decorative ceiling roses, built-in ceiling speakers, central heating radiators, illuminated glazed shelving and deep skirtings. There is provision for a ceiling mounted projector. Double UPVC doors with double glazed panels open to the stone seating terrace at the front of the property. A wide archway leads into another area of the drawing room with a front facing UPVC double glazed window, coved ceiling, built-in ceiling speaker, wall mounted light points, glazed display cabinet with shelving and deep skirtings. There is provision for a drop-down projector screen. The focal point of the room is the coal effect gas fireplace with a decorative mantel, a marble surround and a marble hearth. At the opposite end of the room is another wide archway where there is an area with a side facing UPVC double glazed window with a fitted window seat, coved ceiling and deep skirtings.

## Lounge

21'5 x 14'1 (6.54m x 4.29m)

Another beautiful reception room with a front facing UPVC double glazed window, coved ceiling with decorative mouldings, pendant light point with a decorative ceiling rose, central heating radiator, TV/aerial point and deep skirtings. The focal point of the room is the coal effect gas fire with a limestone mantel, surround and hearth. A built-in cupboard comprises an automatic light and shelving. Double UPVC doors with double glazed panels open to the front of the property.

From the reception hall, an oak door with an obscured glazed panel opens to the:

## Under-Stairs Storage Room

Having a rear facing UPVC double glazed panel, strip light point and a central heating radiator.

RECEPTION HALL

DRAWING ROOM

# GROUND FLOOR CONTINUED

From the reception hall, a timber door opens to the:

## Formal Dining Room

18'11 x 16'9 (5.77m x 5.10m)

A fabulous dining room that is ideal for hosting family and friends. Having a front facing UPVC double glazed window, side facing UPVC double glazed panels, coved ceiling, pendant light point with a decorative ceiling rose, wall mounted light points, central heating radiators with a decorative cover and deep skirtings. The focal point of the room is the decorative fireplace with a timber mantel and a marble surround/hearth. A timber door opens to the breakfast kitchen.

## Breakfast Kitchen

20'10 x 14'0 (6.34m x 4.26m)

A well-appointed, handmade breakfast kitchen. Having side facing UPVC double glazed windows, recessed lighting, built-in ceiling speakers, central heating radiator and limestone tiled flooring. A high-quality range of fitted base/wall and drawer units incorporates a6 granite work surface, upstands, tiled splashbacks, under-counter lighting and an inset 2.0 bowl stainless steel sink with a gold mixer tap and an Insinkerator waste disposal unit. A large central island provides additional storage and includes a matching granite work surface, a butcher's block and a round table that provides seating for four chairs. The main cooking appliance is the Wolf range cooker with a six-ring gas hob, a hot plate, two ovens and a Wolf extractor hood above. The other integrated appliances include a Neff microwave/combination oven, Gaggenau steamer, Gaggenau deep fryer, Siemens dishwasher, Viking wine cooler and a Samsung American fridge/freezer. A wide archway leads into the study. Double UPVC doors with double glazed panels open to the garden room. A timber door opens to the secondary stairway.

## Study

Having a rear facing UPVC double glazed panel, recessed lighting and limestone tiled flooring. A range of fitted furniture includes a handmade desk and a built-in cupboard with stained glass panels and shelving. A timber door opens to the reception hall.

## Garden Room

21'8 x 13'9 (6.60m x 4.20m)

A light and spacious room overlooking the gardens with front, side and rear facing UPVC double glazed windows/panels, pendant light point, recessed lighting, central heating radiator, Mitsubishi air conditioning unit and tiled flooring. Double UPVC doors with double glazed panels open to the front of the property. A UPVC door with a double glazed panel and a matching panel above also opens to the rear of the property.

From the breakfast kitchen, a timber door opens to the:

## Secondary Stairway

Having a side facing UPVC double glazed panel, partially coved ceiling, flush light point and a central heating radiator. Timber doors open to the breakfast kitchen and second kitchen. A timber door with an obscured glazed panel opens to a staircase leading down to the basement level.

FORMAL DINING ROOM

# BASEMENT LEVEL & GROUND FLOOR CONTINUED

## Basement Level

A staircase with a hand rail leads down to the:

## Cellar

**33'10 x 16'1 (10.30m x 4.90m)**

A large cellar with light, power, UPVC double glazed window and a stone slab table. The cellar houses the Worcester boiler and Range hot water cylinder.

## Ground Floor Continued

From the secondary stairway, a timber door opens to the:

## Second Kitchen

**16'3 x 15'6 (4.95m x 4.73m)**

A useful second kitchen that could be used as part of self-contained living for a relative. Having a rear facing UPVC double glazed window, a side facing UPVC double glazed panel, coved ceiling, recessed lighting, ceiling mounted wooden pulley airer for clothes and a central heating radiator with a decorative cover. A range of fitted base/wall and drawer units incorporate granite work surfaces, an oak work surface, tiled splashbacks, under-counter lighting and a Belfast sink with a gold mixer tap. The cooking area sits beneath a timber mantel and has an Aga with two hot plates, an electric two-ring hob and four ovens. There is an integrated Bauknecht dishwasher and the provision for a washing machine, a tumble dryer and an American style fridge/freezer. An opening with steps rise to a timber door that opens to an inner hall.

## Inner Hall

Having a front facing UPVC double glazed window, coved ceiling, strip lighting and a range of fitted furniture with shelving. A timber door opens to the rear hallway.

## Rear Hallway

Having recessed lighting, a central heating radiator and tiled flooring. Timber doors open to the utility room, WC and integral double garage. A heavy timber door opens to the left side of the property. A UPVC door with double glazed panels and matching side panels with integrated windows also opens to the rear of the property. Access can also be gained to a loft space.

