





A SANCTUARY
SHAPED BY NATURE

Set against a backdrop of rolling countryside and wrapped in absolute tranquillity, Old Hall Croft is a home that feels entirely removed from the rush of everyday life. Approached along a private 300 metre farm track and set within around 0.8 acres of landscaped grounds, this beautifully revived residence has been transformed into a contemporary country sanctuary of exceptional calibre.



Every inch of the property has been renewed with care, craftsmanship and vision. From the new roof, insulation and chimneys to the updated electrics, heating and water systems, the home has been elevated far beyond its origins, blending quietly luxurious interiors with the warmth and authenticity of rural living.



CRAFTED FOR COMFORT

Outside, the landscape unfolds as a natural haven, from the freshwater stream and pond to the wildlife rich gardens and mature trees. It is a gentle, restorative setting where privacy, nature and modern comfort live effortlessly side by side.

Arrive along the long gravel approach where 7ft sliding gates glide open, revealing the privacy and calm of Old Hall Croft. The driveway draws you towards the house, its symmetry now beautifully expressed behind the newly re-rendered façade.

The main entrance sits along a path lined with original York stone slabs, uncovered in the garden during the renovation works and thoughtfully reinstated to frame the approach. The porch has been completely rebuilt, bringing back the character and proportions of the original farmhouse while creating a warm and functional welcome.



A W A R M
W E L C O M E

Stepping in from the porch, the entrance space provides a practical, welcoming place for coats and shoes, carrying the home's character indoors. It opens into the entrance hall, leading to the snug and ground floor study, before drawing you towards the extended area where contemporary living and traditional country features blend naturally.

To the right, the ground floor study introduces a different pace. Dual aspect windows draw in garden and countryside views, creating a calm, focused setting away from daily bustle. Built in desks and storage maximise practicality while preserving the room's gentle character. Whether used as a home office, creative nook or quiet retreat, it offers an inspiring space to work and think with ease.



F I R E S I D E
R E T R E A T

Tucked just off the entrance hall, the snug captures the timeless character of the original farmhouse. Centred around an original fireplace now home to a log burner, this is a room made for winter evenings.

The large south facing window fills the space with soft, natural light throughout the day, while the proportions feel warm, intimate and deeply comforting. It is the kind of room you naturally gravitate towards, whether to read by the fire, unwind after a long day or enjoy a quiet moment with a morning coffee as the sun rises across the fields.

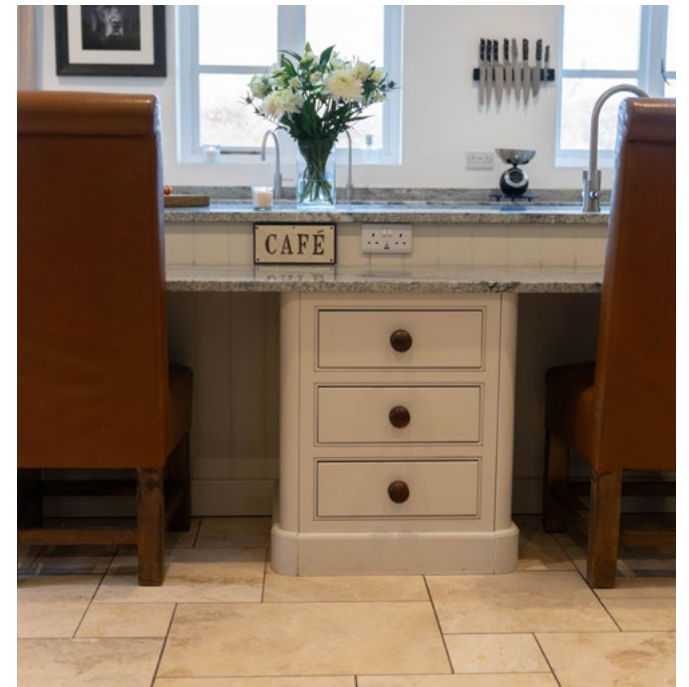




THE HEART OF THE HOME

Flowing from the entrance hall, the extended section of Old Hall Croft opens into the true heart of the home. This beautifully crafted kitchen, living and dining space blends contemporary comfort with quiet rural elegance, creating a setting that is both impressive in scale and effortlessly welcoming.





