

# YEW TREE COTTAGE



BLENHEIM





A STUNNING  
FAMILY HOME,  
CONSCIOUSLY  
DESIGNED FOR  
LUXURY LIVING

# WHERE SEMI-RURAL LIVING MEETS CLEAN, CONTEMPORARY INTERIORS, WELCOME TO YEW TREE COTTAGE.

*Nestled in a peaceful setting on a private lane in the wonderful village of Thorpe Salvin, this stone-built, four/five bed roomed residence has been carefully adapted to meet the demands of modern family living, whilst staying true to its 19th century roots.*





Finished to a high standard, Yew Tree Cottage offers generously proportioned accommodation that is filled with an abundance of natural light, creating an uplifting yet calming atmosphere.

Modern technologies have been incorporated into the home, including under floor heating and a mechanical ventilation with heat recovery system throughout, ensuring a comfortable living environment.

Four reception rooms of sizeable proportions provide ample living space for a growing family. The centrepiece of the home is the orangery, a magnificent oak-framed addition that seamlessly connects multiple areas whilst offering flexibility for formal dining and relaxing. An exquisite breakfast kitchen is superbly appointed with a range of integrated Bosch appliances and a large central island accommodates space for up to six stools.

An impressive staircase with oak balustrading and a hand rail rises to a galleried landing on the first floor. The master suite offers a sanctuary for relaxation, with its exceptionally spacious bedroom, useful walk-in wardrobe and luxurious en-suite bathroom featuring a freestanding bath. Each of the three remaining bedrooms are sizeable and have en-suites, and a capacious room currently used as an office has excellent versatility for a variety of purposes, including a fifth bedroom.

To the front of Yew Tree Cottage is an extensive block paved driveway for several vehicles, which is accompanied by an array of well-stocked, planted borders, cleverly softening the landscape. To one side of the home is a beautiful, south-facing garden, and to the rear is another lawned garden with pleasant decking and a greenhouse.

Surrounded by countryside, Thorpe Salvin provides the best of both worlds: a tranquil area to reside, yet moments away from conveniences. A short walk from the home takes you to open countryside with a range of walking trails. The village has a public house called 'The Parish Oven', a church and historic ruins of a former hall. Nearby is the village of Harthill, which offers further amenities such as a bakery, fruit and vegetables shop and a public house named 'The Beehive'. A short drive takes you to Worksop, where shops, public houses, supermarkets and cafes can be found. The property is ideally placed for access to Bassetlaw Hospital and Shireoaks train station for rail links to Manchester, Leeds, York and Liverpool. The M1, M18 and A57 are easily reachable for journeys to surrounding cities.

**The property briefly comprises of on the ground floor:** Entrance hall, sitting room, snug, breakfast kitchen, utility room, pantry cupboard, orangery, playroom, storage cupboard 1, storage cupboard 2, integral double garage, greenhouse, boot room, storage cupboard 3, hall, lounge, comms cupboard and WC.

**On the first floor:** Galleried landing, office/bedroom 5, bedroom 3, bedroom 3 en-suite shower room, bedroom 4, bedroom 4 en-suite shower room, inner landing, bedroom 2, bedroom 2 en-suite bathroom, master bedroom, master walk-in wardrobe and master en-suite bathroom.



# GROUND FLOOR

*An oak door with a double glazed obscured panel and matching side panels opens to the entrance hall.*

## Entrance Hall

Having a flush light point and tiled flooring with under floor heating and an inset mat well. A cupboard houses the under floor heating manifolds. Double oak doors with glazed panels open to the sitting room. An oak door with a glazed panel opens to the snug and an opening leads into the breakfast kitchen.

## Sitting Room

23'9 x 13'4 (7.23m x 4.10m)

A wonderful reception room with side facing engineered oak double glazed windows, pendant light points, MVHR vent, wall mounted light points, telephone point, audio input/output points, TV/aerial/data point and under floor heating. The focal point of the room is the log burner which is set within a polished sandstone surround with a matching hearth. Set within a bow window are double oak doors with double glazed panels and matching side panels, which open to the front of the property.