## Utility Room

Having a side facing UPVC double glazed window, strip light and a fitted base unit with a stainless steel sink and a tap.

## WC

Having a side facing UPVC double glazed obscured window, a low-level WC and tiled flooring.

From the reception hall, a wide staircase with an oak curved hand rail and balustrading rises to the first floor.

BREAKFAST KITCHEN

GARDEN ROOM

MASTER BEDROOM

# FIRST FLOOR

## Main Landing

A large landing with a rear facing UPVC double glazed panel, coved ceiling with decorative mouldings, pendant light point with a ceiling rose, wall mounted light points, recessed lighting, central heating radiator and deep skirtings. Timber doors open to the inner landing, bedroom 3, family bathroom, office, bedroom 4 and snooker room.

## Inner Landing

Having a coved ceiling, recessed lighting, flush light point, central heating radiator with a decorative cover and deep skirtings. Timber doors (some with obscured glazed panels) open to the master bedroom, master WC, master bathroom, master walk-in wardrobe and secondary landing.

## Master Bedroom

20'9 x 14'4 (6.33m x 4.36m)

A sumptuous master bedroom with a front facing UPVC double glazed window, coved ceiling, air conditioning vents, pendant light point, recessed lighting, central heating radiator and deep skirtings. A range of fitted wardrobes incorporate recessed lighting, short hanging and shelving, and there is a large unit with granite work surfaces, upstands, drawers and a vanity table.

## Master WC

Having a rear facing UPVC double glazed window, flush light point, central heating radiator, low-level WC and herringbone timber flooring.

## Master Bathroom

A luxurious bathroom that is fully tiled and has side facing UPVC double glazed windows, recessed lighting, a built-in ceiling speaker, an extractor fan, central heating radiators with towel rails, shaver point and electric under floor heating. A range of fitted furniture incorporates short hanging, shelving and drawers. A vanity unit incorporates a marble work surface, two inset wash hand basins with chrome mixer taps, a fitted mirror, storage beneath and plinth lighting. To one corner is a Gruppo Treesse panelled bath with a chrome mixer tap, an additional shower facility, a wall mounted television and a fitted mirror above with illuminated recessed shelving. A shower enclosure includes a fitted rain head shower, an additional hand shower facility, body jets and a glazed screen/door.

## Master Walk-in Wardrobe

Having a side facing UPVC double glazed window, strip lighting and a range of fitted furniture incorporating long hanging and shelving.

From the inner landing, a timber door opens to the:

## Secondary Landing

Having a side facing UPVC double glazed window, coved ceiling, flush light point and doors opening to the storage cupboard and bedroom 2.

## Storage Cupboard

Having a side facing UPVC double glazed window and a flush light point.

MASTER BEDROOM

MASTER EN-SUITE BATHROOM

BEDROOM 2

BEDROOM 3

BEDROOM 4

SNOOKER ROOM

# FIRST FLOOR CONTINUED

## Bedroom 2

16'3 x 13'9 (4.95m x 4.20m)

Another spacious bedroom suite with a rear facing UPVC double glazed window, coved ceiling, pendant light point and a central heating radiator. A range of fitted furniture incorporates long hanging and shelving. A timber door with an obscured glazed panel opens to the bedroom 2 en-suite bathroom.

## Bedroom 2 En-Suite Bathroom

Having a front facing UPVC double glazed window, exposed timber beams, recessed lighting, wall mounted light point, partially tiled walls, central heating radiator and a shaver point. A suite in white comprises a low-level WC and a vanity unit includes a granite work surface and a matching upstand, an inset RAK Ceramics wash hand basin with a chrome mixer tap and storage beneath. To one corner is a panelled bath with a Villeroy & Boch chrome mixer tap and a hand shower facility. A timber door with an obscured glazed panel opens to the bedroom 2 dressing room.

## Bedroom 2 Dressing Room

7'3 x 6'9 (2.20m x 2.07m)

Having recessed lighting and exposed timber beams.

From the main landing, a timber door opens to:

## Bedroom 3

22'8 x 14'1 (6.90m x 4.29m)

Having a front facing UPVC double glazed window, coved ceiling, recessed lighting, central heating radiator, TV/aerial point and deep skirtings. Two built-in wardrobes comprise long hanging and shelving.

## Family Bathroom

Being fully tiled in travertine with a rear facing UPVC double glazed window, recessed lighting, extractor fan, central heating radiator, chrome heated towel rail and electric under floor heating. A suite in white comprises a low-level WC and a vanity unit incorporating a marble work surface with an upstand, a fitted vanity mirror with lighting, an inset Gama Décor wash hand basin with a chrome mixer tap and storage beneath. To one corner is a shower enclosure with a fitted rain head shower, a fitted Bristan shower, a hand shower facility and a glazed screen/door.

## Office

9'6 x 8'4 (2.90m x 2.55m)

A versatile room that is currently utilised as an office but could be turned into a fifth bedroom. Having rear facing UPVC double glazed windows, recessed lighting, central heating radiator, telephone point and deep skirtings. A range of fitted furniture includes a desk with two seating areas and storage.

## Bedroom 4

15'2 x 14'6 (4.63m x 4.43m)

A bright double bedroom with a front facing UPVC double glazed window, coved ceiling, recessed lighting, central heating radiator with a decorative cover, TV/aerial point and deep skirtings. A range of fitted furniture incorporates long hanging and shelving.

## Snooker Room

20'1 x 15'9 (6.13m x 4.80m)

Another sizeable room offering flexibility in its use. Having a front facing UPVC double glazed window, coved ceiling, snooker light, wall mounted light points, central heating radiator and deep skirtings. A range of fitted furniture incorporates a work surface, a mirrored splash back and cupboards with shelving. Double UPVC doors with double glazed panels open to the indoor balcony.