AN INSPIRED SOCIAL HUB

At its centre, the bespoke kitchen has been designed with both style and purpose in mind. There's space for a Mercury cooker that forms the focal point for serious cooking, supported by a full suite of high quality appliances including a wine cooler, fridge and freezer, AEG integrated microwave and a dishwasher. The prep sink adds extra ease during busy mealtimes, while the Quooker tap provides boiling, sparkling and filtered water instantly, a luxurious touch that elevates everyday living.

Electric blinds soften the light at the touch of a button, while the underfloor heating that runs throughout the kitchen, dining and living spaces creates a gentle warmth underfoot. This entire area has been curated to feel calm, cohesive and ready for every season.





SPACE TO GATHER

The client's own integrated QSC speaker system transforms this open plan room into an exceptional entertaining space, perfect for hosting dinner parties, celebrations and long summer afternoons flowing out to the patio.

At one end of the room, the dining area sits beside a feature fireplace and log burner, creating a cosy ambience for family meals or slow weekend gatherings. The adjoining living space enjoys soft garden views, offering a relaxing place to unwind at the end of the day or to come together as a family.





A HOME OF PRACTICAL SPACES

Practicality has been carefully woven into the fabric of Old Hall Croft, ensuring the home works beautifully for everyday living.

The utility room is accessed through a charming stable style door, adding to the farmhouse feel the moment you step inside. With plumbing for both a washer and dryer and plenty of built in storage, it is a hard-working space designed to keep the home running effortlessly.

A door leads directly out to the side porcelain laid courtyard with linear garden drains, perfect for arriving back from countryside walks or accessing the garden without moving through the main living areas.



Tucked quietly to the rear of the home is the cold store, an invaluable area for additional storage and keeping provisions cool. Alongside this sits a separate WC with wash basin, discreetly positioned for everyday convenience.

Completing the sequence of practical space and situated at the far side of the home, the rear lobby provides a practical everyday entrance, framed outside by a charming oak porch that adds warmth and character. Inside, underfloor heating creates a welcoming feel, with a cloakroom to one side for coats and outdoor layers and an additional WC opposite for daily convenience.

WHERE QUIET GRANDEUR MEETS RURAL EASE

Set just beyond the heart of the home, the living room rises into beautiful vaulted ceilings that instantly create a sense of space, calm and quiet grandeur. This is a room designed for slower moments and gentle gatherings, where the light shifts softly throughout the day.



Patio doors open directly onto both the main garden and the courtyard, allowing the outdoors to become an effortless extension of the room. In the warmer months, the space flows naturally into the sunshine, while in the cooler seasons the connection to the landscape still feels ever present.

