



Frithwood Farm Cottage  
Frithwood Lane | Elmton | Worksop | Nottinghamshire | S80 4LT

# FRITHWOOD FARM COTTAGE



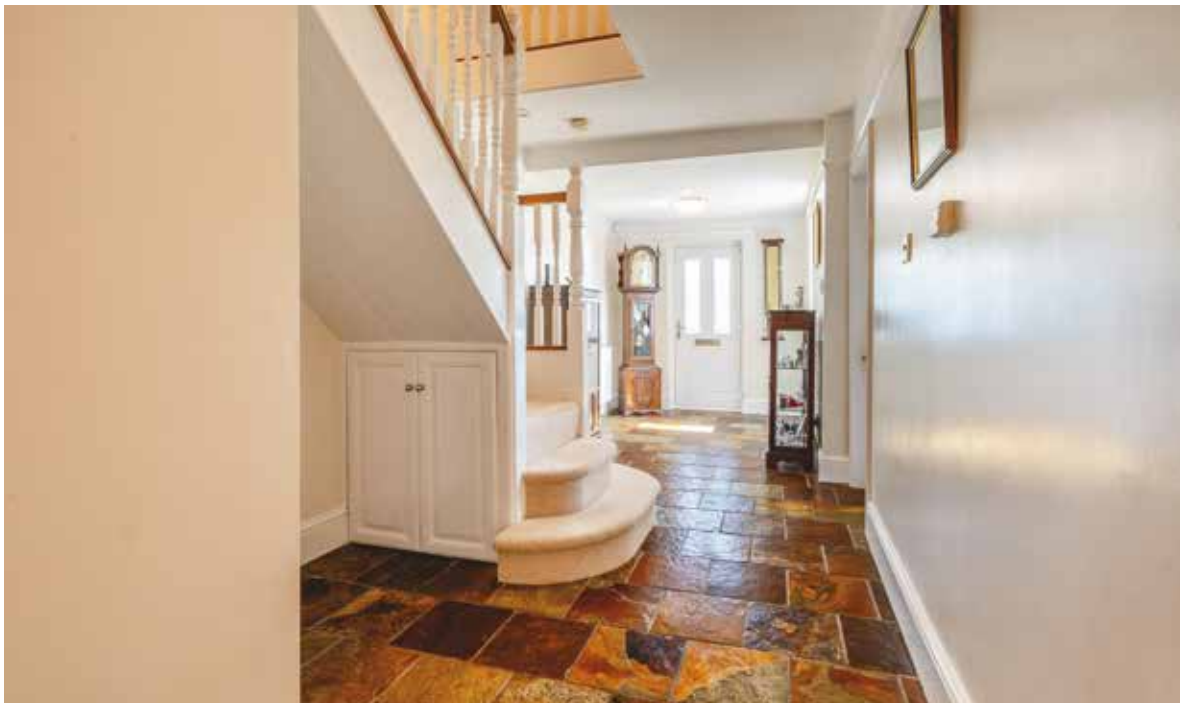
*A beautiful family home, occupying a delightful rural setting, surrounded by glorious open countryside, set within private ½ an acre gardens, enjoying a southwest facing aspect.*



Formerly two adjoining cottages, sympathetically converted and extended, retaining original period features, offering spacious four bedroom accommodation, flooded with natural light whilst enjoying a stunning outlook to all aspects over grounds and adjoining countryside whilst benefitting from a detached triple garage.

A beautiful home, formerly part of the Chatsworth Estate, renovated and modernised resulting in a home displaying a complimentary contrast of original character and modern living. The versatile accommodation incorporates an impressive living kitchen which is linked to a stunning garden room, a generous lounge, snug and home office whilst four bedrooms are complemented by four bathrooms.

The grounds adjoin open countryside resulting in the most idyllic of settings, the location offering a tranquil haven for those seeking a serene countryside retreat whilst local services are in abundance, surrounding commercial centres are easily accessible and both the M1 and M18 motorways are within a short drive; train services provide a direct link to the capital.





