



CAMELOT

SPARKEN HILL



A Home of Distinction

Set within just over an acre of beautifully manicured grounds on one of Worksop's most prestigious addresses, Camelot is an exceptional Arts and Crafts home dating back over 100 years. Rich in character and architectural charm, the property has been lovingly cared for throughout its history, with the next owner becoming only the fifth custodian of this remarkable residence.



Alongside its elegant family accommodation, Camelot offers a link-detached annexe, converted basement, extensive garaging and a productive kitchen garden. Behind its period character, the home has also been thoughtfully maintained and modernised, including a fully retiled and re-insulated roof, creating a home that balances heritage, lifestyle and modern family living.



A Truly Grand Arrival

Arrival at Camelot is nothing short of memorable. Electric wrought iron gates open onto a sweeping driveway, where the grandeur of the house gradually reveals itself through the mature trees.

Surrounded by beautifully maintained grounds extending to just over an acre, the approach creates an immediate sense of privacy, elegance and anticipation, setting the tone for everything that awaits beyond the front door.





History Welcomes You

Stepping through the pillars of the entrance porch, the original front door opens into an impressive entrance hall, where oak flooring and generous proportions set the tone for the home. Large windows flanking the glazed door fill the hall with natural light, creating an inviting welcome.

The Butler's Bell doorbell remains in full working order, offering a charming reminder of Camelot's heritage. Throughout the home, this period character is complemented by modern comforts, including a recently installed Hive smart heating system with independent app-based temperature control across all three floors.

From the entrance hall, the kitchen, drawing room and formal dining room unfold effortlessly, while a conveniently positioned cloakroom completes a ground-floor layout that is both elegant and practical for modern family living.



Crafted For Conversation

Natural light pours in through windows on two elevations, including a magnificent full-height bay window that enhances the room's generous proportions and creates a beautiful outlook across the grounds. Intricate detailing within the carpet subtly frames the room, complementing the character and craftsmanship that define this Arts and Crafts home.



Whether hosting friends and family or enjoying a quieter evening, there is ample space for a grand piano, creating a room that naturally lends itself to conversation, celebration and making lasting memories.

A door from the drawing room leads seamlessly into the formal dining room, creating an effortless flow between the two reception spaces.





Celebrations, Conversations And Everyday Moments

Flowing naturally from the drawing room, the formal dining room is a space made for bringing people together. Oak flooring continues underfoot, while the original fireplace creates a striking focal point, bringing warmth and character to every occasion.



From the dining room, the home continues to unfold with access back into the entrance hall and through to the open-plan kitchen and living room. This thoughtful layout creates an effortless circular flow across the ground floor, allowing each of the principal living spaces to connect seamlessly while remaining distinct in their own character.

One of the room's standout features is the wall of original glazed doors and windows, flooding the space with natural light and framing beautiful views across the gardens. Stepping through, the covered loggia provides a wonderful extension of the entertaining space, where the original black and white tiled floor offers a charming nod to Camelot's Arts and Crafts heritage.

With ample room for a large dining table, this is a room that effortlessly accommodates everything from Sunday lunches and festive gatherings to relaxed summer evenings, with guests spilling out onto the terrace beyond. It perfectly captures the way Camelot has been designed for entertaining, where the connection between the house and its beautiful grounds is never far from view.





The Heart of Family Life

Handcrafted by Utopia of Newark, the bespoke kitchen has been thoughtfully designed to combine timeless quality with exceptional practicality. Granite worktops provide generous preparation space, while the tiled inglenook creates a striking focal point around the cooking area. A comprehensive range of integrated appliances includes a double oven, combination microwave, induction hob, professional dishwasher, fridge and a Quooker boiling water tap, ensuring everything is close to hand whether preparing everyday meals or entertaining a crowd.





A lower breakfast bar has been cleverly designed with family life in mind, creating the perfect place for children to get involved with baking, enjoy breakfast before school or simply sit and chat while dinner is prepared. Slate tiled flooring defines the kitchen area, complementing the craftsmanship and character found throughout the home.