## Snug

14'2 x 13'4 (4.33m x 4.07m)

Having a side facing engineered oak double glazed circular panel, pendant light point, MVHR vent, TV/aerial/data point, telephone point and under floor heating. Double oak doors with double glazed panels open to the right side of the property.

## Breakfast Kitchen

27'7 x 20'0 (8.40m x 6.09m)

An exceptionally spacious breakfast kitchen with rear and side facing engineered oak double glazed windows, recessed lighting, MVHR vents, TV/aerial/data point, telephone point and tiled flooring with under floor heating. Beneath one of the side facing windows is a fitted oak storage bench. A range of fitted base/wall and drawer units incorporating silestone work surfaces, matching upstands, tiled splashbacks, under-counter and plinth lighting and an inset 1.5 bowl sink with a chrome mixer tap. A central island provides additional storage and has a matching silestone work surface, a pop-up power point and accommodates space for six stools. The integrated appliances are by Bosch and include an induction hob with an extractor hood above,

two fan assisted ovens, a microwave oven, a warming drawer and a dishwasher. There is also an integrated Caple wine cooler and space/provision for an American style fridge/freezer. Oak doors open to the utility room and pantry cupboard. Internal bi-fold oak doors with glazed panels open to the orangery.

## Utility Room

Having a rear facing engineered oak double glazed window, recessed lighting, MVHR vent and tiled flooring with under floor heating and an inset mat well. A range of fitted base/wall and drawer units incorporate silestone work surfaces, matching upstands and an inset 1.0 bowl sink with a chrome mixer tap. There is space/provision for a washing machine and a tumble dryer. An oak door with a double glazed obscured panel opens to the rear of the property.

## Pantry Cupboard

Having a recessed light point and tiled flooring with under floor heating.

## Orangery

23'6 x 9'5 (7.16m x 2.86m)

An impressive oak-built orangery that is filled with natural light by its double glazed roof lights and three opening roof windows. Having front and side facing engineered oak double glazed windows, pendant light point, wall mounted light points, MVHR vent, an audio input/output point and tiled flooring with under floor heating. The focal point of the room is the log burner with a feature tiled surround and a glazed hearth. An oak door opens to the playroom. A wide opening leads into the hall. Double oak doors with double glazed panels open to the front of the property.

## Playroom

16'9 x 12'6 (5.10m x 3.80m)

A good-sized room offering flexibility in its use. Having a side facing engineered oak double glazed window, recessed lighting, MVHR vents, TV/aerial/data point and tiled flooring with under floor heating. Oak doors open to storage cupboard 1, storage cupboard 2 and the integral double garage. An oak door with a glazed panel opens to the boot room.



SITTING ROOM



BREAKFAST KITCHEN





SNUG



UTILITY ROOM



ENTRANCE HALL



WC



# GROUND FLOOR CONTINUED

## Storage Cupboard 1

Having a recessed light point, tiled flooring with under floor heating and housing the under floor heating manifolds.

## Storage Cupboard 2

Having recessed lighting and tiled flooring with under floor heating. The cupboard houses the Vent-Axia mechanical ventilation with heat recovery system.

## Integral Double Garage

26'7 x 18'0 (8.10m x 5.48m)

Having two sets of electric double oak doors, light, power and tiled flooring. The garage houses the Worcester boiler and hot water cylinders. Oak doors open to the greenhouse and to the left side of the property.

## Greenhouse

26'7 x 5'6 (8.10m x 1.67m)

An aluminium-frame greenhouse with double glazed roof panels that have three opening windows, rear facing aluminium double glazed obscured windows/panels, a water tap and tiled flooring. An aluminium door with a double glazed obscured panel opens to the left side of the property.

From the playroom, an oak door with a glazed panel opens to the:

## Boot Room

12'6 x 7'6 (3.80m x 2.28m)

A functional boot room with recessed lighting, MVHR vent and tiled flooring with under floor heating and an inset mat well. A fitted base unit incorporates an oak work surface and a Rangemaster Belfast sink with a chrome mixer tap. A range of fitted furniture includes shelving and a bench. An oak door opens to storage cupboard 3. An oak stable-style door with a double glazed obscured panel opens to the front of the property.

## Storage Cupboard 3

Having recessed lighting and tiled flooring with under floor heating.

