



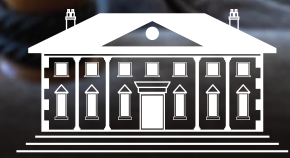
Old Vicarage Mews

Ladyfield Road, Thorpe Salvin



A Beautiful Four
Bedroomed Home





Old Vicarage Mews

Welcome to Old Vicarage Mews

Welcome to Old Vicarage Mews, a characterful four bedroomed residence nestled in the village of Thorpe Salvin. Offering delightful living spaces and an outdoor swimming pool, it is ideal for a growing family looking for a beautiful, semi-rural retreat.

Welcoming you into the home is the stunning lounge with a fireplace that is perfect for unwinding. A well-appointed snug/office provides the perfect space for home working and looks out to the front of the property. Offering an additional space, the living room is a light-filled reception room that is perfect for hosting, and completing the ground floor is the dining kitchen.

The first floor houses the master bedroom (with an en-suite bathroom), the family bathroom and three additional double bedrooms. Externally, Old Vicarage Mews benefits from an off-road parking space, a lawned front garden and stunning seating areas. To the rear is a delightful seating terrace and a fantastic outdoor swimming pool that can be heated, making it perfect for all months of the year.

Old Vicarage Mews is situated within the village of Thorpe Salvin, a charming village that is surrounded by countryside and has a public house, a church and historic ruins of a former hall. The village of Harthill is located close by and offers a local primary school, public houses, village shops and Harthill Reservoir. The beautiful setting of Thorpe Salvin is nestled amongst the countryside, allowing for scenic walks. Lindrick Golf Club is reachable within a short drive, making the property's location ideal for keen golfers. Additionally, the property is conveniently positioned for access to Retford train station, which is reachable within a reasonable drive and provides direct journeys to London. Other rail journeys can be made from Worksop train station to Nottingham and Sheffield. The M1/M18 is also easily accessible, providing journeys to Leeds, Nottingham and London.

The property briefly comprises of on the ground floor:

Entrance vestibule, lounge, snug/office, sitting room, dining kitchen, utility room, cloaks cupboard, inner hallway and under-stairs storage cupboard.

On the first floor: Landing, master bedroom, master en-suite bathroom, family bathroom, inner hallway, bedroom 3, bedroom 4 and bedroom 2.

Ground Floor

A timber door with an obscured glazed panel opens to the:

Entrance Vestibule

Having side facing composite double glazed windows, wall mounted light point, exposed stone walling, tiled flooring and an inset mat well. A timber door with a glazed panel and a side panel opens to the:

Lounge

19'8 x 14'4 (5.99m x 4.36m)

A delightful lounge with front facing glazed panels, wall-mounted light point, exposed timber beam, central heating radiators, TV/aerial point, deep skirtings and timber flooring. The focal point of the room is the log burner with a stone surround and tiled hearth. Timber double doors with double glazed panels open to the snug/office and the sitting room.

Snug/Office

14'3 x 10'0 (4.35m x 3.06m)

A wonderful snug/office having a side facing composite double glazed window, wall mounted light points, central heating radiator, deep skirtings and timber flooring. Composite double doors with double glazed panels open to the front of the property. A timber door opens to the inner hallway.

Sitting Room

19'8 x 13'1 (6.00m x 4.00m)

A light-filled sitting room with Velux roof windows, front and side facing timber double glazed panels, wall mounted light points, central heating radiator, deep skirtings and timber flooring. A large opening gives access to the dining kitchen and timber double doors with double glazed panels open to the rear of the property.

Dining Kitchen

22'10 x 12'2 (6.96m x 3.70m)

A well-appointed dining kitchen having a side facing composite double glazed window, recessed lighting, wall mounted light point, central heating radiator, deep skirtings and timber flooring. There are a range of fitted base/wall and drawer units incorporating a timber work surface, upstands, a tiled splash back, under-counter lighting and an inset Belfast-style sink with a chrome mixer tap. Appliances include an ESSE range cooker, extractor hood, a dishwasher and a fridge. A timber door opens to the inner hallway and utility room.