## Indoor Balcony

Having a side facing UPVC double glazed window, front and rear facing UPVC double glazed panels and deep skirtings.

From the secondary landing, a staircase with a timber hand rail and balustrading rises to the second floor.

FAMILY BATHROOM

# SECOND FLOOR AND EXTERIOR & GARDENS

## Landing

Having a side facing UPVC double glazed window, strip light point and exposed timber beams. Doors with glazed panels open to the snug and storage room.

## Snug

14'4 x 10'1 (4.38m x 3.08m)

Currently used as a snug with a side facing UPVC double glazed window, a Velux roof window, exposed timber beams and a flush light point.

## Storage Room

15'0 x 10'1 (4.57m x 3.08m)

Having a side facing UPVC double glazed window, strip light point, power and exposed timber beams. A small door opens to the loft.

## Exterior and Gardens

A private road that continues from Lindrick Road provides access to an intercom operated sliding electric gate that opens to Nirvana. A driveway flanked by exterior lighting, mature trees and lawns continues past the right side of the property and to the rear. To one side of the driveway is an area of dense planting, which contains mature trees, shrubs, lighting and a water tap.

To the rear of the property is the main block paved driveway that accommodates extensive parking for several vehicles with exterior lighting, a water tap, ornamental trees, external power points and a water fountain. Access can be gained to the main entrance door. A wrought iron pedestrian gate and a separate vehicular wrought iron gate give access to a continuation of the block paved driveway with exterior lighting and a water tap. Access can the gained to the integral double garage, double garage, single garage and the utility room of Nirvana Cottage. Access can also be gained to the rear hallway of the main house.

## Integral Double Garage

23'11 x 17'9 (7.29m x 5.40m)

Having an up-and-over electric door, side facing UPVC double glazed windows, light and power. There is access to a loft space that is ideal for storage.

## Double Garage

22'11 x 17'9 (6.98m x 5.40m)

Having an electric up-and-over door, side facing UPVC double glazed windows, light and power. An opening leads into store room 1.

## Store Room 1

10'2 x 8'7 (3.10m x 2.62m)

Having a rear facing UPVC double glazed window, light and power. A UPVC opens to an enclosed hardstanding at the rear of the building. An opening gives access to store room 2.

## Store Room 2

Having a side facing UPVC double glazed window, light and power. A UPVC door opens to an enclosed hardstanding at the rear of the building.

## Single Garage

13'1 x 10'2 (4.00m x 3.10m)

Having an electric up-and-over door, a rear facing UPVC double glazed window, light and power. A UPVC door opens to an enclosed hardstanding at the rear of the building.

## Utility Room

Used currently by the cottage, the utility room has a UPVC entrance door, light, power and another door opening to an enclosed courtyard at the rear of the cottage.

INTEGRAL DOUBLE GARAGE & DOUBLE GARAGE

# EXTERIOR & GARDENS CONTINUED

From the main driveway at the rear, a set of double timber pedestrian gates open to a stone flagged path that continues to the front of the property. A substantial large stone flagged seating terrace allows space for comfortable seating and has exterior lighting, a lawned area, mature shrubs, and is enclosed by heavy stone balustrading. There is an outdoor heated swimming pool with an adjacent fitted Mira shower and access can be gained to the entertainment suite.

## Entertainment Suite

Purpose-built for entertaining, the entertainment suite includes everything you would need for hosting guests and is perfect for use in the summer months due to its close proximity to the outdoor swimming pool.

## Bar

17'1 x 15'9 (5.20m x 4.80m)

An impressive bar with a front facing UPVC double glazed window, pendant light points, central heating radiators, Mitsubishi air conditioning unit and built-in speakers. A fitted bar incorporates matching river bed granite work surfaces, fitted mirrors with recessed lighting above and a seating area that accommodates three bar stools. Appliances include a Buffalo glass washer, an ice machine and two LEC commercial drinks fridges. A wide opening leads into the living/kitchen area. A set of bi-folding aluminium doors with double glazed panels open to the front seating terrace.

## Living/Kitchen Area

24'2 x 18'11 (7.36m x 5.77m)

A fabulous space for relaxing and preparing food for hosting occasions. Having pendant light points, track lighting, central heating radiators and built-in speakers. A range of fitted base/wall and drawer units incorporate matching work surfaces, splashbacks and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. The integrated appliances include a Neff four-ring induction hob with a downdraft extractor, two Neff Slide-and-Hide fan assisted ovens, two Neff compact ovens and a full-height Hoover fridge. A timber door opens to a hall. A set of bi-folding aluminium doors with double glazed panels open to the front seating terrace.

## Hall

11'2 x 9'2 (3.40m x 2.80m)

Having recessed lighting, central heating radiators, fitted cloaks hanging units and a drawer unit with a river bed granite work surface. Timber doors open to WC 1 and 2.

## WC 1

Having a front facing UPVC double glazed obscured window, recessed lighting, extractor fan and a heated towel rail. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap, storage beneath and an illuminated vanity mirror above.

## WC 2

Having recessed lighting, an extractor fan and a heated towel rail. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap, storage beneath and an illuminated vanity mirror above. A timber door opens to an external path next to the entertainment suite.

From the seating terrace, a stone flagged path leads down the front of the entertainment suite and provides access to WC 2 and a store.

## Store

Having a rear facing UPVC double glazed window, light and power.

From the path, steps lead down to an area where there is planted bark border with mature trees and housing the Kerosene tank. A timber door opens to the pool plant room.

