



GARDEN HOUSE

A small decorative flourish consisting of a horizontal line with a central floral or leaf-like motif.



A PRIVATE VILLAGE SETTING

Tucked away within the sought-after village of Sutton-cum-Lound, Garden House sits within an electric gated plot of approximately one acre, offering a wonderful sense of privacy, security and quiet arrival.

Built in the early 1970s, the home has been thoughtfully extended and modernised over time, creating a generous and versatile family residence that feels both established and well considered.

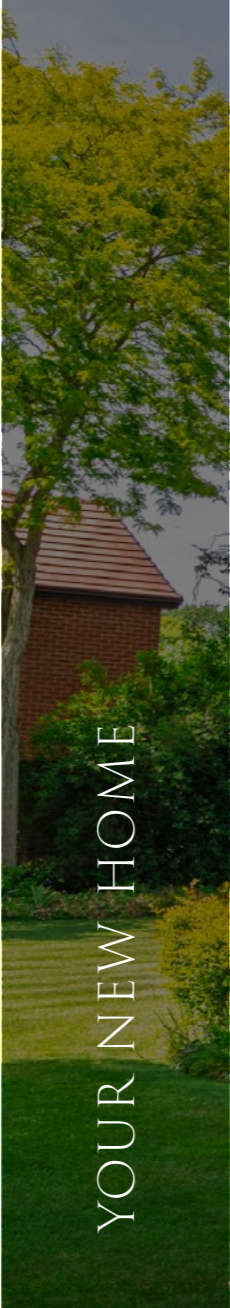
The main house and gardens are set within what was once the walled garden for Sutton Lodge, giving Garden House a lovely sense of history and place. Mature boundaries, established planting and the character of the original garden walls create a setting that feels private, peaceful and deeply rooted within the village.

Sutton-cum-Lound itself is a highly regarded village with a friendly community feel, offering the charm of rural living while remaining beautifully connected to Retford and the surrounding countryside.





Approached through electric gates, Garden House immediately gives a wonderful sense of privacy and arrival. A tarmac driveway sweeps into the plot, providing ample parking alongside the integral double garage, making the approach both elegant and practical.





BEYOND THE FRONT DOOR

The main entrance sits on the front, south-facing elevation, opening through a glazed front door with additional glazing to either side. Natural light pours into the hallway, creating a bright, uplifting first impression.

Immediately to the left sits the WC, while the generous built-in storage quickly becomes evident, offering the practicality every family home needs. From here, the entrance hall gives access to all of the main living spaces, allowing the home to unfold with ease. Karndean flooring brings warmth and refinement underfoot, while the carpeted staircase rises to the first floor, passing a south-facing window that draws in yet more light and adds to the calm, welcoming feel of the space.



A ROOM TO UNWIND

To the left of the entrance hall, the main lounge is a calm and inviting reception room, finished in soft neutral tones and designed for comfortable everyday living. Additional windows and double-glazed doors open through into the adjoining orangery, allowing the two spaces to flow effortlessly together whilst retaining their own distinct character.





FIRESIDE COMFORT AND GARDEN LIGHT

South-facing windows draw in natural light from the front elevation, creating a bright and uplifting atmosphere while framing pleasant views across the front of the home. A gas fireplace creates a warm focal point within the room, bringing a cosy atmosphere for quieter evenings.



The room has a soft, relaxed feel that immediately encourages you to slow the pace and unwind. Whether hosting family and friends, enjoying a quiet evening indoors or simply watching the changing light throughout the day, it offers a versatile and comfortable setting that adapts effortlessly to everyday life and more relaxed occasions alike.





A SUNLIT ORANGERY

The orangery is a beautifully light-filled space, designed to draw in the garden and connect the home with ease. Triple-aspect glazing captures light from the south, west and north, while a roof lantern enhances the sense of height and brightness.

Double doors on three sides allow the room to open beautifully to the outside, creating a wonderful space for summer entertaining and relaxed everyday living.



CONNECTING HOME AND GARDEN



Electric heaters add further comfort, making this a room to enjoy throughout the seasons. Karndeian flooring adds a practical, elegant finish underfoot, while the log burner brings warmth and atmosphere through the cooler months.

With access into both the lounge and the dining room, the orangery creates a lovely flow through the house, linking the principal living spaces in a way that feels open, sociable and wonderfully versatile.

DESIGNED FOR CONVERSATION

The dining room sits beautifully within the flow of the home, offering a calm and inviting space for family meals, relaxed entertaining and more formal occasions. Doors link back through to the orangery, the entrance hall and into the kitchen, creating an easy, natural flow between the main living spaces.