Lounge

19'8 x 14'4 (5.99m x 4.36m)

A delightful lounge with front facing glazed panels, wall-mounted light point, exposed timber beam, central heating radiators, TV/aerial point, deep skirtings and timber flooring. The focal point of the room is the log burner with a stone surround and tiled hearth. Timber double doors with double glazed panels open to the snug/office and the sitting room.



Spacious Lounge with a
Delightful Log Burner





Snug/Office
14'3 x 10'0 (4.35m x 3.06m)

A wonderful snug/office having a side facing composite double glazed window, wall mounted light points, central heating radiator, deep skirtings and timber flooring. Composite double doors with double glazed panels open to the front of the property. A timber door opens to the inner hallway.





Sitting Room
19'8 x 13'1 (6.00m x 4.00m)

A light-filled sitting room with Velux roof windows, front and side facing timber double glazed panels, wall mounted light points, central heating radiator, deep skirtings and timber flooring. A large opening gives access to the dining kitchen and timber double doors with double glazed panels open to the rear of the property.





Dining Kitchen

22'10 x 12'2 (6.96m x 3.70m)

A well-appointed dining kitchen having a side facing composite double glazed window, recessed lighting, wall mounted light point, central heating radiator, deep skirtings and timber flooring. There are a range of fitted base/wall and drawer units incorporating a timber work surface, upstands, a tiled splash back, under-counter lighting and an inset Belfast-style sink with a chrome mixer tap. Appliances include an ESSE range cooker, extractor hood, a dishwasher and a fridge. A timber door opens to the inner hallway and utility room.





Old Vicarage Mews



Ideal for a Growing Family Seeking a Fantastic Semi-Rural Residence

Utility Room

With a rear facing composite double glazed window, flush light point and tiled flooring. There are a range of fitted base/wall and drawer units incorporating a work surface, a tiled splash back and an inset 1.5 bowl sink with a chrome mixer tap. There is the provision for a washing machine and a tumble dryer. A timber door opens to the cloaks cupboard and a timber door opens to the right side of the property.

Cloaks Cupboard

Having light and cloaks hanging.

From the dining kitchen, a timber door opens to the inner hallway.

Inner Hallway

With a side facing timber double glazed panel, wall mounted light point, deep skirtings, central heating radiator and timber flooring. A timber door opens to the under-stairs storage cupboard.

Under-Stairs Storage Cupboard

Having a pendant light point and timber flooring.

From the inner hallway, a staircase with a timber handrail and balustrading rises to the:

First Floor

Landing

With a side facing composite double glazed window, glazed roof panel, pendant light point, wall mounted light points and a central heating radiator. Timber doors open to the master bedroom, family bathroom and an opening gives access to the first floor inner hallway.

Master Bedroom

13'11 x 12'7 (4.23m x 3.84m)

A sizeable master bedroom having a side facing composite double glazed window, central heating radiator, TV/aerial point, deep skirtings and timber flooring. A timber door opens to the master en suite bathroom.

Master En-Suite Bathroom

With a rear facing composite double glazed obscured window, side facing glazed panel, recessed lighting, extractor fan, central heating radiator, deep skirtings and timber flooring. A suite in white comprises a low-level WC, a pedestal wash hand basin with traditional chrome taps and a freestanding, roll top bath with a chrome mixer tap and an additional hand shower facility. To one corner, is a separate shower enclosure with the a fitted shower unit and a glazed screen/door. Access can be gained to loft storage.

Family Bathroom

Having a glazed roof panel, recessed lighting, extractor fan, chrome heated towel rail, deep skirtings and timber flooring. There is a suite in white comprising a low-level WC, a pedestal wash hand basin with traditional chrome taps and a freestanding bath with a roll top that has a chrome mixer tap.