Practicality Without Compromise

Beyond the kitchen, a collection of practical spaces has been thoughtfully designed to support everyday family life. The walk-in pantry is a wonderful nod to the home's heritage, complete with the original cold slab and offering exceptional storage.



The adjoining utility room keeps household tasks neatly out of sight, with floor-to-ceiling shelving, plumbing for a washing machine and tumble dryer, and a traditional suspended drying rack.

Alongside, the boot room provides the ideal everyday entrance, with bespoke sage green cabinetry for coats, boots and outdoor essentials. Continued slate tiled flooring and a side door to the gardens and driveway make this a hard-working space, perfectly suited to family life, dog walks and gardening.



Space To Slow Down

Open to the kitchen, the adjoining living room offers a wonderfully cosy place to gather. An original fireplace, now home to a multi-fuel burning stove, creates an inviting focal point, while oak flooring, a beautiful bay window and feature wallpaper to the chimney breast add warmth and personality.

Whether enjoying a quiet morning coffee, unwinding with a book or spending time together at the end of the day, this is a space that naturally becomes the heart of family life.



A Staircase Rich In Craftsmanship

Returning to the expansive entrance hall, the handcrafted central staircase provides an elegant route to the first floor and remains one of Camelot's finest original features. Crafted over a century ago, it reflects the exceptional workmanship synonymous with the Arts and Crafts movement.



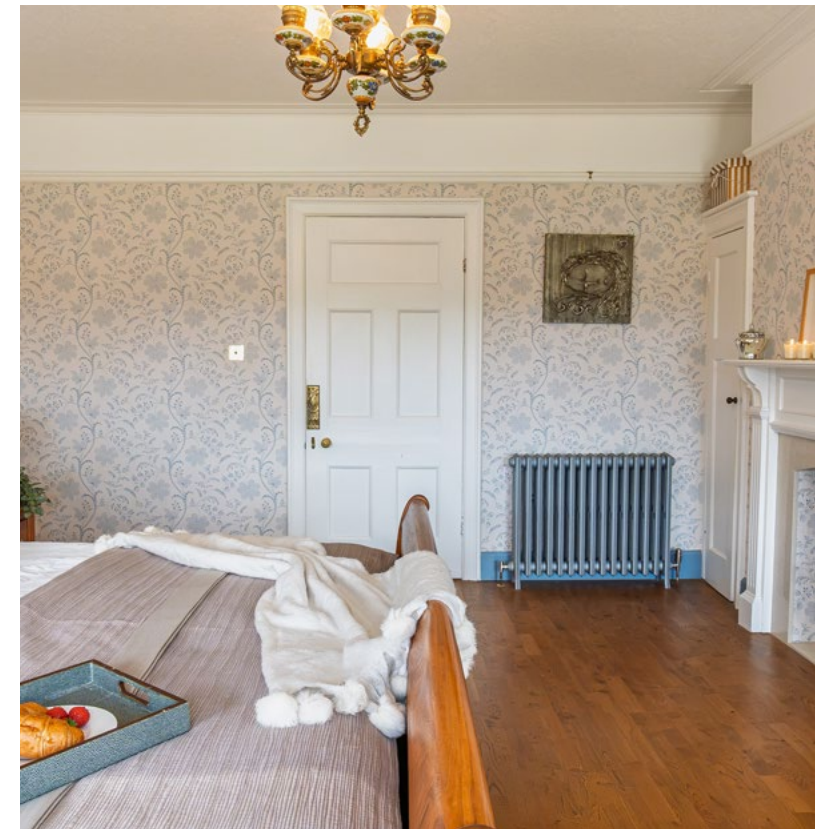
Distinctive heart motifs within the balustrade are echoed throughout the home, creating a wonderful sense of continuity and character. Large landing windows flood the staircase with natural light, drawing attention to the craftsmanship and providing a fitting reminder of Camelot's beautifully preserved heritage.





Y our Very Own Private Sanctuary

Occupying one of the finest positions within the home, the principal suite has been thoughtfully reconfigured by the current owners to create a truly indulgent private retreat. Designed as a suite rather than simply a bedroom, each space flows effortlessly into the next, creating a luxurious sanctuary to begin and end each day.