From the orangery, a wide opening leads into the:

## Hall

A bright hall with recessed lighting, telephone point and tiled flooring with under floor heating. Double oak doors with glazed panels open to the lounge. Oak doors also open to the comms cupboard and WC.

## Lounge

26'4 x 17'9 (8.03m x 5.40m)

An exceptionally spacious reception room with rear facing engineered oak double glazed windows, recessed lighting, wall mounted light points, MVHR vent, TV/aerial/data point, telephone point and tiled flooring with under floor heating. Double oak doors with double glazed panels and matching side panels open to the rear of the property.

## Comms Cupboard

Having recessed lighting, a MVHR vent and tiled flooring with under floor heating.

## WC

Having a rear facing engineered oak double glazed window, recessed lighting, MVHR vent, partially tiled walls and tiled flooring with under floor heating. A suite in white comprises a low-level WC and a vanity unit incorporates a marble work surface, a wash hand basin with a chrome mixer tap and storage beneath.

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



ORANGERY



HALL



LOUNGE

# FIRST FLOOR

## Galleried Landing

Having front and rear facing engineered oak double glazed windows, pendant light point, recessed lighting and under floor heating. Oak doors open to the office/bedroom 5 and bedroom 4. An opening leads into the inner landing.

## Office/Bedroom 5

26'6 x 17'4 (8.07m x 5.29m)

A large, versatile room, currently utilised as an office but could be adapted for a variety of purposes, including use as a fifth bedroom. Having a front facing engineered oak double glazed window, a rear facing engineered oak double glazed panel, Velux roof windows, recessed lighting and MVHR vents. Also having audio input/output points, a TV/aerial/data point, a telephone point and under floor heating. An oak door opens to bedroom 3.

## Bedroom 3

24'11 x 12'8 (7.60m x 3.87m)

A fabulous double bedroom suite with a front facing engineered oak double glazed window, Velux roof windows, recessed lighting, TV/aerial/data point and under floor heating. A range of fitted furniture incorporates short hanging, shelving and a vanity table with drawers. Timber doors provide access to eaves storage and a cupboard that houses the under floor heating manifolds. An oak door opens to the bedroom 3 en-suite shower room.

## Bedroom 3 En-Suite Shower Room

Being fully tiled and having a Velux roof window, recessed lighting, MVHR vent, Tissino heated towel rail, illuminated vanity mirror, tiled recess, shaver point and under floor heating. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. To one corner is a shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door. A door provides access to the eaves.

From the galleried landing, an oak door opens to:

## Bedroom 4

11'10 x 9'6 (3.60m x 2.90m)

Another good-sized double bedroom suite with a side

facing engineered oak double glazed window, Velux roof window, recessed lighting, MVHR vent, TV/aerial/data point and under floor heating. A range of fitted furniture incorporates short/long hanging and shelving. An oak door opens to the bedroom 4 en-suite shower room.

## Bedroom 4 En-Suite Shower Room

Being fully tiled and having recessed lighting, MVHR vent, illuminated vanity mirror, Tissino heated towel rail and under floor heating. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. To one corner is a shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

## Inner Landing

Having side facing engineered oak double glazed windows, Velux roof window, recessed lighting, MVHR vents, wall mounted light points and under floor heating. A cupboard houses the under floor heating manifolds. Oak doors open to bedroom 2 and the master bedroom. Access can also be gained to the loft space.

## Bedroom 2

20'2 x 13'10 (6.14m x 4.22m)

A large double bedroom suite with rear facing engineered oak double glazed windows, recessed lighting, MVHR vent, TV/aerial/data point and under floor heating. An oak door opens to the bedroom 2 en-suite bathroom. Access can also be gained to the loft space.

## Bedroom 2 En-Suite Bathroom

Being fully tiled and having recessed lighting, MVHR vent, Tissino heated towel rail, illuminated vanity mirror, tiled shelved recess, shaver point and under floor heating. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. To one wall is an inset bath with a chrome mixer tap, a fitted rain head shower, an additional hand shower facility and a glazed screen.