First Floor Inner Hallway

With a rear facing glazed panel, wall-mounted light point and an exposed timber beam. Timber doors open to bedroom 3, bedroom 4 and bedroom 2.

Bedroom 3

11'6 x 10'10 (3.50m x 3.30m)

A double bedroom having a front facing composite double glazed window, wall mounted light point, central heating radiator and deep skirtings. A timber door opens to a storage cupboard that has cloaks hanging.

Bedroom 4

11'6 x 7'9 (3.50m x 2.37m)

A further double bedroom with a roof window, a front facing composite double glazed window, flush light point, exposed timber beams, a central heating radiator and deep skirtings.

Bedroom 2

14'6 x 12'9 (4.42m x 3.89m)

Another double bedroom having a roof window, rear facing glazed panels, a front facing composite double glazed window, flush light point, central heating radiator, TV/aerial point and deep skirtings.

Exterior and Gardens

From Ladyfield Road, a wide opening gives access to a shared gravel driveway. Immediately to the left of the driveway, two timber gates open to Old Vicarage Mews.

To the front of the property, there is exterior lighting, an electric vehicle charging point and an external power point. A large gravelled area provides parking for one vehicle. Access can be gained to the garden shed.

Beyond the gravelled area is a garden which is mainly laid to lawn that has mature plants, mature hedging, a seating area and a stone flagged pathway.

There is a separate block paved area where access can be gained to the main entrance door and the snug/office. A path leads to a timber gate which opens to a shared courtyard area. A timber gate opens to the right side of the property.

The right side of the property has exterior lighting and external power. A stone flagged path continues to a seating terrace. The seating terrace has exterior lighting and access can be gained to the kitchen and living room. A wrought iron pedestrian gate opens to the rear of the property.

To the rear, there is exterior lighting, dry stone walling, external power and a stone flagged patio. Stone steps rise to a pleasant outdoor, heated swimming pool. A stone box next to the pool houses the pump and filter.

The rear is enclosed by mature hedging and stone walling.



Master Bedroom
13'11 x 12'7 (4.23m x 3.84m)

A sizeable master bedroom having a side facing composite double glazed window, central heating radiator, TV/aerial point, deep skirtings and timber flooring. A timber door opens to the master en suite bathroom





Bedroom 3

11'6 x 10'10 (3.50m x 3.30m)

A double bedroom having a front facing composite double glazed window, wall mounted light point, central heating radiator and deep skirtings. A timber door opens to a storage cupboard that has cloaks hanging.





Bedroom 4
11'6 x 7'9 (3.50m x 2.37m)
A further double bedroom with a roof window, a front facing composite double glazed window, flush light point, exposed timber beams, a central heating radiator and deep skirtings.