Low windows frame views onto the private courtyard, giving the room a lovely sense of intimacy and connection to the outside. Carpeted underfoot, the room feels warm and comfortable, perfectly suited to long dinners, Sunday lunches and everyday family life.





THE HEART OF THE HOME

The kitchen is a wonderfully practical and sociable space, designed for family life, everyday cooking and relaxed time together. Granite worktops bring a timeless, substantial finish, complemented by an electric double oven, gas hob, dishwasher, space for a fridge freezer and an oil-fired AGA, adding both character and country-house warmth. Spotlights provide a clean, practical finish, while a separate pantry offers valuable additional storage.





OPEN, RELAXED & WELCOMING

The tiled floor continues through the kitchen and dining area, creating an easy, durable surface for busy family life, while the snug area has wood-effect flooring, giving it a warm and relaxed feel.



South-facing double doors bring in natural light and open the room beautifully to the outside. The CCTV can also be monitored from this space, adding a further layer of practicality.

This room links back to the hallway, keeping the flow of the house easy and natural.



Breaking off from the rear of the kitchen, the utility room is both practical and well considered. Tiled underfoot, it includes plumbing for a washing machine, a Belfast sink, built-in storage and additional removable storage, making it ideal for the demands of everyday family life.

This space also acts as an alternative entrance and boot room, with doors leading out to the rear courtyard and directly into the integral garage. It is perfect for muddy boots, dogs, garden days and the practical rhythm of country living.

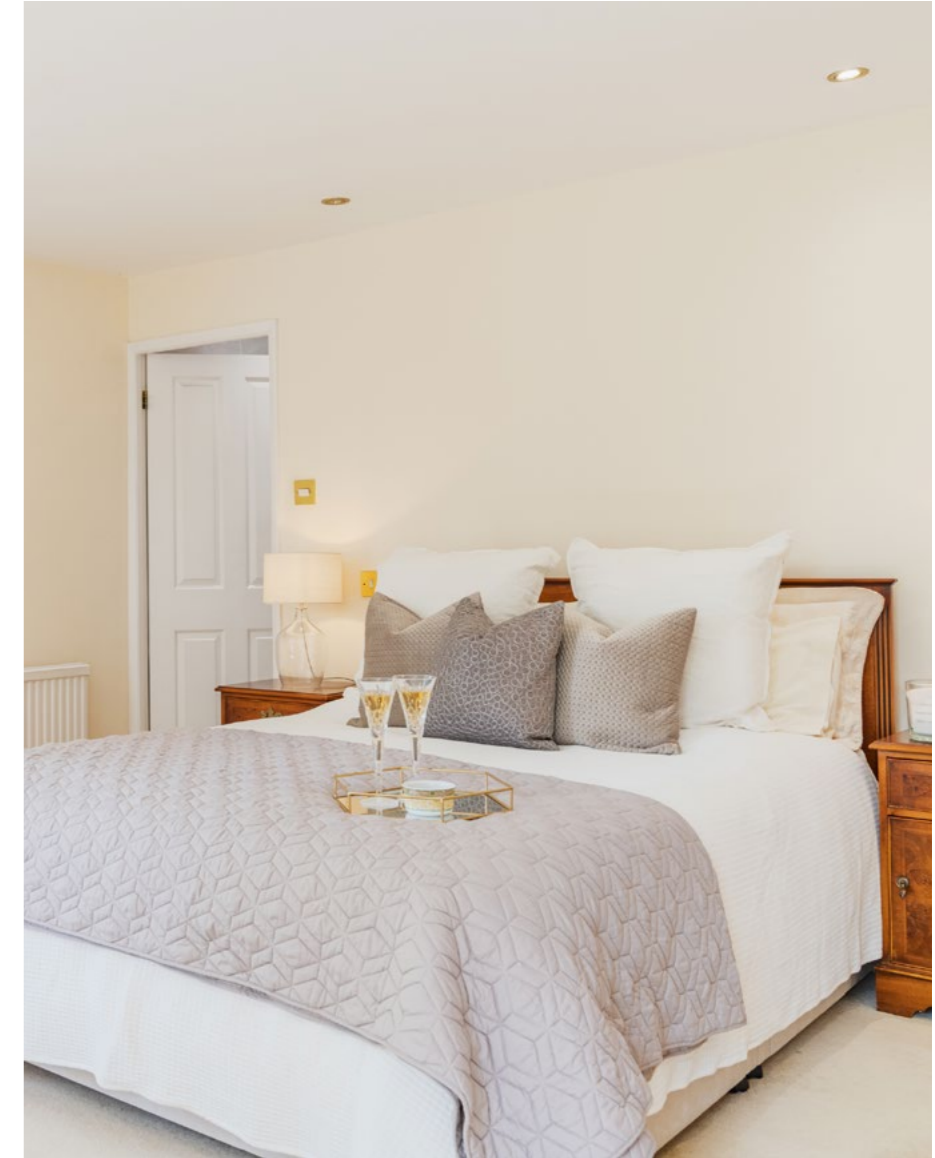


THE PRINCIPAL SUITE

Moving upstairs, the principal bedroom sits to the left of the landing and offers a wonderfully calm and generous retreat. Dual-aspect windows face south and west, drawing in natural light throughout the day and giving the room a bright, peaceful feel.