## Pool Plant Room

8'2 x 6'3 (2.50m x 1.90m)

Having light and housing the Certikin boiler and pool filter.

From the front seating terrace, stone steps rise to a tiled patio which has exterior lighting and provides access to the drawing room and lounge.

A stone flagged path that is central to the house continues to stone steps that lead down to the extremely extensive garden that is mainly laid to lawn and incorporates exterior lighting, planted borders with mature trees and shrubs, a water tap and a pond. Throughout the front garden is a pitch and putt course. Within the garden is the filter store.

## Filter Store

Double UPVC doors with double glazed panels provide access and there are side facing UPVC double glazed panels and light. The filter store houses the Synergy Combi 100 filtration system for the pond.

From the front garden, stone steps with stone balustrades rise to a wide gravelled path at the left side of the property with lawns to either side. Access can be gained to the garden room and there is a block paved patio with exterior lighting and a water tap. Double composite gates open the back of the garaging where two diesel tanks are housed and a wrought iron pedestrian gate opens to field 1.

From the rear driveway, access can be gained to the triple garage with exterior lighting. A timber gate opens to a hardstanding.

## Triple Garage

Having three electric up-and-over doors, light and power.

The hardstanding has exterior lighting, a water tap and access can be gained to the stable building and field 1.

## Field 1

A large field with access to the manège that has an all-weather surface, and another stable block with two stables, light and power. A timber pedestrian gate opens to an enclosed concrete area at the rear of the store rooms and single garage, which has exterior lighting, a water tap and doors opening to store rooms 1 and 2, and the single garage.

A timber gate opens to a second field with mature trees and a detached barn.

## Stable Building

Accessible by an electric roller shutter door, the stable building currently houses six stables but has the potential to be turned back into its original capacity of eight stables.

## Detached Barn

Ideal for storage with two roller shutter doors, light and power.

From the rear driveway of the main house, an oak door with an obscured glazed panel opens to the front of Nirvana Cottage. A porcelain flagged terrace with exterior lighting wraps around from the front to the right side of the home and provides access to the main entrance door and dining kitchen. Beyond the terrace at the front, there is a garden that is mainly laid to lawn with exterior lighting. A separate artificial lawn sits adjacent to one side and access can be gained to the gymnasium, which is part of the stable building.

## Gymnasium

32'10 x 11'6 (10.00m x 3.50m)

Originally forming the additional two stables, this area of the stable building has been converted into a gymnasium and has a separate electric roller shutter door, timber double glazed windows, light and power.

ENTERTAINMENT SUITE - LIVING/KITCHEN AREA

ENTERTAINMENT SUITE - BAR

ENTERTAINMENT SUITE - BAR

FIELD 1

FIELD 1

STABLE BUILDING

ALL-WEATHER MANÈGE

# NIRVANA COTTAGE – GROUND FLOOR

A composite door with matching side panels opens to the:

## Entrance Hall

With side facing UPVC double glazed windows, pendant light point, recessed lighting, central heating radiator and oak herringbone flooring with an inset mat well. Timber doors open to the dining kitchen and dining room.

## Dining Kitchen

23'11 x 17'6 (7.29m x 5.34m)

A contemporary dining kitchen with a front facing UPVC double glazed window, pendant light points, recessed lighting, built-in speakers, feature panelled wall, central heating radiators and oak herringbone flooring. A range of fitted furniture incorporates fitted wall units and a central island with a quartz work surface that provides seating for four chairs and an inset Schock 1.0 bowl sink with a gold Quooker boiling water tap. Appliances include a Bora four-ring induction hob with a downdraft extractor, two Siemens Studioline fan assisted ovens, a Siemens steam oven, a Siemens microwave, a Siemens full-height fridge, Siemens under-counter freezer, a Siemens dishwasher and a two CDA wine coolers. There is a pantry cupboard with a matching quartz work surface and an under-counter fridge. A UPVC sliding door with double glazed panels opens to the porcelain seating terrace at the right side of the property. A timber door opens to the rear lobby.

## Rear Lobby

With recessed lighting and oak herringbone flooring. A timber door opens to the WC. A composite door with a glazed panel and a matching side panel opens to the rear of the property where there is an external courtyard that provides access to the utility room and two stores (one of which houses the boiler serving Nirvana Cottage).

## WC

Having recessed lighting, a central heating radiator and oak herringbone flooring. A suite in white comprises a low-level WC and a wash hand basin with a gold mixer tap, a tiled splashback and storage beneath.

From the entrance hall, a timber door opens to the:

## Dining Room

13'10 x 12'10 (4.22m x 3.90m)

A tastefully decorated dining room with a front facing UPVC double glazed window, recessed lighting, pendant light point, partially panelled walls, wall mounted light points, central heating radiator and oak herringbone flooring. The focal point of the room is the log burner with a decorative oak effect mantel, a brick surround and a slate hearth. There is a range of fitted glassware shelving and an alcove with a slate shelf. Doors open to the under-stairs storage cupboard, office and lounge.

## Under-Stairs Storage Cupboard

With an automatic recessed light point, fitted shelving and oak herringbone flooring.

## Office

23'11 x 8'9 (7.30m x 2.67m)

With front and side facing UPVC double glazed windows, recessed lighting, central heating radiators and oak herringbone flooring.

## Lounge

12'10 x 9'10 (3.90m x 3.00m)

Having a rear facing UPVC double glazed window, recessed lighting, a feature panelled wall with LED lighting and a central heating radiator.

From the entrance hall, a staircase with a timber hand rail rises to the first floor.