# GROUND FLOOR

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An entrance door opens into a centrally positioned reception hall at the front of the home which has windows to two aspects, full tiling to the floor and a staircase to the first floor. A cloakroom / W.C is presented with a modern two piece suite and a snug, positioned to the front aspect of the home offers versatile accommodation, has two windows and excellent levels of natural light.

A home office to the side of the house commands a delightful outlook over the gardens.

The lounge offers generous accommodation and enjoys a double aspect position with windows to both the front and side elevations; a stunning room with an oak floor and a rustic brick chimney breast which is home to a wood burning stove.

The living kitchen forms the hub of the home, has windows overlooking the garden and internal French doors leading through to the garden room. Presented with a comprehensive range of bespoke furniture complemented by work surfaces with an inset drainer and a sink unit whilst having a tiled floor and a range of appliances including a Stoves double oven, induction hob and grill, which has a mosaic styled splash back, and a dishwasher.

An adjoining utility has furniture with a work surface and an inset sink, two windows, full tiling to the floor, plumbing for an automatic washing machine and a dryer, and within the units, a larder style fridge freezer.

A boot room to the opposite side of the kitchen has a bank of useful storage cupboards to one wall, three window and an external door to the side aspect of the home.

The garden room offers spacious accommodation, is flooded with natural light, commands impressive views over the gardens whilst twin doors open directly onto an external terrace.













# FIRST FLOOR

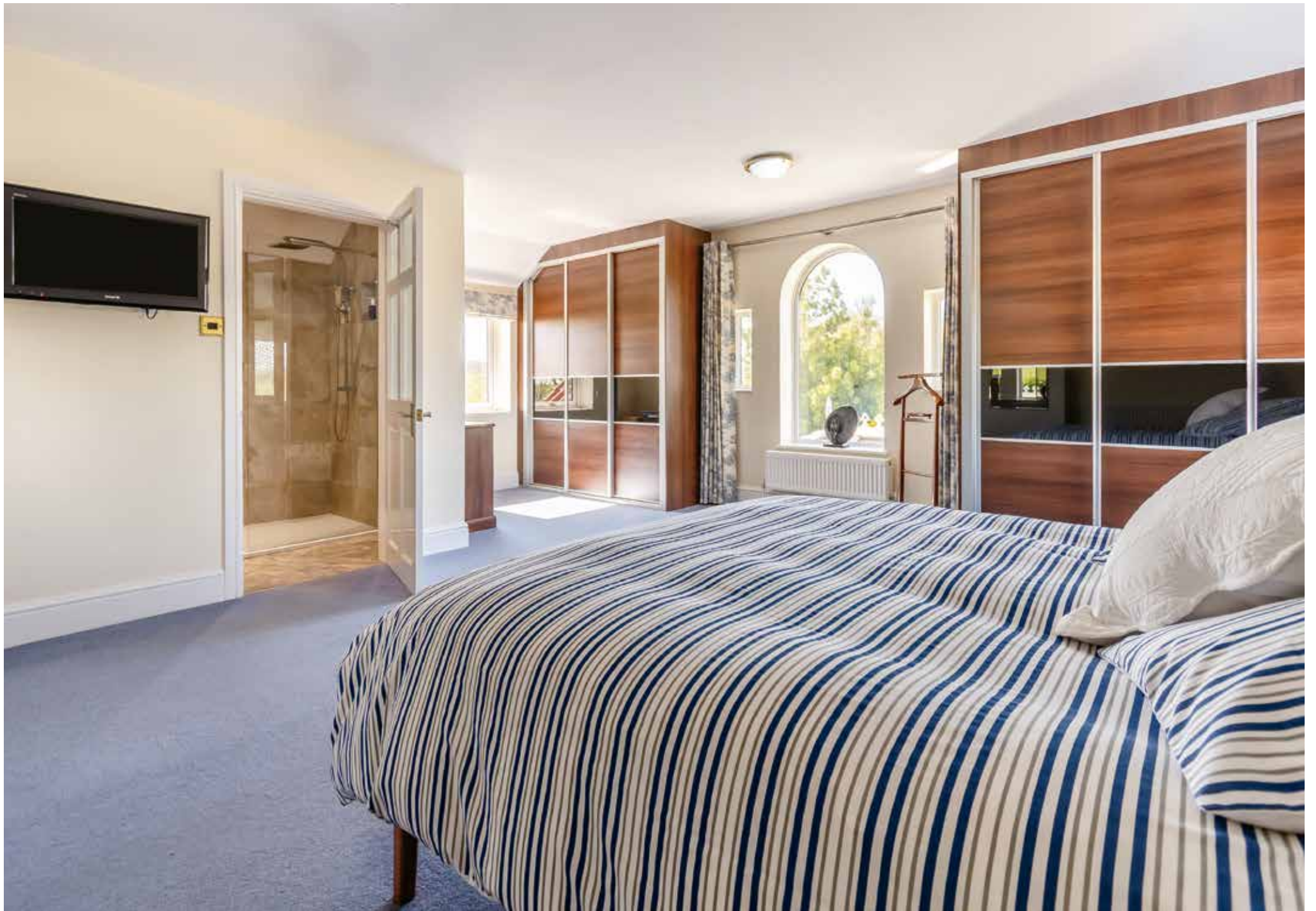
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A generous landing has an airing cupboard which is home the hot water cylinder tank.

