





A COMPOSED FIRST IMPRESSION

Tucked away within the peaceful rural setting of Sutton-cum-Lound, this distinctive detached self-build home, constructed in 1985, sits proudly within a generous plot, offering both space and a wonderful sense of privacy. Designed with longevity and individuality in mind, it is a home that has been thoughtfully created to balance character, practicality and everyday comfort.

The house itself presents with quiet confidence. A sheltered frontage, supported by classical-style columns, offers a welcoming place to pause, whether arriving home or enjoying a moment overlooking the garden.





AN INVITING AND ELEGANT ARRIVAL

Step inside and a sense of space and refinement unfolds immediately. The entrance hall is both impressive and welcoming, filled with natural light from glazing set either side of the front door, creating a bright first impression throughout the day. Soft green tones introduce a calm atmosphere, subtly reflecting the surrounding gardens beyond.

At its centre, a bespoke oak staircase, newly installed, rises with quiet confidence. Beautifully crafted, it anchors the space with warmth and texture while setting the tone for the home. From here, the layout flows with ease, as the principal living spaces unfold naturally from the hallway, thoughtfully arranged to balance openness with definition.



ENTERTAIN IN STYLE

To the right, the dining room echoes the elegance of the lounge opposite, featuring its own bay window overlooking the front garden, along with glazed double doors opening directly from the entrance hall. Designed with gathering in mind, it lends itself equally to intimate dinners and larger occasions with friends and family.

The proportions comfortably accommodate a generous dining arrangement, while the bright outlook and garden-facing aspect create an inviting and composed setting throughout the day.





A REFINED PLACE TO UNWIND

Positioned to the left of the entrance hall, the main lounge is a beautifully bright and welcoming space, enhanced by its south-facing aspect. A bay window to the front draws in natural light throughout the day, while feature arched windows to the side add architectural interest and further amplify the sense of space. The addition of a log burning stove by the current owners, set upon a slate hearth, introduces both warmth and atmosphere, creating a room that feels equally suited to relaxed afternoons or cosy evenings in.





THE HEART OF THE HOME

To the rear of the home, the kitchen unfolds as a space shaped for both function and flow. Ceramic tiled flooring runs underfoot, grounding the room, while classic Shaker-style cabinetry is paired with smooth Corian worktops, creating a composition that feels both timeless and practical.

A peninsular island extends the working area, offering generous preparation space while naturally inviting conversation. Whether used for casual dining or a place to pause with a morning coffee, it becomes an integral part of the room's daily rhythm.





FROM KITCHEN TO FIRESIDE

A striking exposed brick inglenook fireplace forms the focal point, housing a substantial log burner that anchors the room with warmth and rustic charm. This is a kitchen that invites connection, whether cooking, dining or simply spending time together.

Practicality is equally well considered. A generous utility room, accessed from both the kitchen and a rear door, provides excellent additional storage, worktop space and houses the boiler, keeping the main kitchen uncluttered. A recently decorated WC sits just off this area, while internal access leads through to the double integral garage, complete with useful loft space above.



A PRIVATE CORNER OF THE HOUSE

Continue back through the kitchen-diner and into the snug, where the atmosphere softens into something more relaxed and enclosed. A natural retreat, it offers a gentle contrast to the openness of the spaces before.

In the colder months, it becomes a place to unwind, shaped by warmth and comfort. As the seasons shift, sliding doors open directly onto the garden, inviting in fresh air and greenery, allowing the room to adapt with ease throughout the year. Balanced between quiet seclusion and an easy connection to the outdoors, it lends itself equally to peaceful moments or informal gatherings that extend beyond its walls.





A LIGHT FILLED LANDING

Rising from the entrance hall, the oak staircase leads to a bright and airy landing, where a large south-facing window draws in natural light throughout the day. Sunlight moves gently across the space, enhancing its openness and creating a calm, uplifting atmosphere from morning through to evening.

The craftsmanship continues with oak balustrades that line the centre of the landing; they bring a quiet sense of continuity, framing the staircase while adding both structure and a subtle detail to the upper level. It is a space that feels calm and open, offering a gentle pause between the floors while connecting each of the bedrooms with ease.



REFRESH & REVIVE

Serving the first floor, the family bathroom is both spacious and thoughtfully designed, offering a calm and practical environment for everyday use. At its centre, a generously sized bath provides the perfect place to unwind, complemented by a large walk-in shower for convenience and flexibility.

A pedestal wash basin and WC complete the suite, while a towel radiator adds comfort and warmth. Finished with neutral tiling to both the walls and floor, the space feels timeless and easy to maintain, creating a bathroom that is as functional as it is quietly elegant.





WAKING TO OPEN VIEWS

The principal bedroom has been thoughtfully extended to enhance both space and connection to its surroundings, creating a calm and indulgent retreat. A Juliette balcony opens up the room, inviting in fresh air and framing uninterrupted views across the garden and open fields beyond, a beautiful backdrop that shifts with the seasons and brings a real sense of tranquillity.