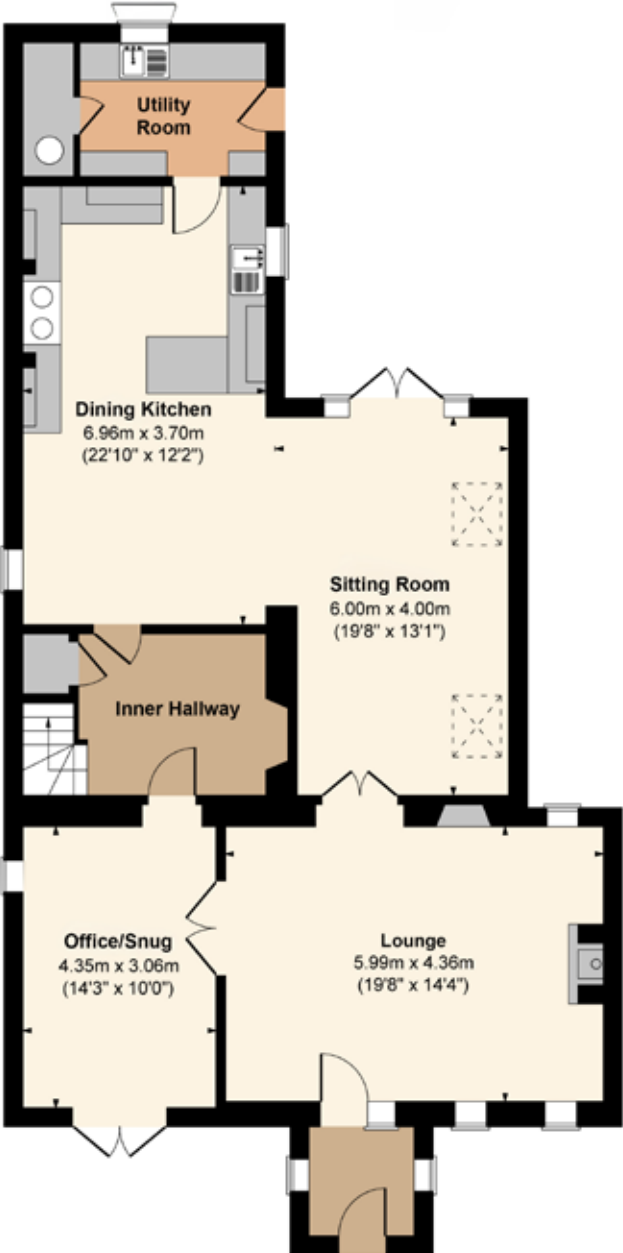
Bedroom 2
14'6 x 12'9 (4.42m x 3.89m)

Another double bedroom having a roof window, rear facing glazed panels, a front facing composite double glazed window, flush light point, central heating radiator, TV/aerial point and deep skirtings.