The bedroom itself is beautifully proportioned, with hardwood flooring, an original fireplace and triple windows framing uninterrupted views across the manicured gardens. Filled with natural light and rich in character, it is a peaceful space that perfectly reflects the elegance of Camelot.



The Complete Suite

Continues through into the spacious en-suite, where a striking bay window fills the room with light, highlighting the characterful tiling and timeless design. A freestanding bath invites long, relaxing soaks, while a generous walk-in shower and separate WC provide both luxury and practicality.

Completing the suite is a dedicated dressing room, fitted with an excellent range of bespoke storage and centred around a large window that continues the wonderful outlook over the grounds. Together, these spaces create a principal suite that rivals those found in boutique hotels, offering privacy, comfort and an everyday sense of indulgence.





Character And Comfort In Equal Measure

Positioned on the rear elevation, the second bedroom is another beautifully proportioned double, enjoying peaceful views across the gardens through an elegant bay window. Solid wood flooring enhances the warmth of the room, while an original feature fireplace and fitted wardrobe serve as wonderful reminders of Camelot's rich heritage.

Filled with natural light and offering generous proportions, this is a room that would make an exceptional guest bedroom or a spacious retreat for a family member, combining period character with everyday comfort.



A Peaceful Corner of The Home

Situated to the left-hand side of the main landing, the third bedroom enjoys a wonderful dual aspect, allowing natural light to pour in throughout the day and creating a bright, uplifting atmosphere.

Thoughtfully fitted with handcrafted built-in furniture, the room offers excellent storage while making the very best use of the space. Beneath the window, a charming window seat provides the perfect place to pause with a book, enjoy the garden views or simply soak up the peaceful surroundings. Spacious and full of character, this is a versatile room that works beautifully as a generous bedroom, guest suite or inspiring space for a growing family.





Flexibility For Every Stage of Life

The fourth bedroom has been thoughtfully arranged as a welcoming guest room, offering generous proportions and a lovely outlook over the sweeping driveway to the front of the property. An original feature fireplace and fitted wardrobes celebrate the character and heritage of the home.



The guest room also benefits from one of three remote-controlled Velux windows found within the property, each fitted with a rain sensor that closes automatically in wet weather. Comfortable, practical and full of charm, it is an ideal space for visiting family and friends, ensuring guests enjoy the same sense of comfort found throughout Camelot.





Timeless Style For Everyday Living

The family bathroom has been beautifully appointed in a timeless style that complements the character of Camelot. Traditional black and white tiling provides a classic backdrop, while a freestanding bath offers the perfect place to unwind at the end of the day.

A spacious walk-in rainfall shower caters effortlessly to busy mornings, complemented by a wash basin with vanity unit providing practical storage, and a heated towel radiator adding an extra touch of comfort. Blending period charm with modern convenience, it is a family bathroom designed to stand the test of time.





Designed To Evolve

Tucked away on the front elevation, a dedicated home office enjoys excellent natural light throughout the day. Fitted with floor-to-ceiling shelving, it provides a practical and organised space for home working, studying or managing family life.

Completing the first-floor accommodation is the fifth bedroom, a wonderfully versatile room equally suited as a dressing room, nursery or additional home office, depending on your family's needs. Plumbing remains in place to create an en suite serving the adjoining guest bedroom, offering the opportunity to create a luxurious guest suite.