COMFORT & PRIVACY

The proportions allow comfortably for king-sized furniture, with space remaining for additional pieces or a relaxed seating area, ensuring the room feels both generous and restful. Natural light flows in, further enhancing the sense of openness and quiet luxury.

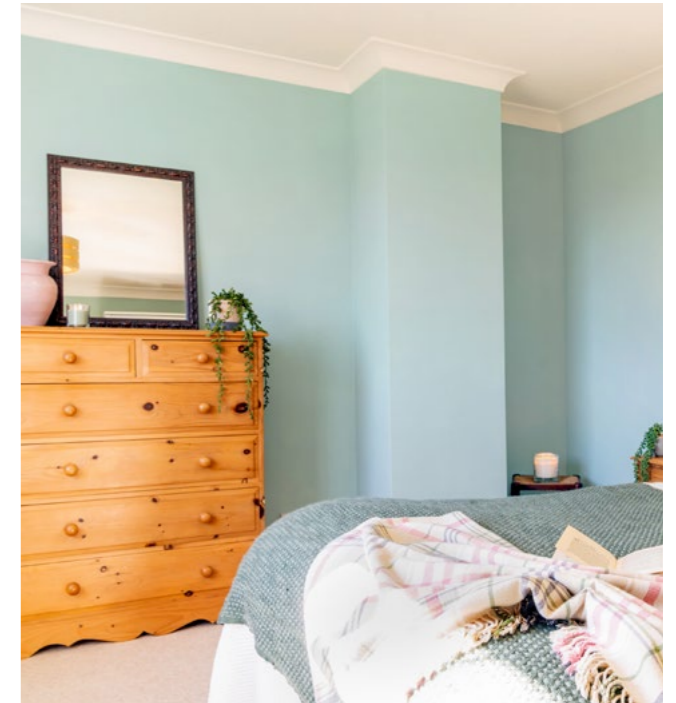
The en-suite shower room is well-appointed, featuring an enclosed shower, WC and a wash basin set within a vanity unit, complemented by a towel radiator for everyday comfort. Together, this suite offers a private and well-balanced space, perfectly suited to both relaxation and practicality.





A SPACIOUS & SUNLIT BEDROOM

Bedroom two is a generous double room, beautifully positioned on the front elevation to enjoy a south-facing aspect. Natural light fills the space, enhancing the sense of warmth and openness. There is ample room for fitted furniture, making it both practical and comfortable and the perfect room for a guest suite or a well-appointed second bedroom.





ROOMS THAT ADAPT WITH EASE

Also set to the front of the home, bedroom three is another well-proportioned double, enjoying views across the front garden. Light and inviting, it offers flexibility for family living, whether as a bedroom, guest space or study, depending on need.

Positioned at the rear, bedroom four enjoys a tranquil outlook, with views over the garden and pond beyond. It is a quiet and restful space, perfect as a bedroom, nursery or home office. A useful storage cupboard housing the water tank is also located here, adding a practical element without compromising the room's usability.



GARDENS & GROUNDS DESIGNED FOR LIVING

Set within a generous plot of approximately a quarter of an acre, the outside space has been carefully arranged to make the most of its setting. A series of terraced seating areas provide options to follow the sun throughout the day, offering a variety of places to relax or entertain.

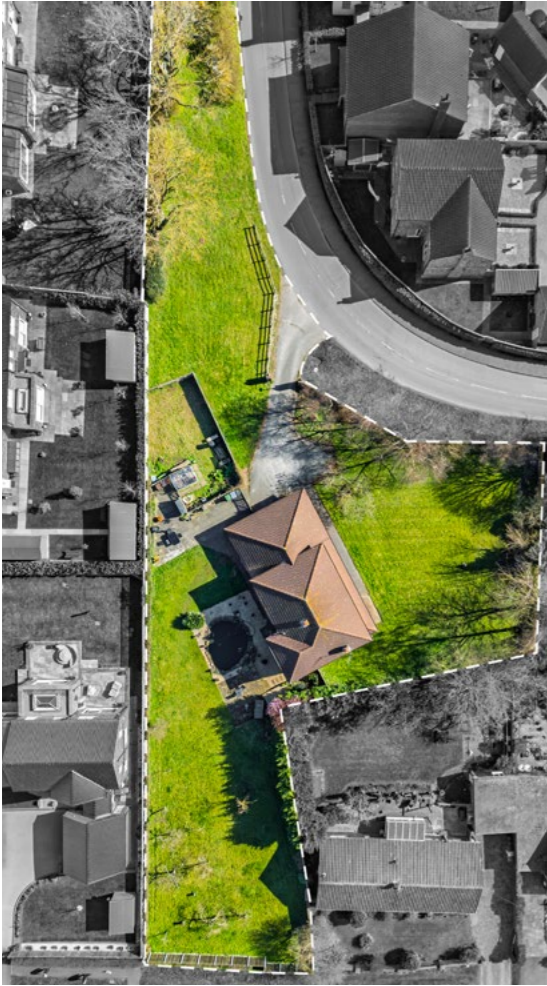
At the centre of the garden, a pond, reaching around six feet at its deepest point, forms a calm focal feature, home to approximately fifteen fish and bringing gentle movement to the landscape. Beyond, an orchard of apple, pear and plum trees introduces seasonal interest along with the pleasure of homegrown produce.



