



Bleak House Kirklington Road | Kirklington Road | Eakring | NG22 0DA

£1,150,000

FENTON JONES



Key features

- Stunning Victorian property in the charming village of Eakring
- 5 bedrooms + luxurious guest suite
- Rich in period charm and character
- Generous downstairs living space
- Beautiful mature gardens and grounds
- 2.7 acre paddock with stables and separate road access
- Large timber-built outbuildings
- Elevated position with wonderful countryside views

Description

"You had me at hello..." And truly, Bleak House does.

Dickensian only in name, there is absolutely nothing bleak about Bleak House. It is a house with soul, history and quiet grandeur. A home that sits entirely at ease within it's landscape.

A Victorian residence; it's character and personality are etched into every beautifully finished corner. The accommodation is both generous and deeply inviting: five wonderful bedrooms, alongside a guest suite that offers privacy and comfort for family and friends. There is living space galore but never at the expense of intimacy. Every room feels lived in, loved and layered with history.

And what a history, DH Lawrence himself is said to have stayed here whilst visiting his English professor, for whom this remarkable house was once home. Some rooms retain their original oak-panelled shutters, rising elegantly from their hidden wooden housings like little pieces of theatre from another age. Everywhere, there are reminders of craftsmanship and care.

At the centre of family life lies the kitchen, once the dairy, now transformed into a warm and welcoming gathering space. French doors open directly onto the garden, blurring the line between indoors and out, inviting children, dogs, muddy boots and laughter inside after afternoons beyond the house.

And then there are the grounds. Fabulous gardens unfold into a magnificent 2.7 acre paddock with stables and outbuildings. Whether you're an equestrian family, seeking land, or simply longing for room to breathe, Bleak House answers beautifully. There is even a separate driveway to the paddock, allowing the equestrian facilities to function independently. At the bottom of the paddock lies a pond fed by the local beck, so clear that watercress grows here naturally. It's the kind of detail that belongs in a novel rather than a property brochure.

Are you looking for a home with more than just square footage? If so Bleak House won't just welcome you, it will steal your heart.



Frontage

A private driveway, secured by a traditional five-bar gate, gently draws you in towards the house. To the front of the home is a beautiful lawn, anchored by a majestic lime tree and mature planting, setting an impressive tone. With stone pathway up to the porch and front door.

Porch 1.7m x 1.3m

A gorgeous porch with a curved doorway, soaring cathedral ceiling, and elegant windows to either side. With traditional stained-glass door into the entrance hall, the perfect welcome to this stunning home.

Entrance Hall 7.8m x 2.8m (max)

An impressive entrance hall with beautiful staircase with intricate wood detailing up to the first floor. With doors leading to the sitting room and dining room. The hall opens into a larger reception area with access to the cloakroom, laundry room and cellar. With tiled floor and opening through to the rear hallway.

Sitting Room 7.9m x 4.1m

A wonderfully warm and inviting space filled with natural light from sliding sash windows to the front and side, complete with original pull-up wooden shutters. A stunning limestone fireplace with a cast iron multi-fuel burner creates an elegant focal point. With traditional column radiators and French doors out onto the raised deck to the side of the house.

Dining Room 4.1m x 3.8m

This room enjoys lovely views over the front garden through the sliding sash window with original shutters. There is a charming fireplace with a tiled back and granite hearth and a bespoke inbuilt dresser to one side. An elegant setting for entertaining.

Cloakroom 2.6m x 1.1m

Laundry Room 3.7m x 2.2m

If ever there was a room to make washing enjoyable, this is surely it. Fitted with painted wood shaker-style cabinetry with solid wood worktops, a classic Belfast sink and space for both a washing machine and tumble dryer. With window to the rear and an abundance of clever inbuilt storage.

Cellar 4.2m x 4.2m (max)

Stone steps lead down to the cellar with traditional curved brick ceiling, a side window for natural light, and original cold stone benches. One of the boilers is housed down here.

Rear hallway 2.1m x 2.3m

Kitchen Dining Room

Once the original dairy, this magnificent kitchen, dining and living space has been transformed into the true heart of the home. A generous sized room designed for family life. The beautiful kitchen is fitted with luxurious solid wood cabinetry with complementary toned granite worktops. There is an abundance of cupboard space, an integrated dishwasher and a Rangemaster cooker with gas hob. The central island sits neatly to one side of the chimney breast and a wall of floor-to-ceiling cabinets provide further storage and space for an American-style fridge freezer. To the opposite side of the chimney breast, the dining and living area offers a warm and inviting atmosphere centred around a fireplace with stone hearth and multi-fuel burner. With French doors opening onto the rear patio and windows to either side flooding the room with natural light. With doors to the cloakroom and up to the master suite.