The principal bedroom suite is positioned to the rear of the home and is exceptional from all viewpoints; a generous bedroom with windows to three aspect commanding stunning views over the gardens and surrounding countryside. There are fitted wardrobes, a dressing area and en-suite accommodation incorporating a low flush W.C, a wall hung wash hand basin and a shower with a fixed glass screen, all complemented by feature tiling and a vertical radiator.

There are three additional bedrooms; two double rooms located to each side aspect of the home, both commanding stunning views and benefitting from fitted wardrobes and built in storage cupboards, en-suite facilities presenting a low flush W.C, a wash hand basin and a shower. The fourth bedroom is positioned to the front of the home and has a window overlooking open countryside. The family bathroom has a low flush W.C, a wall hung sink with vanity drawers beneath and a panelled bath. There is a window to the front and a vertical radiator.















# OUTSIDE

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Electronically operated timber gates open to a gravelled driveway which extends beyond the property to a parking area at the rear before gaining access to the triple garage. To the front of the house, set behind a brick wall and hedged boundary is a lawned garden which extends to the main garden area at the side and rear of the property which enjoys a south / southwest facing aspect. At the immediate rear of the house a flagged terrace adjoins the garden room and is slightly sheltered by established trees and landscaped beds; the garden in the main is laid to lawn, has a secondary patio area, and circular shaped planted beds with a feature central patio, all enclosed within a treelined, and hedges borders and extends to approximately  $\frac{1}{2}$  an acre.

## Triple Garage

A brick-built garage with a double and single bay, two electronically operated entrance doors, power, lighting and a car charging point. First floor storage space and solar panels.





# LOCATION

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## Elmton, Worksop

A delightful village located in open countryside southeast of Sheffield city centre (15 miles) and West of Worksop (6.7 miles) only a few miles from the main connection road to the A1 and M1 motorways. Centrally located for Sheffield, Worksop, Newark, Chesterfield and Retford and Kiveton Park having rail connections including a direct rail link to London's Kings Cross. Junction 30 of the M1 motorway is within ten minutes' drive and the property is centrally placed for commercial centres including Sheffield, Chesterfield, Retford and Mansfield.

Attractions include Sherwood Forest and Clumber Park which offers cycling and walking opportunities; all year round events including summer concerts. Bolsover Castle, Creswell Crags and Rother Valley and the popular water park is within a 20 minute drive as is Meadowhall. Further attractions include Hodscok Priory and the delightful grounds in which it sits, Chatsworth House and the glorious scenery associated with the National Peak Park, Chesterfield canal and the Turnerwood Locks whilst Lindrick and Bondhay golf clubs are both close by. In short, a delightful location offering a peaceful retreat whilst every day 'hustle and bustle' can be reached within a short walk.

Chesterfield	2.8 Miles	Hope Valley	21 Miles
Sheffield	15 Miles	Rotherham	20 Miles
Bolsover	4 Miles	Nottingham	25 Miles





# INFORMATION

A Freehold property with mains water and electricity. Drainage via a Septic Tank and oil fired central heating.  
EPC Rating - D.