The rear garden is fully enclosed, providing a strong sense of privacy and security. To the front, there is provision for electric gates and ample parking for multiple vehicles.

Practical elements are equally well considered, including a useful store attached to the side of the garage, ideal for keeping outdoor equipment neatly organised. Altogether, the grounds extend the living space outdoors, balancing usability with a lifestyle shaped around time spent outside.





ON YOUR DOORSTEP

Trevarthen House enjoys a wonderful position within the welcoming village of Sutton-cum-Lound, where a strong sense of community blends seamlessly with the surrounding countryside. Life here moves at a gentler pace, with familiar moments such as the weekly chime of church bells adding to the character and connection of village living.

The village hall provides a focal point for local events and gatherings, while the landscape beyond invites you to explore. Daneshill Lakes and the open fields surrounding the village offer far-reaching walks, ideal for both leisurely afternoons and more active days outdoors. For dog walkers, the nearby canal is a firm favourite, while a number of well-regarded golf courses in the area offer the perfect setting for relaxation and socialising.

For everyday amenities, the market town of Retford is just a short drive away, offering a variety of shops, cafés and restaurants. When it comes to days out, Bawtry, Clumber Park and the Yorkshire Wildlife Park all provide excellent options, whether you are looking for boutique shopping, nature trails or family-friendly experiences.

Families are particularly well catered for, with a village primary school close by for younger children. Independent options include Ranby House, known for its nurturing environment, while Worksop College offers an exceptional secondary education, both within easy reach.

Set within this peaceful yet well-connected location, Trevarthen House offers a lifestyle that balances countryside tranquillity with everyday convenience, an ideal setting for modern family living. Trevarthen House is a home that effortlessly brings together space, character and setting. From its thoughtfully designed interiors to its private gardens and idyllic village location, it offers a lifestyle that feels both grounded and indulgent. A place to grow, to unwind and to truly feel at home.

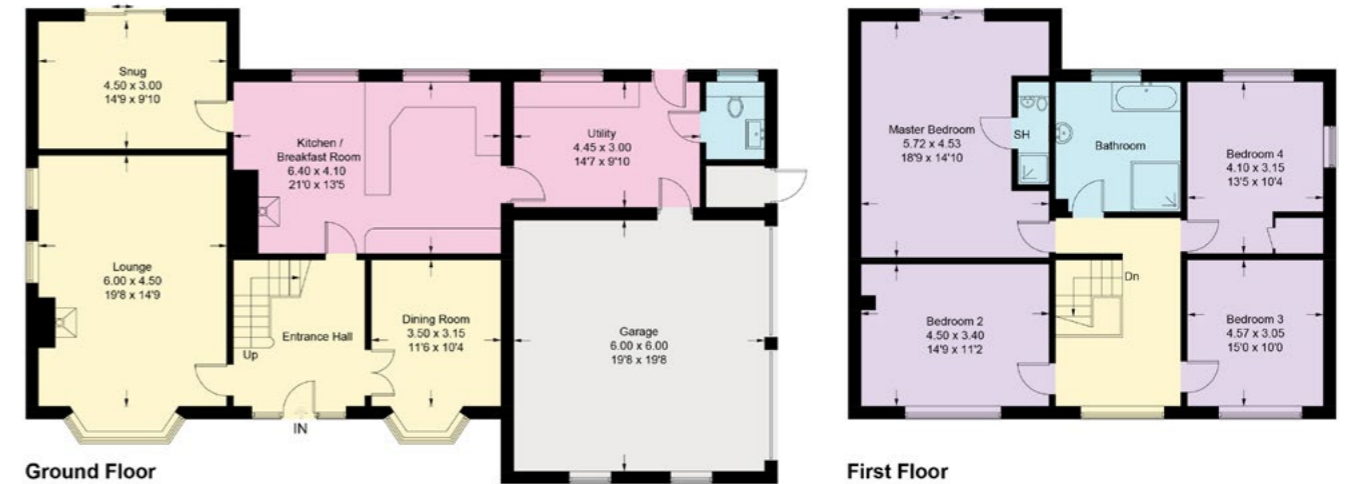
FLOOR PLAN

Approximate Gross Internal Area = 204.6 sq m / 2202 sq ft.

Garage = 36 sq m / 387 sq ft.

Total = 240.6 sq m / 2589 sq ft.

Illustration for identification purposes only. Measurements are approximate. Not to scale.



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