DINING KITCHEN

DINING ROOM

LOUNGE

WC

# NIRVANA COTTAGE – FIRST FLOOR

## Landing

Having a Keylite roof window, recessed lighting and a central heating radiator. Timber doors open to the master bedroom, master en-suite bathroom, bedroom 2, bedroom 3 and family shower room.

## Master Bedroom

24'0 x 13'1 (7.32m x 4.00m)

A splendid master bedroom of sizeable proportions. Having a front facing UPVC double glazed window, recessed lighting, pendant light point, air conditioning vents, central heating radiator and a log effect gas fire. A wide opening leads into the master dressing room that is very well appointed and has a rear facing UPVC double glazed window, recessed lighting, air conditioning vents and a central heating radiator. A range of fitted furniture includes LED lighting, short hanging, drawer units, shelving and a vanity table with a fitted mirror. An opening leads into a refreshments nook.

## Refreshments Nook

Having a recessed light point and timber flooring. A range of fitted base and wall units incorporate a quartz work surface, matching upstands and splashbacks, under-counter lighting and an inset 1.0 bowl sink with a Quooker tap. There is an under-counter fridge.

Situated across the landing is the:

## Master En-Suite Bathroom

Being fully tiled and having a rear facing UPVC double glazed window, recessed lighting, extractor fan, illuminated vanity mirror, heated towel rail and an illuminated tiled recess. A NK Porcelanosa suite in white comprises a wall-mounted WC and a wash hand basin with a black mixer tap and storage beneath. There is also a freestanding NK Porcelanosa bath with a black mixer tap and an additional and shower facility. To one corner is a walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility, a tiled recess and a glazed screen.

## Bedroom 2

17'5 x 9'9 (5.32m x 2.98m)

A good-sized double bedroom front and side facing UPVC double glazed windows, recessed lighting, air conditioning vents and a central heating radiator. Fitted furniture includes short hanging, shelving and a desk.

## Bedroom 3

17'5 x 9'0 (5.32m x 2.75m)

Another double bedroom with rear and side facing UPVC double glazed windows, recessed lighting, air conditioning vents, wall mounted light points, data points and a central heating radiator. A range of fitted furniture includes short hanging, drawers, a desk and a vanity table with a fitted mirror.

## Family Shower Room

Being fully tiled with a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, illuminated vanity mirror, heated towel rail and an automatically activated floor light. A suite in white comprises a low-level Imex WC and a wash hand basin with a black mixer tap and storage beneath. To one wall is a walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen.