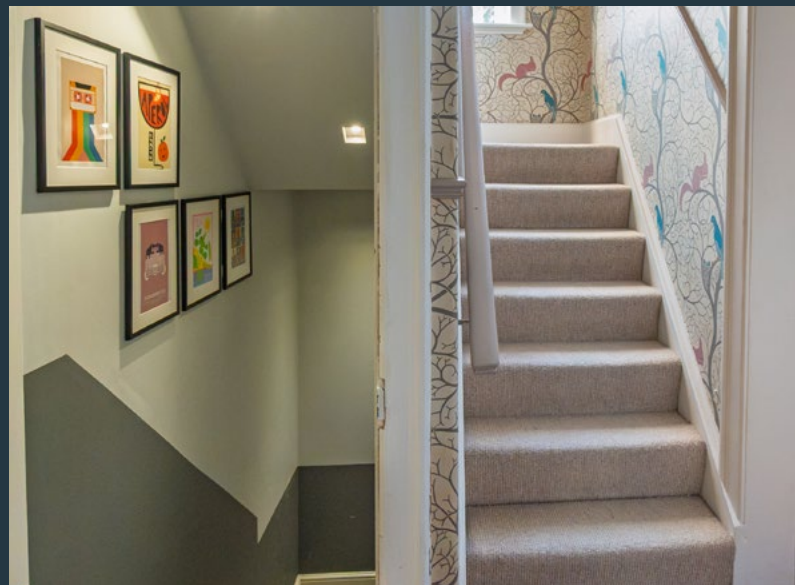
A secondary staircase provides independent access to both rooms, creating excellent potential, subject to any necessary consents, to establish self-contained accommodation for extended family or guests.

Above, a substantial loft provides excellent storage together with exciting potential for future conversion, subject to the necessary planning permissions and building regulations.

A Hidden Retreat

Located beneath the main house, the tanked cellar has been expertly transformed into an exceptional extension of the living accommodation, offering a wealth of versatile space for entertaining, relaxing and family life.

At its heart is a fully equipped kitchen, currently serving as a fantastic games room where the children can enjoy their own dedicated space, making it equally suited to family gatherings, parties or informal entertaining. A dedicated wine store provides the perfect home for any collection, while a stylish wet room shower room and an additional storeroom add practicality and flexibility.



One of the most impressive features is the direct access from the lower ground floor into a secluded sunken courtyard, with steps leading up into the main gardens. This seamless connection to the outdoors creates an entirely different entertaining experience, allowing summer gatherings to flow effortlessly between inside and out while providing a peaceful retreat tucked away beneath this remarkable Arts and Crafts home.





An Entertaining Space Like No Other

Accessed via a charming, covered walkway, the link-detached annexe provides yet another layer of flexibility to life at Camelot. Whether you're looking to work from home, accommodate extended family or create a private retreat for guests, this versatile space offers exciting possibilities.



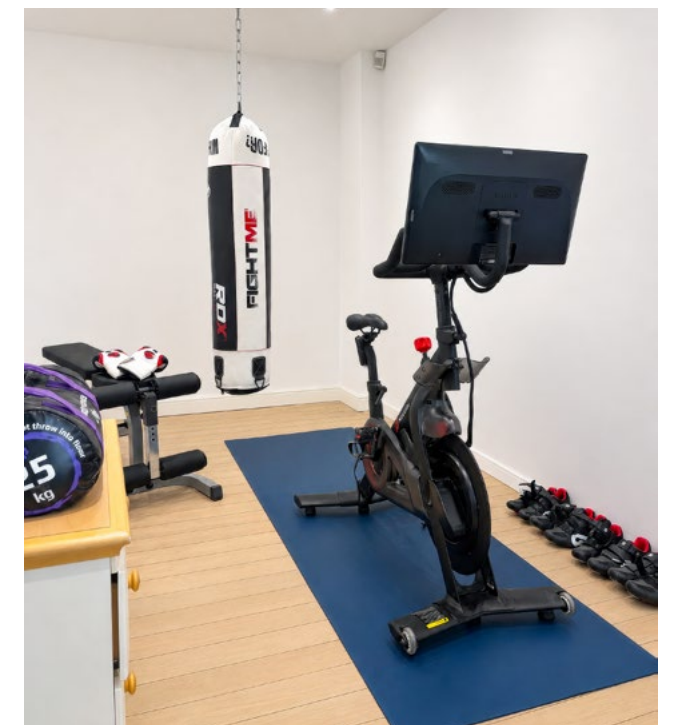
The principal room is currently arranged as a spacious home office, providing an inspiring environment away from the main house, complemented by a shower room and separate WC for everyday convenience.

Above, the generous loft space presents another exciting opportunity. Subject to the necessary planning permissions and building regulations, there is excellent potential to convert this area into additional accommodation, creating a truly self-contained annexe for multi-generational living, guest accommodation or an independent workspace.