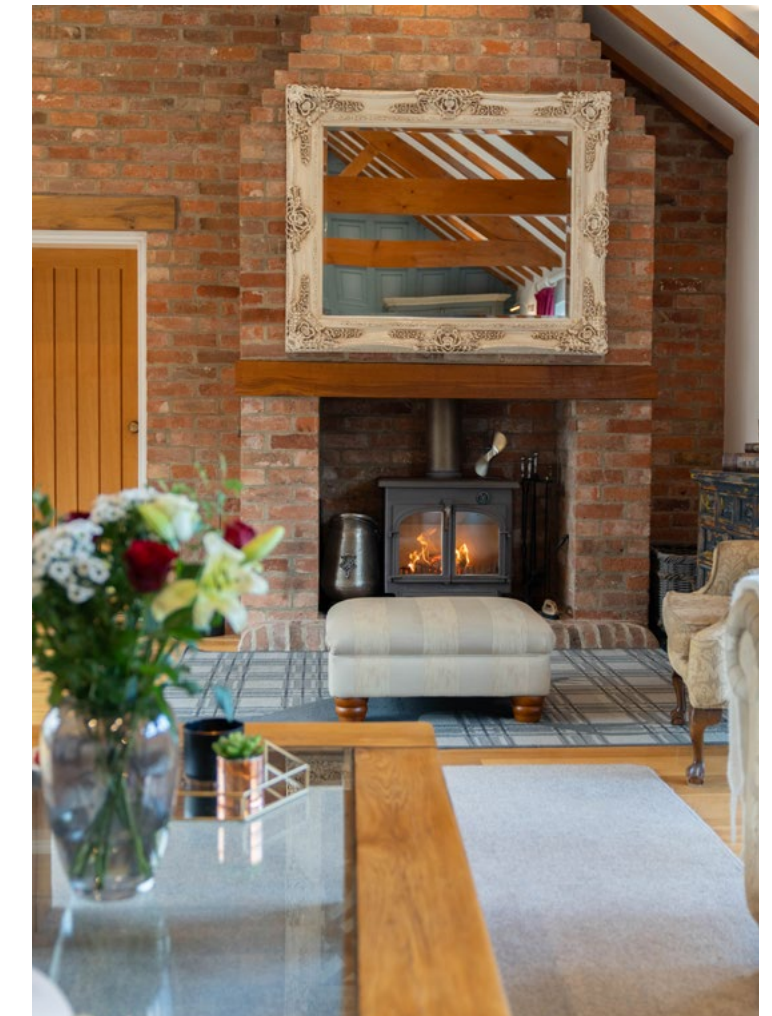




A SENSE OF OCCASION

A log burner is set within a characterful fireplace, bringing warmth and atmosphere as the evenings draw in. Whether enjoying a peaceful Sunday by the fire, hosting friends, or simply unwinding at the end of the day, the room holds a deep sense of comfort.

Its generous proportions, soaring ceiling lines and dual garden access make the living room a standout feature of Old Hall Croft, offering a serene contrast to the energy of the open plan spaces beyond.





SWEET SLUMBER

At the top of the stairs Bedrooms Two and Three, are both positioned at the front of the home with south facing windows that draw in sunlight throughout the day. Bright and uplifting, they feel closely connected to the rural views beyond.

Bedroom Two enjoys dual aspect windows, creating a light and airy atmosphere. There is generous space for furniture and storage, making it easy to arrange as a guest suite or family room. A newly fitted en-suite brings a sense of luxury, with a walk in rainfall shower, vanity unit with inlaid sink and a WC, all finished in a calm, contemporary palette for boutique style comfort.





CHARACTER & COMFORT

With dual aspect windows and an original feature fireplace, Bedroom Three blends charm and character with generous proportions. The natural light here is particularly lovely, creating a warm and restful atmosphere.

This bedroom also benefits from access to the Jack and Jill family bathroom, shared with the landing, making it ideal for guests or older children who value a little extra space and independence.





WHERE CALM TAKES CENTRE STAGE

Stepping down into the family bathroom, the sense of luxury is immediate. Electric underfloor heating extends into the walk in shower, creating a calm and inviting atmosphere. Italian porcelain tiles introduce refined elegance, paired with a marble topped vanity unit that adds soft, timeless sophistication. Each element has been chosen to evoke a boutique hotel feel, balanced with the comfort of home.

The large centrally filling bath is the room's highlight, positioned to capture natural light from the window. It is a peaceful place to unwind, soaking in the warmth while enjoying views of the surrounding countryside. Practical yet indulgent, this serene bathroom enhances the first floor layout, offering comfort that subtly elevates everyday living.





A RESTFUL RETREAT

The principal suite is a beautifully appointed sanctuary, carefully designed to offer both luxury and tranquillity. Soft natural light fills the room through the bi folding doors that open onto a private oak and glass balcony, framing peaceful views across the gardens and open fields beyond.

