



THE OLD VICARAGE HIGH STREET WORKSOP, S81 8EQ

£1,000,000
FREEHOLD

GUIDE PRICE £1,000,000- £1,100,000... A MUST VIEW LISTING OOZING QUALITY AND CHARM SET WITH A POPULAR VILLAGE LOCATION... CHAIN FREE ... The accommodation comprises of a welcoming entrance hall, displaying the original, dog leg staircase with under stairs storage and is laid with wood strip flooring.

FINE & COUNTRY

THE OLD VICARAGE HIGH

- GUIDE PRICE £1,000,000 - £1,100,000 • Stunning Family Home • Throughout Lavish Fittings • Spacious Formal Reception Rooms • Five Bedrooms And Four Bathrooms • Entrance Potential For Multi Generational Living • Finished To The Highest Standard Throughout • Much Original Character and Charm • Envious Kitchen • Private Grounds And Gated Entrance



There are a number of grand reception rooms to include a formal sitting room, off to the right hand side of the entrance hall, enjoying a dual aspect view with French doors out to the side elevation and a view over the village green to the front. There is a focal point open fire with marble surround and mantle and large double doors allowing access to the dining room. Off to the left hand side of the entrance hall sits a charming lounge, also with a dual aspect view and a central fireplace, featuring a rare, fossilised stone surround and mantle with an inset log burner.

An internal lobby off the entrance hall follows on to the accommodation at the rear of the property, to include the formal dining room, a pleasant entertaining space with a floor to ceiling window over the garden, French doors out to the patio area and a Georgian fireplace with inset log burner.

The kitchen is undoubtedly one of the most impressive features of the property, fitted with a bespoke Edwin Loxley solid wood kitchen, incorporating a range of hand painted units, alongside exposed American walnut cabinetry and a central island with breakfast bar seating. The kitchen is laid with a limestone tiled floor with underfloor heating and includes an array of convenient features, such as the hidden, pull-out chopping boards, an open fronted plate rack, the pull-out serving trays and larder cupboards with internal lighting and power sockets. High quality appliances can be found throughout the kitchen to include a Siemens dishwasher, a 5 burner gas

hob with extractor above, a freezer drawer, a two stove, 3 oven Aga connected to an intelligent management system, two electric ovens and a superb walk-in fridge.

Open to the kitchen is an informal living area with lovely views over the garden and a roof lantern above the seating area. A utility room off the lounge / diner provides further base and wall storage, in addition to a secondary sink, a services cupboard and provisions for a washing machine and dryer.

The current owner occupiers meticulously re-built and re-purposed the old stable block section of the house to the rear elevation to incorporate further reception space, including a large office, a contemporary shower room and a vast family room, fitted with bespoke Ponsfords cabinetry, shelving and low level cupboards with a set of oak bi-folding doors opening out to the garden. This space could easily be converted into annexe accommodation for dependant relatives / older children subject to the necessary consents, should a prospective buyer wish to do so.

A ground floor boot room / WC and wine room complete the accommodation at ground floor level.

First Floor

Stairs ascend from the entrance hall to a spacious first floor landing and on to the accommodation at this level.

There are five double bedrooms in all, four of which boast en suite shower rooms and two with walk-in wardrobes.

All of the bathrooms are of a high quality, with porcelian tiles, under floor heating and heated LED mirrors. The principal bedroom suite is positioned to the front elevation, enjoying dual aspect views over the village green, with an attractive cast iron feature fireplace, a walk-in wardrobe and a three-piece en suite shower room.

Bedroom two is also to the front of the property and similarly to the principal suit, holds a walk-in wardrobe and a Jack & Jill three piece en suite shower room. Bedroom three is a lovely, dual aspect room to the rear elevation, overlooking the garden, also with an en suite. Bedrooms four and five also enjoy views over the garden, with bedroom four benefitting use of the Jack and Jill en suite shared with bedroom two, whilst the fifth bedroom neighbours the family bathroom which is fully tiled and fitted with a wall mounted vanity wash hand basin, a low level WC, and a bath with shower over.

Outside

The property benefits two accesses, one to the front of the property, being an in and out gated drive off High Street and another, private drive, St Martins Close, leading to the gated drive to the rear of the property which is laid with cobble stones and provides ample off street parking for 6/8 vehicles.