It is this versatility that makes Camelot such a remarkable home, combining beautiful period accommodation with the flexibility to evolve for generations to come.



An excellent range of outbuildings, ensures Camelot is as practical as it is beautiful. A substantial double garage is accompanied by a dedicated gym, a car port complete with an inspection hatch, two generous garden stores and a log store, providing exceptional storage and flexibility for hobbies, vehicles and outdoor pursuits.





A Garden Designed To Be Lived In

Stepping outside, it quickly becomes clear that the grounds at Camelot are every bit as special as the house itself. Extending to just over an acre and enjoying a sought-after south-west facing aspect, the gardens have been lovingly curated over many years to create a series of beautiful spaces that can be enjoyed throughout every season.

Designed with both entertaining and family life in mind, a charming seating area adorned with fairy lights provides the perfect setting for long summer evenings with friends, while power and water points thoughtfully positioned throughout the garden make outdoor living both practical and effortless.





Harvest The Seasons

Sweeping lawns are framed by mature borders, leading through to a wildflower meadow and a tranquil wildlife pond that encourages nature to flourish. For families, there is endless room to explore, with a sunken trampoline seamlessly integrated into the landscape, while those embracing a more sustainable lifestyle will appreciate the productive kitchen garden.



Established fruit trees, including fig, apricot, pear and a variety of apple trees, sit alongside productive berry bushes, providing homegrown produce throughout much of the year and creating a wonderful connection to the changing seasons.

Whether you're entertaining on a summer's evening, harvesting fresh produce from the kitchen garden or simply enjoying the peace and privacy of your own park-like surroundings, the gardens at Camelot offer a lifestyle that is becoming increasingly difficult to find.

On Your Doorstep

Sparken Hill has long been regarded as one of Worksop's most desirable residential addresses, combining the convenience of town living with immediate access to some of Nottinghamshire's finest countryside.

One of Camelot's greatest lifestyle advantages is the ability to leave the car at home and walk directly into Clumber Park. Whether for an early morning run, a family bike ride or a leisurely weekend stroll, more than 3,800 acres of National Trust parkland are quite literally on your doorstep.

The nearby Welbeck Estate is one of the region's premier destinations, home to an award-winning farm shop, Harley Caf , artisan producers, galleries and seasonal events. Closer to home, Worksop offers a varied choice of caf s, restaurants and everyday amenities, together with the independent Savoy Cinema and the Acorn Theatre. The  8.5 million Newgate Health and Wellbeing Hub is also within walking distance.

Families benefit from highly regarded schools, including Ranby House and Worksop College, while direct rail services connect Worksop with Sheffield and Lincoln, and Retford provides access to London via the East Coast Main Line. The A57, A1 and M1 place Sheffield, Nottingham, Doncaster and Leeds within comfortable reach.

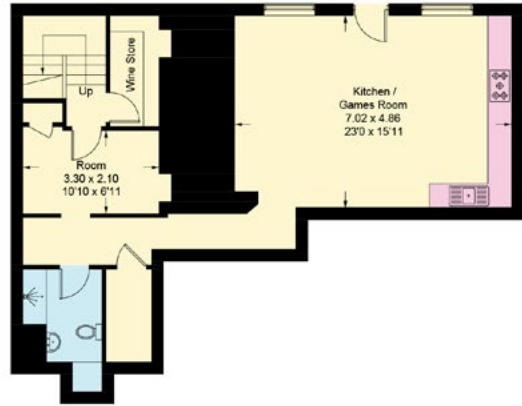
Camelot offers an elegant country lifestyle surrounded by historic parkland and beautiful gardens, without compromising modern convenience. More than an exceptional Arts and Crafts home, it is where history, craftsmanship and family life come together.

With only four custodians in its remarkable history, this is a rare opportunity to become the fifth owner of one of Sparken Hill's most distinguished homes and write the next chapter of its enduring story.



Floor Plan

Approximate Gross Internal Area = 499.54 sq m - 5377 sq ft. Illustration for identification purposes only.
Measurements are approximate. Not to scale.



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