Council Tax Band - F.

Fixtures and fittings by separate negotiation.

## Directions

From the M1 take the turn off at Junction 30 (Barlborough). From here continue onto Creswell Road and then onto Sheffield Road following signs for Newark (A616). Shortly after entering the 40 MPH sign on the edge of Creswell take the right turn to Elmton and at the end of Hazlemere Road turn left onto Wood Lane. After just a few metres on Wood Lane, turn right onto Frithwood Lane. As you drive down this scenic country lane, take a right hand turn before arriving at Frithwood Farm Cottage.

£ 775,000



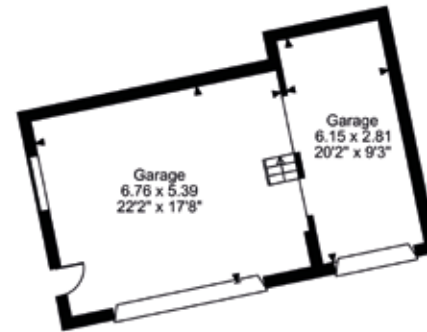
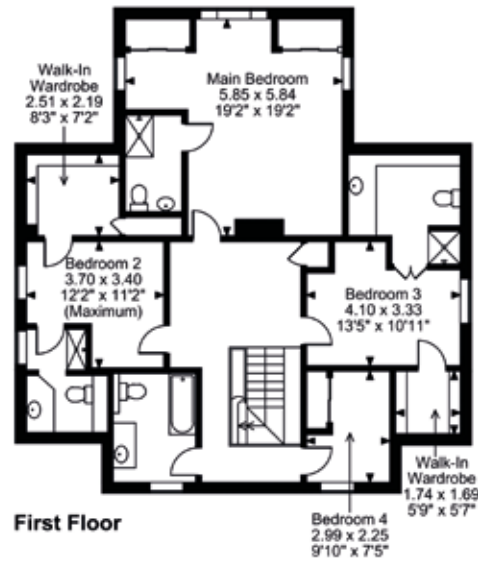
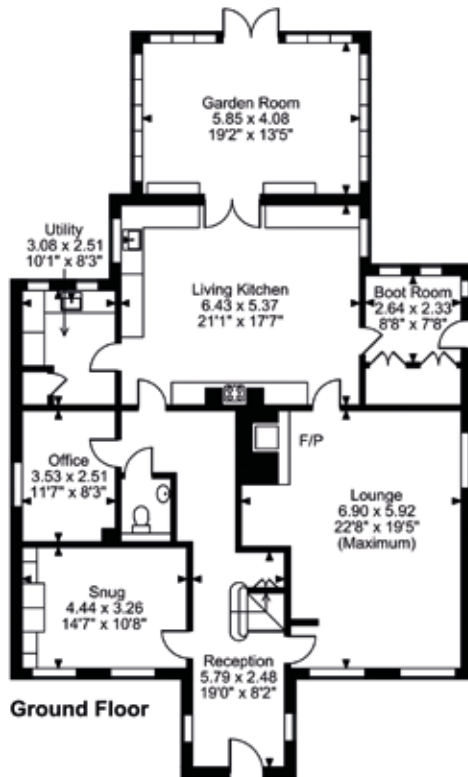
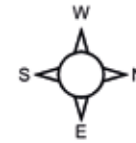
**Frithwood Farm Cottage Frithwood Lane, Elmton, Worksop**

**Approximate Gross Internal Area**

**Main House = 3067 Sq Ft/285 Sq M**

**Garage = 587 Sq Ft/55 Sq M**

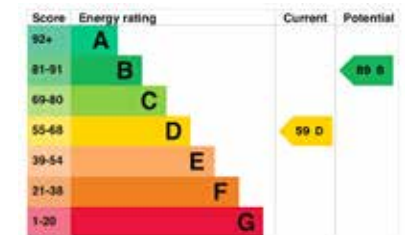
**Total = 3654 Sq Ft/340 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

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