GALLERIED LANDING



BEDROOM 2



BEDROOM 3



BEDROOM 2 EN-SUITE BATHROOM



BEDROOM 3 EN-SUITE SHOWER ROOM



BEDROOM 3



BEDROOM 4



OFFICE/BEDROOM 5



MASTER BEDROOM

# FIRST FLOOR CONTINUED

## Master Bedroom

21'1 x 12'7 (6.43m x 3.83m)

A superb master bedroom suite with front and side facing engineered oak double glazed windows, vaulted ceiling, pendant light point, TV/aerial/data point and under floor heating. Oak doors open to the master walk-in wardrobe and master en-suite bathroom.

## Master Walk-in Wardrobe

12'6 x 6'7 (3.80m x 2.80m)

Having track lighting, a MVHR vent and under floor heating. A range of fitted furniture incorporates open short/long hanging, shelving and drawers.

## Master En-Suite Bathroom

A luxurious en-suite that is fully tiled and has a side facing engineered oak double glazed obscured window, recessed lighting, MVHR vents, Tissino heated towel rail, illuminated mirrored cabinet and a shaver point. A suite in white comprises an Imex low-level WC, an Imex bidet with a chrome mixer tap and a wall mounted wash hand basin with a chrome mixer tap and storage beneath. Also having a freestanding bath with a HR chrome mixer tap. To one corner is a shower enclosure with a fitted rain head shower, an additional hand shower facility, two tiled recesses and a glazed screen/door.



MASTER EN-SUITE BATHROOM



MASTER EN-SUITE BATHROOM



MASTER BEDROOM

# EXTERIOR & GARDENS

From Worksop Road, a private access road leads to Yew Tree Cottage and two other properties. To the front of the property, a substantial block paved driveway provides parking for several vehicles with exterior lighting, a water tap, provision for an electric vehicle charger (3-Phase) and an external power point. Surrounding the driveway are multiple raised planted borders containing mature trees, shrubs and flowers. Access can be gained to the integral double garage, boot room, orangery and main entrance door. A set of stone steps also lead up to the private access road.

From the driveway, a gravelled path with exterior lighting leads along the front elevation and provides access to the sitting room. The path with exterior lighting and an external power point continues to the right side of the property where two sets of stone steps rise to the south-facing garden, which is mainly laid to lawn and has neatly planted borders incorporating mature trees, shrubs and flowers. Access can be gained to the snug.



Stone steps rise to a block paved path at the rear of the property. The path is bordered to one side by mature trees, shrubs and flowers, and a timber pedestrian gate opens to Worksop Road. Access can also be gained to the utility room.

From the driveway at the front, a stone flagged path with exterior lighting leads down the left side of the property where access can be gained to the integral double garage and greenhouse. A paved area offers space for a shed and houses the oil tank. A wide opening leads to the garden at the rear, which is mainly laid to lawn and has a timber decked patio and a stone step that rises to a block paved terrace with exterior lighting, an external power point and a water tap. Access can be gained to the lounge. The garden is enclosed by stone walling and fencing.









# GROUND FLOOR

Approximate Floor Area:  
2749 SQ.FT. (255.7 SQ.M)

Double Garage & Greenhouse Approximate Floor Area:  
628 SQ.FT. (58.3 SQ.M)



# FIRST FLOOR

Approximate Floor Area:  
2245 SQ.FT. (208.6 SQ.M)

Total Approximate Floor Area (Excl. Garage & Greenhouse):  
4994 SQ.FT. (464.3 SQ.M)



BEDROOMS 4 / 5	BATHROOMS 4
LIVING ROOMS 5	SQFT (INCL. GARAGE & GREENHOUSE) 5,622
TENURE Freehold	COUNCIL TAX F

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81-91	B		
69-80	C		
55-68	D	64	70
39-54	E		
21-38	F		
01-20	G		

## Services

Oil, mains electricity (3-Phase), mains water and mains drainage. There is fibre broadband to the cabinet and the mobile signal quality is variable dependent on the network.

## Rights of Access & Shared Access

Yew Tree Cottage has a right of access to the private access road.

## Covenants, Easements, Wayleaves & Flood Risk

None and the flood risk is very low.

## Conservation Area

The property is located in 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.

# YEW TREE COTTAGE

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