It is a space that invites slow mornings, quiet evenings and uninterrupted calm.



MADE FOR RELAXATION

The bedroom offers generous proportions, with room to create a seating area or reading nook, giving it the feel of a private retreat at the end of the day. The en-suite continues the sense of quiet indulgence, featuring a walk in shower, refined fittings and a calm atmosphere that elevates daily routines.

Beyond this, the dressing room provides thoughtful storage and welcome flexibility. It works beautifully as a dedicated dressing area, but could also serve as a nursery, study or additional quiet space, adding valuable versatility to the layout.



BUILT FOR
INDEPENDENCE

Positioned to offer complete flexibility, the self-contained annexe is one of Old Hall Croft's most appealing features. Whether used as an independent office, a guest suite, space for multigenerational living or a calm creative studio, it provides a level of versatility that adapts effortlessly to changing needs.

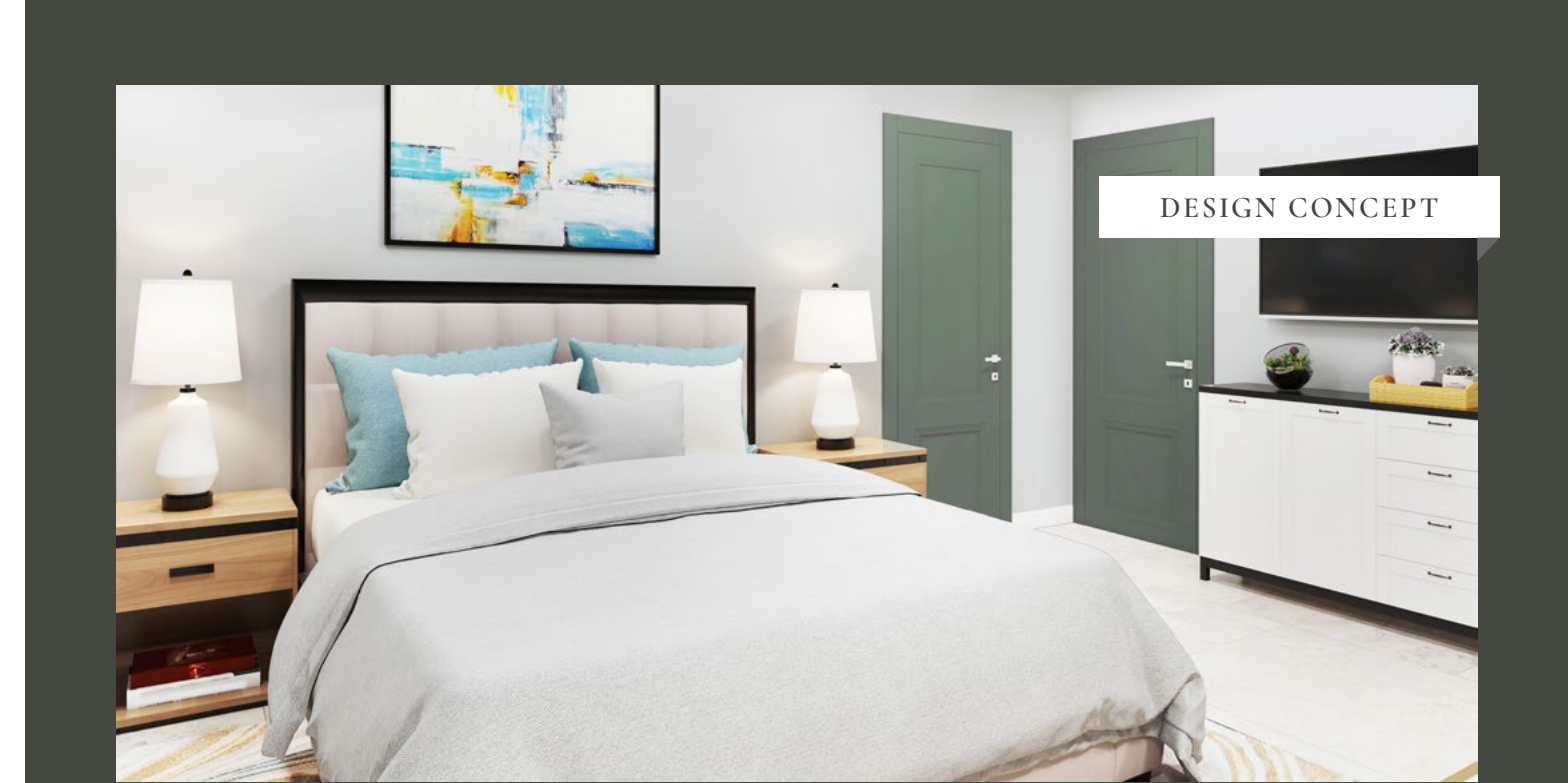
Bi-folding doors open onto a private terrace, allowing the space to feel bright, open and quietly connected to the garden. It is the perfect spot to step out with a coffee, take a breath between meetings or welcome guests with a sense of privacy.