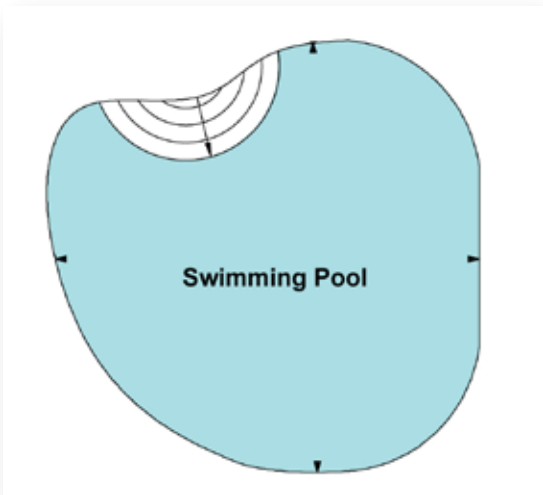




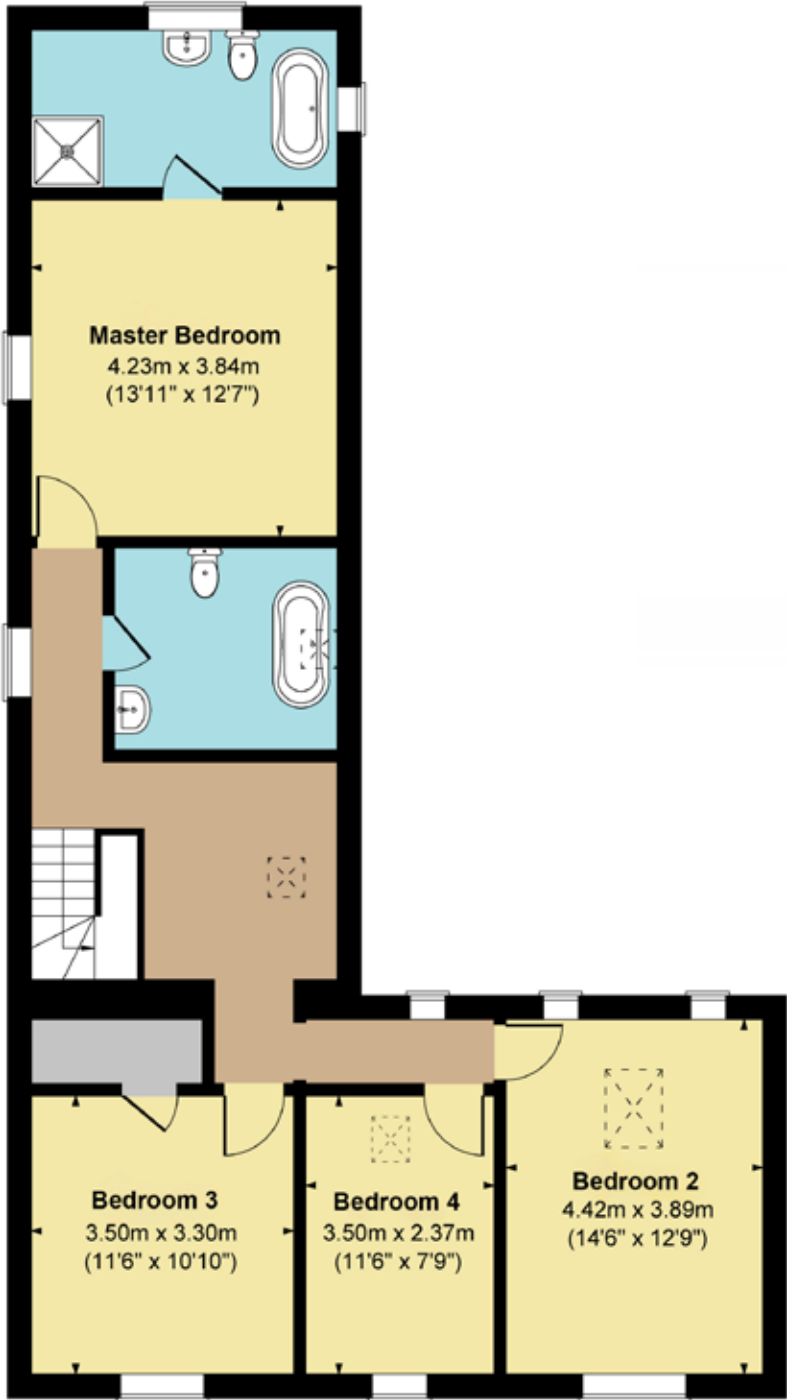
**TOTAL APPROXIMATE
FLOOR AREA
2214 SQ.FT. (205.7 SQ.M.)**



**GROUND FLOOR
APPROXIMATE FLOOR AREA
1257 SQ.FT. (116.8 SQ.M.)**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

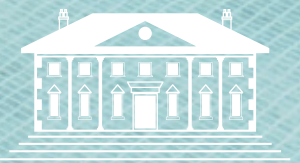


**FIRST FLOOR
APPROXIMATE FLOOR AREA
957 SQ.FT. (88.9 SQ.M.)**



Exterior and Gardens

The right side of the property has exterior lighting and external power. A stone flagged path continues to a seating terrace. The seating terrace has exterior lighting and access can be gained to the kitchen and living room. A wrought iron pedestrian gate opens to the rear of the property.





A Stunning Exterior
Perfect for Entertaining





Exterior and Gardens Continued

To the rear, there is exterior lighting, dry stone walling, external power and a stone flagged patio. Stone steps rise to a pleasant outdoor, heated swimming pool. A stone box next to the pool houses the pump and filter.

The rear is enclosed by mature hedging and stone walling.



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: E

Services: Mains electric, mains water, mains drainage and oil. The broadband is fibre and the mobile signal quality is moderate.

Rights of Access/Shared Access: There is shared access for the courtyard and a right of access on the property.

Covenants/Easements/Wayleaves and Flood Risk: None and the flood risk is low.

Conservation Area: The property is in a conservation area.

Tree Preservation Order: Yes

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



Old Vicarage Mews

Ladyfield Road, Thorpe Salvin,
South Yorkshire S80 3JS

Offers in the Region of £795,000