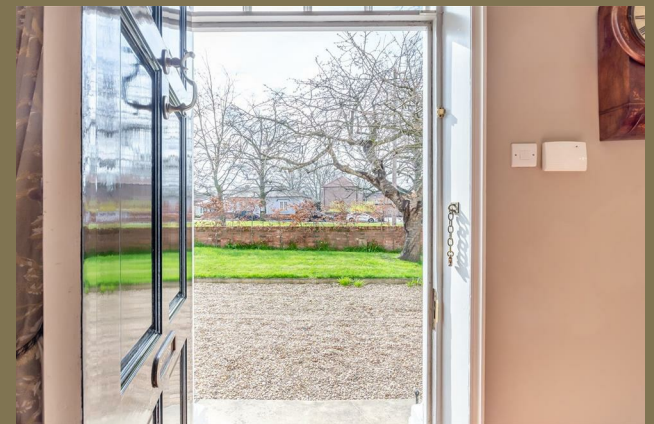
The extensive rear garden is predominantly laid to lawn with a central, mature beech tree, a hedged boundary and two patio seating areas, one of which is accessible off the family room and the other via the French doors in both the

sitting room and dining room. There is a fenced off compost area to the eastern boundary and a useful garden store accessible from the driveway.

Location

Blyth is a pleasant, rural village within North Nottinghamshire, close to the South Yorkshire Border, boasting a rich history and a good a range of local amenities including a primary school, a restaurant, public house, bakery, cricket club, a convenience store and a hair salon. The nearby A1 (900m) allows prompt access to the M1 (9 miles) and M18 (8 miles) motorway networks. Retford train station (7 miles) provides an excellent train service to London Kings Cross in as little as 1hour 22 minutes.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

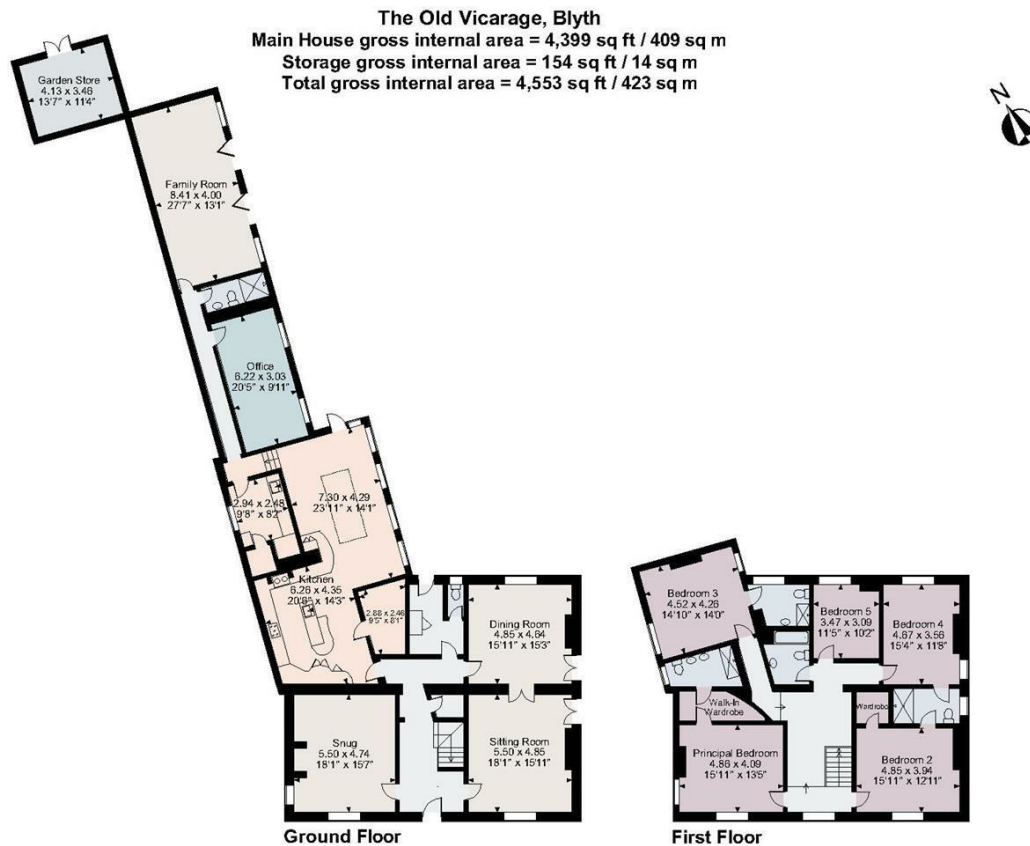
Council Tax – Band G

Viewings – By Appointment Only

Floor Area – 4399.00 sq ft

Tenure – Freehold





FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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