



2 Westview  
Main Street | Oldcotes | Worksop | S81 8JJ

# STEP INSIDE

## 2 Westview

An exceptional home in the quaint Nottinghamshire village of Oldcotes. Tucked away within a private and discreet position, this delightful four- double bedroomed property occupies enclosed, secure grounds approaching a quarter of an acre, offering an impressive blend of space, flexibility and modern family living.

The property is thoughtfully arranged to provide versatile accommodation, perfectly suited to multi-generational living. The ground floor incorporates an expansive open-plan living kitchen, complemented by a sunroom and separate sitting room, whilst a snug, two bedrooms and a contemporary shower room create an ideal self-contained annex or guest suite. To the first floor, two generous double bedrooms are served by a stylish, well-appointed bathroom.

Enjoying a picturesque village setting on the edge of open countryside, the home benefits from a wealth of local amenities and excellent transport connections, with the A1, A57, M18 and M1 all within easy reach, alongside rail links providing direct access to London.

### Ground Floor

An entrance door opens into a spacious and welcoming reception hall, currently utilized as a home office, featuring bespoke fitted furniture, a front-facing window, and a staircase rising to the first floor.

The heart of the home is undoubtedly the impressive open-plan living kitchen, designed for both everyday family life and entertaining. This generous space seamlessly combines kitchen, dining and living areas, flowing through to both the sunroom and sitting room. The kitchen is beautifully appointed with an extensive range of fitted cabinetry, complemented by granite work surfaces and upstands, incorporating a stainless steel sink unit. A central island provides additional storage and workspace, with an inset hob and contemporary extractor canopy above. Integrated appliances include a Bosch oven with warming drawer, microwave combination oven, Fisher & Paykel double dishwasher drawers, and space for an American-style fridge freezer.

The adjoining sunroom enjoys windows to two aspects and twin doors opening directly onto the rear garden, creating a wonderful connection between indoor and outdoor living. The dining area provides a natural division between spaces, enhancing the sociable layout.

A useful secondary porch/utility area offers plumbing for laundry appliances and access to the front of the property, alongside a well-presented cloakroom fitted with a modern two-piece suite.

The sitting room, positioned to the front aspect, is centred around a striking double-sided fireplace with an inset dual-fuel stove, which also serves the adjacent snug—creating a warm and inviting atmosphere throughout.

The snug leads to two ground floor bedrooms and a contemporary shower room, forming a highly adaptable section of the home ideal as a teenage retreat, guest accommodation or self-contained annex. Both bedrooms are well-proportioned doubles, enjoying pleasant garden aspects, whilst the shower room is finished to a high standard with a vanity unit, low flush W.C., and wet-room style shower, complemented by full tiling and a traditional-style radiator.

Access to the substantial loft space, which is boarded out for extra storage.













### First Floor

The first-floor landing provides access to the loft space and leads to two further bedrooms and the family bathroom.

The principal bedroom is a generous double room positioned to the rear, enjoying attractive views over the garden and benefitting from an extensive range of fitted wardrobes with mirrored sliding doors, along with integrated drawer units and bedside cabinetry.

The fourth bedroom, currently utilised as a dressing room, is equally well-appointed with fitted wardrobes along two walls.

The bathroom is beautifully presented with a four-piece suite comprising a freestanding roll-top bath, separate shower enclosure, low flush W.C., and a vanity unit with twin wash hand basins. Complementary tiling, traditional-style radiator, and twin skylights complete the space.



# STEP OUTSIDE

## 2 Westview

### Externally

The property is approached via electronically operated wrought iron gates, opening onto a substantial block-paved driveway providing ample off-road parking and access to a detached double garage with power, lighting, and electric door.

The front garden is predominantly laid to lawn, framed by established hedging, whilst the rear garden has been thoughtfully landscaped to create an attractive and private outdoor space. A generous paved terrace spans the rear elevation, ideal for entertaining, with shaped planting beds, lawned areas and stone pathways extending around the property.

This property allows for expansion through a loft conversion and converting the double garage into an annex, with space to build another garage, subject to planning approval.





# LOCATION

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## Oldcoates

Positioned on the edge of open countryside, Oldcoates is a charming and highly regarded village offering a wonderful balance between rural tranquillity and everyday convenience. Surrounded by picturesque farmland and scenic walking routes, the area provides an idyllic setting for those seeking a quieter pace of life, without feeling isolated.

The village itself benefits from a selection of local amenities including a well-regarded primary school, traditional pubs, and independent shops, while more extensive facilities can be found in the nearby market town of Worksop. Here, residents have access to supermarkets, leisure facilities, and a variety of cafés and restaurants.

For commuters, Oldcoates is particularly well placed, offering excellent access to the A1 and M1 motorway networks, connecting to major centres such as Sheffield, Doncaster and Nottingham. Rail services from Worksop provide further links for those travelling further afield.