The annexe includes a well planned kitchen and a modern shower room, creating a fully functioning living space without relying on the main house. The proportions work beautifully for those looking to work from home without distraction, offering a peaceful environment that is separate yet conveniently close.

Whether used daily or reserved for visiting family and friends, the annexe enhances the home with its adaptability and thoughtful design, making Old Hall Croft even more suited to modern rural living.



DESIGN CONCEPT



DESIGN CONCEPT



AN ENCHANTING ESCAPE
BEYOND THE HOME

Tucked within the grounds, the Arctic cabin and the dedicated swim spa area elevate the outdoor lifestyle at Old Hall Croft to something truly special. Designed for year round enjoyment, these spaces bring comfort, indulgence and a sense of occasion to everyday living.

The fully equipped Arctic cabin is a magical retreat in every season. Thoughtfully designed with authentic timber detailing, it offers an intimate, atmospheric space for entertaining family and friends. Inside, the central BBQ and fire pit create a warm, glowing focal point, complemented by Sensio lighting, a fitted bar and full Wi Fi and electrics.



OUTDOOR
RETREAT

Whether it is cosy winter evenings with mulled wine or long summer nights gathered around the fire, the cabin delivers a unique and enchanting setting for hosting.

A covered outdoor area extends the entertaining space further, providing shelter while keeping you close to the garden. It's a place where celebrations feel effortless and quiet moments feel restorative.

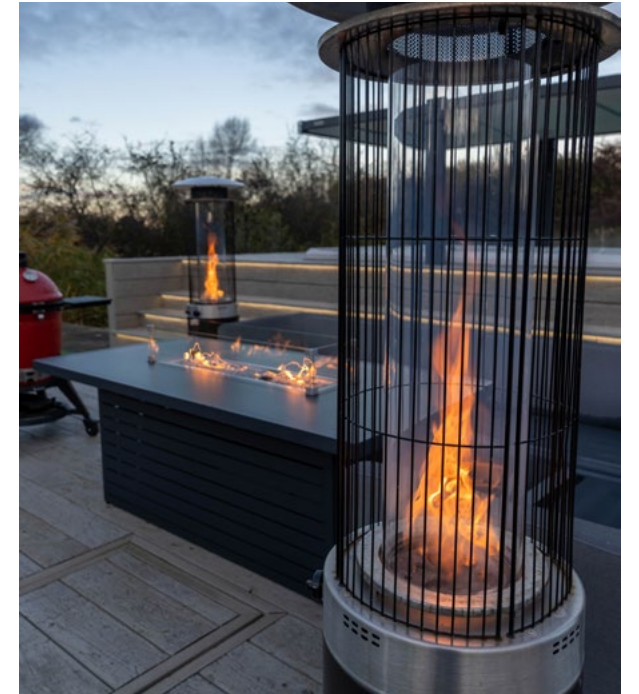




THE SWIM SPA

A short walk from the cabin, the Michael Phelps swim spa and hot tub sit beneath a retractable electric roof, allowing complete flexibility whatever the weather. With an advanced heat pump system, this area is designed for year round use, offering everything from energetic swim sessions to relaxed evening soaks under the stars.