MASTER BEDROOM

MASTER BEDROOM

BEDROOM 2

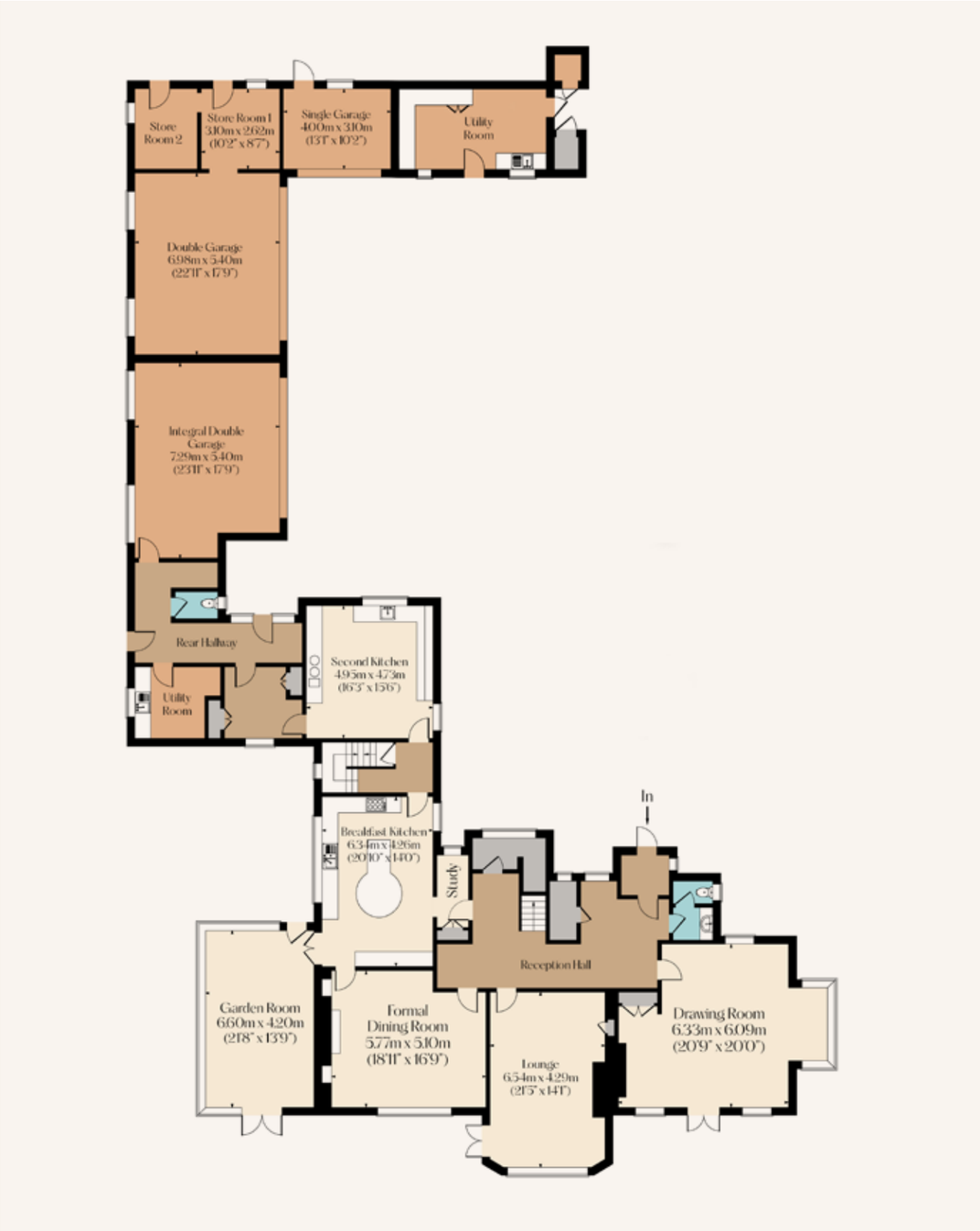
MASTER EN-SUITE BATHROOM

FAMILY SHOWER ROOM

# NIRVANA GROUND FLOOR

Ground Floor Approximate Floor Area:
2917 SQ.FT. (271.0 SQ.M)

Garaging Approximate Floor Area:
941 SQ.FT. (87.4 SQ.M)




# NIRVANA FIRST FLOOR

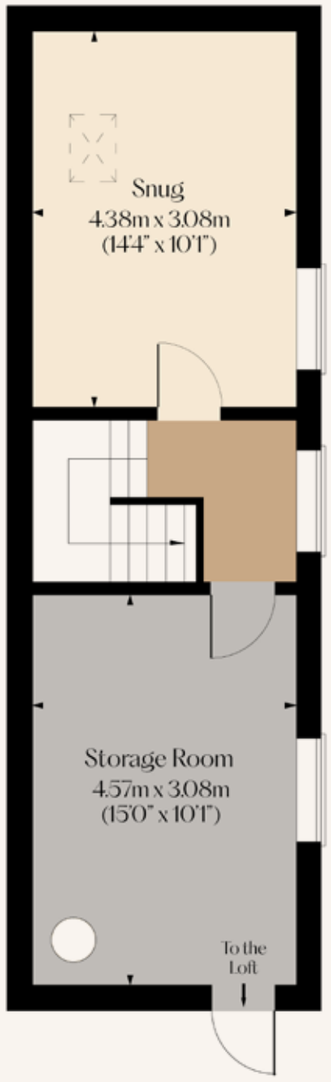
First Floor Approximate Floor Area*:
2549 SQ.FT. (236.8 SQ.M)

*Including Above Garage Storage

Total Approximate Floor Area:
6628 SQ.FT. (615.8 SQ.M)

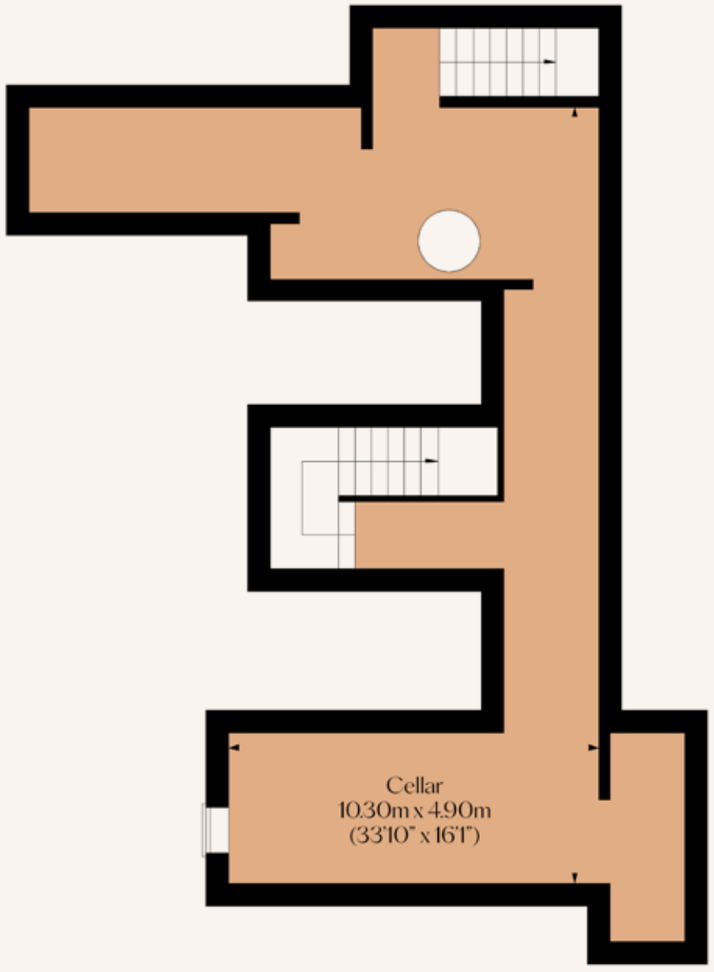
# NIRVANA SECOND FLOOR

Approximate Floor Area:
692 SQ.FT. (64.3 SQ.M)