Combining a strong sense of community with the beauty of the surrounding countryside, Oldcoates represents an ideal location for families, professionals, and those looking to enjoy village living with modern connectivity.

Lindrick Golf Course, (one of Britain's finest golf courses having hosted the Ryder Cup in 1957) is within a short drive.

There is an array of National Trust properties, parks, leisure amenities and educational facilities (both state and independent) within the area. Attractions include Roache Abbey, Bolsover Castle, Creswell Crags and the model village. Rother Valley and the popular water park is within a 20 minute drive as is Meadowhall. Further attractions include Chatsworth House and the glorious scenery associated with the National Peak Park and surrounding picturesque villages. In short, a delightful location offering a peaceful retreat whilst every day 'hustle and bustle' can be reached within a short drive.





# INFORMATION

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### Additional Information

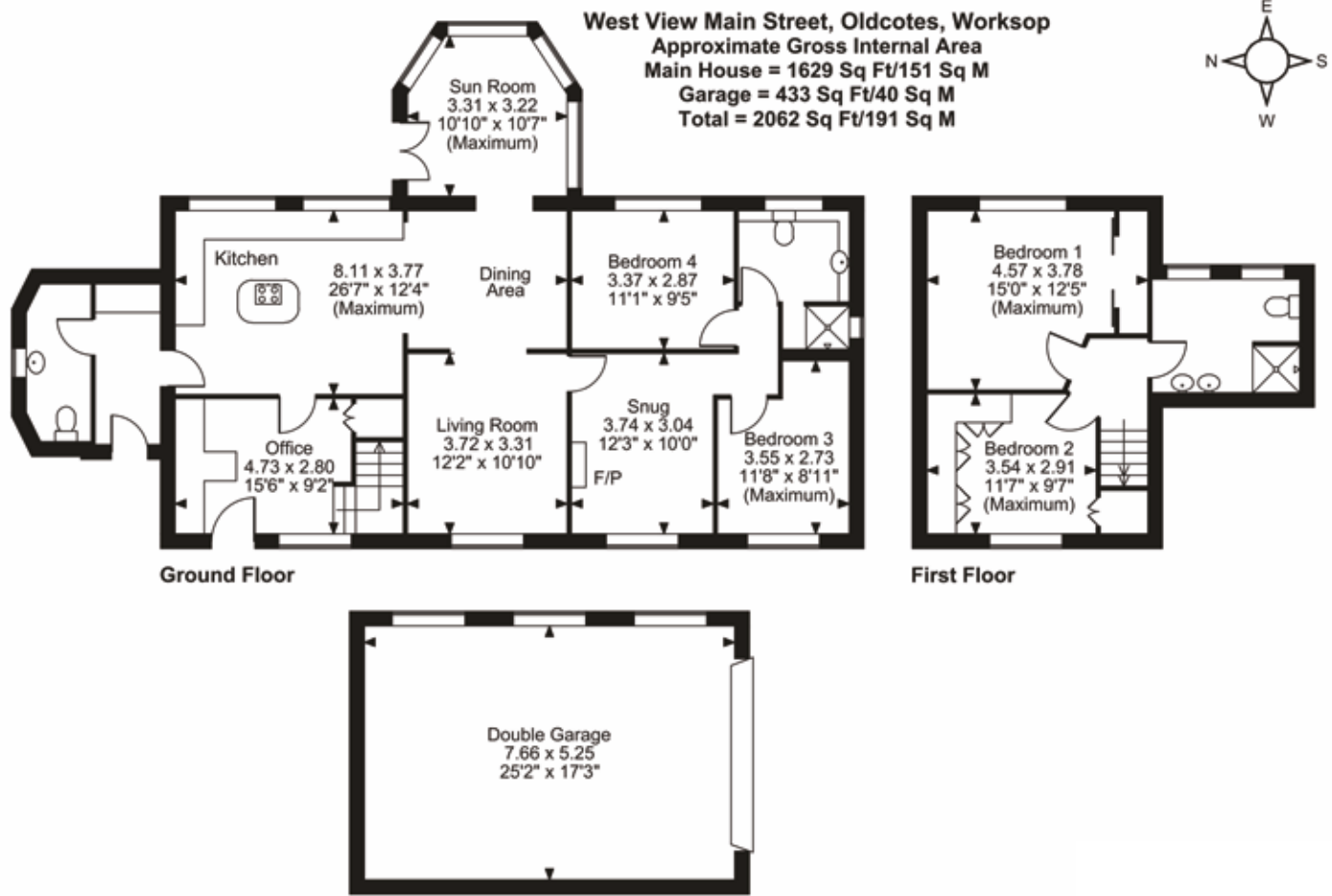
A freehold property with mains gas water, electricity and drainage. Council Tax Band - D. EPC Rating - C. Fixtures and fittings by separate negotiation.

### Directions

What3words - ghosts.craters.late

£500,000





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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