Surrounded by Millboard decking, the space feels contemporary and luxurious, blending seamlessly with the rest of the garden. It is a private, indulgent escape that brings both wellness and enjoyment into daily life.



A LANDSCAPE

SHAPED FOR LIVING

Set within approximately 0.8 acres, the grounds at Old Hall Croft unfold as a peaceful and beautifully composed landscape, designed to offer privacy, calm and an ever changing connection with nature. Mature trees and established hedging create a natural boundary around the property, giving the gardens a sheltered, secluded feel. Sweeping lawns provide open space for children to play, dogs to roam or for simply soaking up the tranquillity of the countryside.



Paths of York stone and Millboard decking guide you gently through the different zones of the garden, linking each area with ease and purpose. A natural freshwater stream runs through the grounds, bringing with it an ecosystem of wildlife. Birds, seasonal planting, and moments of still water create a sense of sanctuary that shifts beautifully throughout the year. The pond, tucked within the planting, offers another quiet focal point and invites wildlife into the garden, enhancing the rural charm of the setting.





T H E G R O U N D S

Multiple terraces and seating areas extend the living space outdoors, from morning coffee on a sunlit patio to long summer lunches beneath open skies. Thoughtful lighting softens the garden after dusk, creating a warm and inviting atmosphere.

Practical features are woven in seamlessly, with discreet storage, well lit pathways and carefully placed access points that support daily life without detracting from the setting. Surrounded by fields and open views, the grounds at Old Hall Croft capture the essence of rural living, offering space to wander, room to gather and the luxury of complete privacy in the Nottinghamshire countryside.



T H E B A R N

Set within the grounds, the oak Dutch barn provides substantial space for storage or workshop use. Measuring around ten by ten metres, it features electric roller doors and an EV charger for modern convenience. Inside, the full height allows room for a motorhome, caravan, classic vehicles or large equipment, with a solid staircase leading to a first floor store ideal for tools, hobbies or long term items. Its traditional oak frame ensures the barn is both practical and well suited to the rural setting.

As well as the main barn, the timber store and fully lit log shed offer organised space for tools, outdoor equipment and firewood. Together, these buildings support the practical side of country living with versatility and understated character.





OUT &
ABOUT

Old Hall Croft enjoys a peaceful rural position while remaining perfectly placed for everyday convenience. Surrounded by open countryside and quiet lanes, the setting invites long walks, bike rides and slow Sunday strolls straight from the doorstep.

The gentle landscape around Edingley is ideal for those who love the outdoors, with footpaths, bridleways and scenic views in every direction.

Just a short drive away, the vibrant Minster town of Southwell offers independent shops, cafés and restaurants, along with the historic Southwell Minster and its leafy surrounding streets.



From weekend brunch to boutique browsing, it provides everything needed for relaxed, everyday living with a touch of charm.

For families, the property falls within the catchment for the highly regarded Minster School, while Newark and Mansfield offer a wider choice of amenities, retail options and transport links. Newark North Gate station provides direct access to London, making commuting or occasional city visits straightforward.

Local pubs and eateries are dotted through the surrounding villages, offering everything from cosy Sunday lunches to relaxed evening meals. Farm shops and local producers add to the appeal, making it easy to source fresh, local ingredients close to home.

Old Hall Croft is a beautifully reimagined country home offering space, serenity and an exceptional quality of living. Blending calm rural surroundings with thoughtfully designed interiors and indulgent outdoor features, it is a place made for gathering, unwinding and enjoying life at a gentler pace.

FLOOR
PLAN

Approximate Gross Internal Area = 5177sq ft / 481 sq m. (Including Eaves Storage)
Measurements Are Approximate. Illustration For Identification Purposes Only. Not To Scale.



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



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