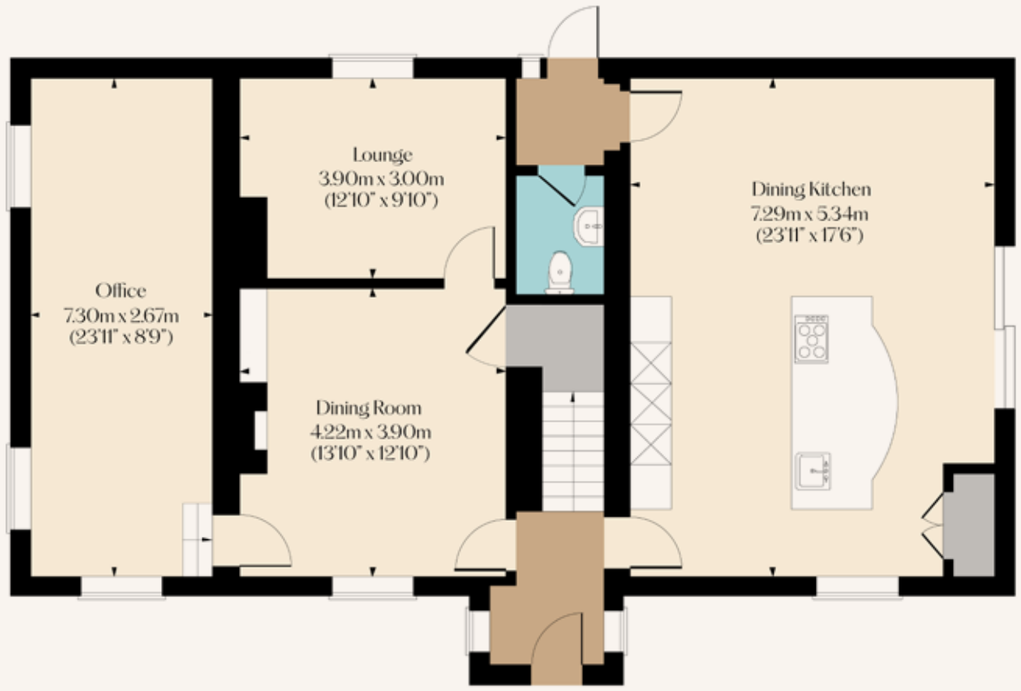

# NIRVANA BASEMENT

Approximate Floor Area:
470 SQ.FT. (43.7 SQ.M)



# NIRVANA COTTAGE GROUND FLOOR

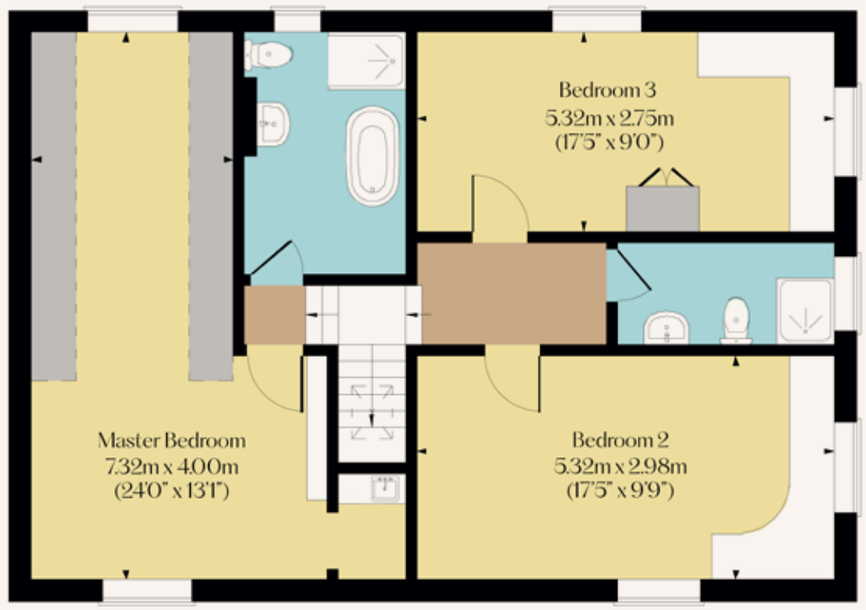
Cottage Ground Floor Approximate Floor Area:
1135 SQ.FT. (105.3 SQ.M)




# NIRVANA COTTAGE FIRST FLOOR

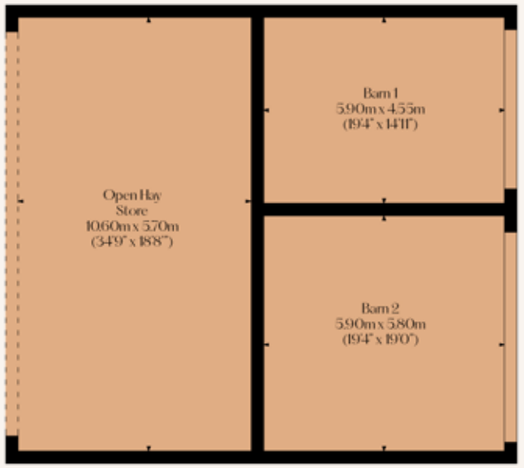
Cottage First Floor Approximate Floor Area:
844 SQ.FT. (78.4 SQ.M)

Cottage Total Approximate Floor Area:
1979 SQ.FT. (183.7 SQ.M)

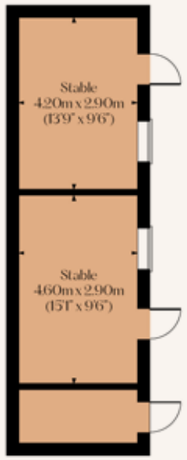


# OUTBUILDINGS

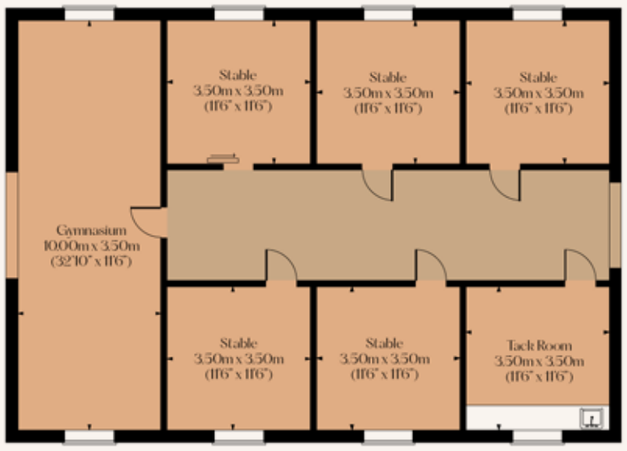
Outbuildings Approximate Floor Area:
4632 SQ.FT. (430.3 SQ.M)