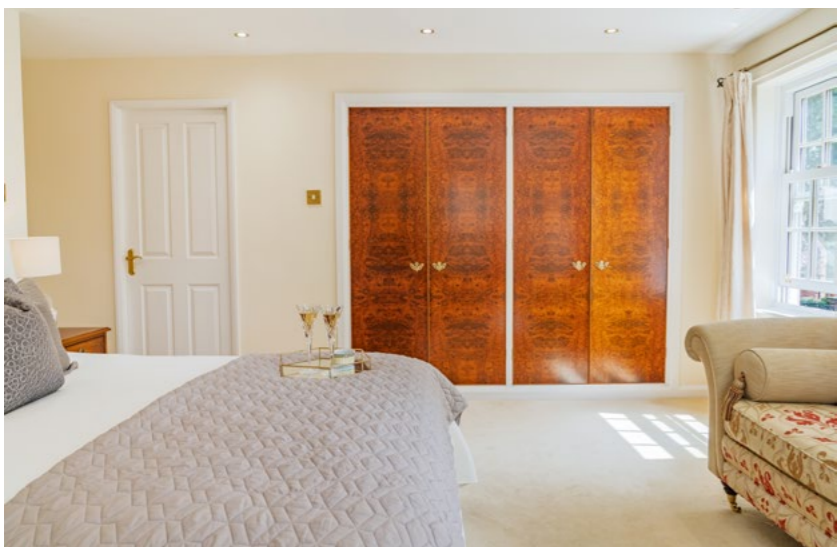
There is ample space for king-sized furniture and a dressing table, allowing the room to feel both elegant and practical. Deep built-in storage, complete with shelving and lighting, adds a particularly useful and well-considered feature. From the bedroom, a dressing room is accessed directly, offering space for wardrobes or, for growing families, the flexibility to be used as a nursery.





LIGHT, COMFORT & PRIVACY

The en-suite continues the sense of comfort and convenience, featuring a large walk-in shower, vanity unit with wash basin and storage beneath, together with a heated towel rail that adds a polished finishing touch. Bright, practical and beautifully presented, it complements the principal bedroom perfectly and enhances the feeling of a private suite within the home.





GARDEN OUTLOOKS & GENTLE LIGHT



At the opposite end of the house, bedroom two is currently used as a study, but offers excellent proportions and would work beautifully as a generous double bedroom. Triple-aspect windows bring in light from different angles, including a charming window seat overlooking the rear garden, creating a lovely place to pause and enjoy the outlook.

Built-in storage adds everyday practicality, while its position next door to the family bathroom gives exciting potential to create an additional en suite bedroom, subject to any necessary consents. It is a wonderfully flexible room, ideal as a guest bedroom, older child's room, home office or second principal suite.



A PEACEFUL SPACE TO RETREAT

Opposite the principal suite, bedroom three is a bright and comfortable double bedroom, enjoying west and north-facing windows with pleasant views across the side garden and private courtyard. Generous in its proportions, the room offers ample space for bedroom furniture whilst retaining a calm and uncluttered feel.



Its position within the home gives the room a welcome sense of privacy and tranquillity, with natural light and garden outlooks creating a welcoming atmosphere throughout the day. Well suited to guests, older children or visiting family, the bedroom also benefits from direct access to the adjacent family bathroom, providing an added level of convenience and flexibility for modern living.





THE FAMILY BATHROOM

Accessed from both the main landing and bedroom three, the family bathroom is a practical and well-positioned space, ideal for family life and visiting guests. Fully tiled for ease and durability, it includes a bath with power shower over, WC and wash basin, creating a clean and functional layout.

A large airing cupboard provides valuable additional storage, while the window frames views onto the private courtyard, bringing natural light and a lovely sense of outlook into the room.





LIGHT FROM EVERY DIRECTION

Set along the east elevation, bedrooms four and five provide two further double bedrooms, each offering excellent flexibility for family life and visiting guests.