Guest Suite

Bedroom 4.6m x 3.3m - A fabulous guest room complete with a full wall of inbuilt wardrobes creating an almost dressing-room-style corner with plenty of storage and a touch of boutique luxury. With two windows to the side of the property.

Bathroom 2.4m x 1.7m - Fitted with a bath with shower over, toilet, sink and heated towel rail. With window to the rear.

Stairs to first floor







Master bedroom 4.2m x 4.1m

A stunning sanctuary, with the elegant sash window drawing in the natural light and framing beautiful views of the front garden. With an additional window to the side, beneath which is a bespoke window seat; a wonderful spot to sit and take in the charming views. There is a wall of fitted wardrobes providing a stylish storage place and a door through to the boutique style ensuite.

Ensuite 3.5m x 3.2m

A truly luxurious ensuite that feels as if you are stepping into a boutique hotel. Beautifully finished with wood panelling and stunning marble effect tiles. Fitted with a walk in shower, with rainfall and handheld shower head, and a bath with centrally mounted taps and handheld shower. The sink sits in a beautifully crafted vanity unit with moulded Corian worktop and plenty of useful storage below. With toilet and traditional column style heated towel rail.

Bedroom 2 4.1m x 3.8m (max)

With beautiful high ceiling and sliding sash window overlooking the front garden. With charming cast iron fireplace and inbuilt wardrobes.

Bedroom 3 3.5m x 3.6m

A double bedroom with window to the side and rear of the property. With cast iron fireplace and inbuilt wardrobes.

Family bathroom 3.5m x 2.6m

A spacious family bathroom finished with stylish metro tiled walls and marble effect tiled floor. With bath, large walk in shower, sink, toilet and heated towel rail. Obscure glass window to the rear.

Stairs to second floor

Bedroom 4 3.9m x 5.7m

A generous double bedroom with a window to the side of the property with beautiful views of the village church. With a walk in wardrobe and loft access.

Bedroom 5 5.9m x 2.8m

A double bedroom with characterful central beam, window to the side of the property and a walk in wardrobe. Door to a large under eaves storage space.

Bathroom 2.6m x 1.8m

Fitted with a bath with shower over, toilet and sink. With tiled floor and Velux window.

Rear Garden

The enchanting rear garden wraps around both sides and the rear of the house. There is a charming stone-tiled pathway which leads from the pedestrian gate up to the rear entrance door and onwards to a generous patio which stretches across the back of the property; the perfect setting for long summer evenings and relaxed entertaining. The lawn is framed by an abundance of mature plants and trees, creating a wonderfully private and peaceful haven. With a raised decked seating area to the side of the house. The attractive lattice fence provides a subtle, non-intrusive boundary to the garden, beyond which lies the private 2.7-acre paddock.

Paddock & Stables

A 2.7 acre paddock, fully fenced and accessed via a separate private driveway at the front of the property. There is a detached stable block (7.3m x 5.2m) with stabling for two horses. With rubber stable matting, covered lean to storage to the side and serviced with electricity. There is a fresh water pond at the bottom of the paddock.

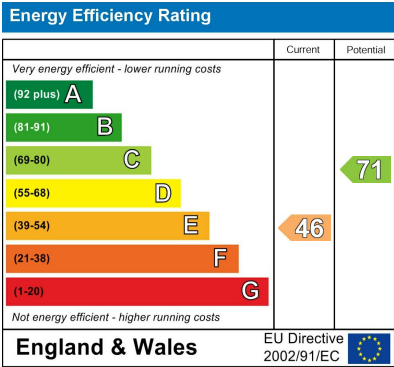
Outbuildings 14m x 6.6m

Large timber-built outbuildings with concrete flooring, arranged as a series of interconnected rooms that offer excellent versatility. Previously used as a tack room and store room, the space is well suited to a variety of potential uses. With double doors opening onto a large hardstanding area to the front and windows overlooking both the garden and paddock.

Floor plans



Bleak House, Kirklington Road, Eakring



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