Detached Barn




Stable Block

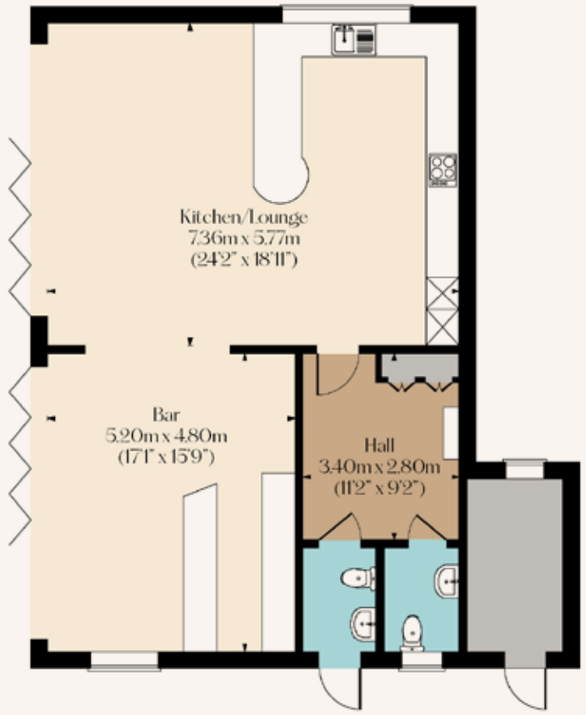


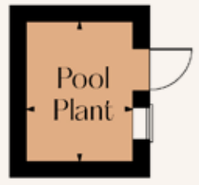

Stable Building



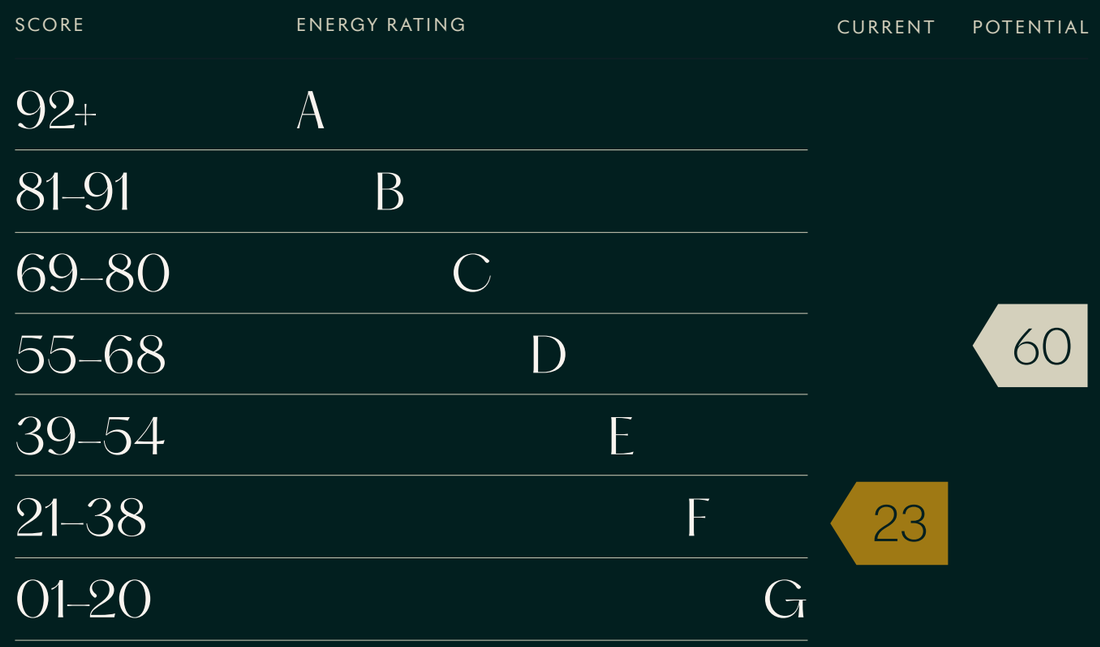
# OUTBUILDINGS

Entertainment Suite



| | |
|---|---|
| BEDROOMS (HOUSE & COTTAGE)<br>4/5 / 3 | BATHROOMS (HOUSE & COTTAGE)<br>3 / 2 |
| LIVING ROOMS (HOUSE & COTTAGE)<br>5 / 3 | SQFT (NIRVANA)<br>6,628 |
| SQFT (NIRVANA COTTAGE)<br>1,979 | SQFT (OUTBUILDINGS)<br>4,632 |
| TENURE<br>Freehold | COUNCIL TAX<br>H |




NIRVANA COTTAGE - CURRENT C69 / POTENTIAL C75

## Services

There are kerosene and diesel tanks for the heating systems and propane gas for the gas fires and Wolf range cooker in the main house. There is mains electricity and mains water. The drainage is connected to a septic tank that is shared with three neighbours. There is ADSL broadband at the property and the mobile signal quality is average.

## Rights of Access & Shared Access

The residents have a right of access to the private road which is owned by Lindrick Golf Club.

## Covenants, Easements, Wayleaves and Flood Risk

None and the flood risk is very low.

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.

# NIRVANA

Lindrick Common, Worksop,
S81 8BA

## Offers in the Region of £2,595,000

Viewing strictly by appointment with our consultant on: 0114 358 2020

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