Bedroom four benefits from wood-effect flooring and south-facing windows, creating a bright and welcoming atmosphere throughout the day. Dual-aspect windows draw in natural light from different directions, enhancing the sense of space and providing pleasant views across the surrounding gardens.





COMFORT FOR FAMILY & GUESTS

Bedroom five is currently styled as a twin, making it ideal for visiting grandchildren or younger family members, while still offering the proportions of a comfortable double room. Natural light filters into the space, creating a bright and welcoming atmosphere, while the flexible layout allows the room to adapt easily to changing needs over time.



Continuing along the hallway, the shower room is neatly arranged and thoughtfully equipped for everyday use. It includes a WC, wash basin and vanity unit with built-in storage, helping to keep the space practical and uncluttered. An enclosed shower completes the room, making it ideal for guests, family members or busy mornings within the home.

A CHARACTERFUL DETACHED COTTAGE

Set apart from the main house, the detached cottage offers a wonderful layer of versatility and future potential.

Arranged over two storeys, it is currently used as office space, workshop accommodation and garden storage, making it ideal for those needing room to work from home, create, store or pursue hobbies away from the main living space.





INDEPENDENT SPACE, ENDLESS POTENTIAL

The first-floor benefits from Velux windows, drawing in natural light and giving the upper level a bright, usable feel. A fully fitted shower room adds further practicality, enhancing the potential of the building.

Completely detached from the main house, the cottage offers exciting scope to become full-time additional accommodation, subject to any necessary consents. Whether imagined as an annexe, guest suite, studio or dedicated work-from-home space, it adds a rare and valuable dimension to Garden House.





THE BEAUTY OF PROVENANCE

The gardens at Garden House are exceptional and entirely deserving of the name. Set within an approximate one-acre plot, with an option to lease up to 15-acres by separate negotiation, the grounds feel wonderfully established, private and full of character.



The home sits within the former walled garden of Sutton Lodge, and three of the original garden gates still remain, adding a rare and beautiful sense of history to the setting. A private courtyard, rich with mature planting and wisteria, creates a peaceful and sheltered space close to the house, while the wider gardens unfold with mature borders, established planting and water points thoughtfully positioned throughout.





A fish pond with a safety cover introduces a calm focal point within the garden, while the tennis court brings a wonderful lifestyle element. Beyond this, generous lawned areas offer space for family games, summer entertaining or even a game of croquet.

There is also a mature orchard of fruit trees, adding seasonal colour, charm and productivity to the grounds. It is a garden designed to be lived in and enjoyed, offering privacy, beauty and a deep sense of connection to the history of the plot.

Additional outdoor storage is provided by the donkey stables and wood store, offering further space for garden equipment, logs, tools and the practical needs of country living.

OUT & ABOUT

Garden House sits within the sought-after village of Sutton-cum-Lound, a friendly and well-regarded village where countryside living and community spirit come together beautifully.

There is a lovely sense of village life here, with the church bells ringing out each Wednesday and the village hall hosting local events throughout the year. The beautifully refurbished Gate Inn pub offers a superb menu, dog-friendly hospitality, al fresco dining and excellent Sunday lunches. For those who enjoy the outdoors, Daneshill Lakes, the surrounding fields and nearby canal walks offer wonderful routes for dog walks, weekend strolls and time spent in nature.

Retford is just a short drive away, providing a wide choice of shops, cafés, restaurants and everyday amenities, along with Retford train station, which offers direct rail links to London King's Cross. Bawtry, Clumber Park and Yorkshire Wildlife Park are also within easy reach, offering plenty of options for days out, dining and family time.

Families are well placed for schooling, with the local village primary school nearby, along with independent options including Ranby House and Worksop College.

It is a location that offers the best of both worlds: a peaceful village setting with countryside on the doorstep, yet excellent access to amenities, schools, rail links and wider connections.



FLOOR PLAN

Approximate Gross Internal Area = 329.0 sq m / 3541.32 sq ft. Outbuildings = 99.0 sq m / 1065.62 sq ft. Total = 428.0 sq m / 4606.94 sq ft
Illustration for identification purposes only. Measurements are approximate. Not to scale.



Smith & Co Estates use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Smith & Co Estates has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. Floor plan not to scale and for illustrative purposes only.

Some of the images and floorplans shown throughout the marketing and within the brochure are computer generated images and may not be accurate and therefore should not be relied upon for decision making. The accuracy of the dimensions, layout and visuals are not guaranteed and may be subject to change.

Presented By

Smith & Co.
e s t a t e s

Unwin Suite, Innisdoon, 1 Crow Hill Drive, Mansfield NG19 7AE
To view Garden House, call our team on 01623 392352 or email info@smithandcoestates.co.uk



scan to view video



snug.weekday.resonated