YORK HOUSE



BLENHEIM


HIGH STREET
YORK HOUSE
41



BEAUTIFULLY APPOINTED FOR FAMILY LIVING, AND BOASTING STYLE AND SOPHISTICATION

AN OUTSTANDING FIVE BEDROOMED DETACHED RESIDENCE AND AN INDEPENDENTLY ACCESSIBLE TWO/THREE BEDROOMED COACH HOUSE POSITIONED ON A PRIVATE PLOT OF APPROXIMATELY HALF AN ACRE IN THE DESIRABLE VILLAGE OF BLYTH.

Lovingly restored by the current owners, York House offers substantial accommodation for a growing family and the coach house provides additional benefit for self-contained living.





A grand entrance is provided by a double-height pillared façade, which leads to the main entrance door and into the welcoming vestibule.

The beautiful entrance hall effortlessly connects to the ground floor living areas and allows flexible use of each space. Five reception rooms include an exceptionally spacious lounge, an elegant sitting room and dining room, and a homely snug with an adjacent library. The heart of the home is the magnificent dining kitchen, which is filled with natural light and showcases a central island with an impressive waterfall quartz marble-effect surface. Two sets of double patio doors open to the gardens, enabling a seamless transition for indoor / outdoor living.

A splendid curved staircase rises to the first floor and to a galleried landing with a feature archway. A sumptuous master suite contains a large bedroom, a superb en-suite shower room and a Juliet balcony. A further two double bedrooms provide ample space, including a fabulous walk-in wardrobe. The family bathroom is a sanctuary for relaxation with its freestanding roll top bath and a walk-in shower enclosure. The second floor houses two further bedrooms.

York House sits enviably behind electric gates, which open to an extensive stone flagged driveway where there is parking for several vehicles and a three-bay carport. The gardens are set to one side of the home and incorporate a wrap-around seating terrace that is ideal for entertaining, a bonsai garden next to the coach house, large lawn and an additional patio.

Positioned within the grounds of York House is a two/three bedroomed coach house. Two of the bedrooms have en-suites, one of which is a luxury contemporary en-suite bathroom, and there is potential for a downstairs bedroom with a wet room that is accessible from the kitchen. The living areas include a kitchen with integrated appliances and a boiling water tap, a separate dining room and a lounge that incorporates an extended sun room and overlooks the cobbled terrace. With a separate, gated driveway and its own access, the coach house offers a unique opportunity for multi-generational living or potential for a rental income.





The property is within walking distance to the amenities of Blyth, including public houses, a convenience store, a cricket club and a primary school. A short drive away is Bawtry, where there are a host of additional amenities such as restaurants and boutique shops. For keen golfers, there is Styrrup Hall Golf and Country Club nearby. Convenient road links are provided by the A1, M18 and M1, and for rail journeys, Retford train station is a short drive away and is ideal for direct, fast routes to London.

The property briefly comprises of on the ground floor: Entrance vestibule, entrance hall, dining room, side entrance lobby, snug, library, inner hallway, airing cupboard, shower room, dining kitchen, lounge and sitting room.

On the first floor: Galleried landing, master bedroom, Juliet balcony, master en-suite shower room, landing balcony, bedroom 3, walk-in wardrobe, linen cupboard, bedroom 2 and family bathroom.

On the second floor: Landing, bedroom 4 and bedroom 5.

Basement level: Wine cellar and cellar 2.

Outbuildings: Carport.

Coach House

On the ground floor: Kitchen, wet room, dining room, games room/bedroom 3 and lounge/sun room.

On the first floor: Landing, bedroom 1, bedroom 1 en-suite bathroom, bedroom 2 and bedroom 2 en-suite shower room.

GROUND FLOOR & BASEMENT LEVEL

A hardwood door with double glazed panels and a matching decorative panel above opens to the entrance vestibule.

Entrance Vestibule

Providing an impressive welcome into the home, the entrance vestibule has a coved ceiling, two feature arches with fitted mirrors and recessed lighting, a central heating radiator, deep skirtings and tiled flooring. A timber door with glazed panels and an arched panel above opens to the entrance hall.

Entrance Hall

A large entrance hall with a coved ceiling, pendant light point with a decorative ceiling rose, recessed lighting, partially panelled walls, deep skirtings and tiled flooring with under floor heating. Timber doors with glazed panels open to the dining room, side entrance lobby, sitting room, snug and lounge. Double timber doors with glazed panels also open to the sitting room and library.

Dining Room

16'6 x 15'0 (5.04m x 4.57m)

A grand dining room with a front facing timber double glazed window, a side facing bay with a timber double glazed sash window, coved ceiling, pendant light point with a decorative ceiling rose, wall mounted light points, central heating radiators, TV/aerial point and deep skirtings. The focal point of the room is the open fireplace with a mantel and a tiled hearth. Double timber doors with glazed panels open to the side entrance lobby.

Side Entrance Lobby

A well-proportioned lobby that could be utilised as a study. Having a rear facing timber double glazed sash window, a UPVC double glazed roof lantern, recessed lighting, wall mounted light points, deep skirtings and under floor heating. Behind double timber doors is a useful storage cupboard. A timber door with glazed panels opens to the snug. A timber door with a double glazed panel opens to the left side of the property. A timber door opens to a staircase which leads down to the basement level.

Basement Level

Wine Cellar

7'10 x 7'7 (2.40m x 2.30m)

Having a barrel arched ceiling, light and power. A timber door opens to cellar 2.

Cellar 2

7'7 x 6'11 (2.30m x 2.10m)

Having light.

Ground Floor Continued

Snug

14'8 x 13'7 (4.46m x 4.15m)

A homely reception room with side and rear facing timber double glazed windows, exposed timber beams, recessed lighting, deep skirtings and timber effect flooring with under floor heating. The focal point of the room is the log effect gas fire with space/provision above for a wall mounted television. A timber door with glazed panels opens to the entrance hall and a wide opening leads into the library.



SIDE ENTRANCE LOBBY

DINING ROOM



DINING ROOM



SNUG



LIBRARY



SHOWER ROOM

DINING KITCHEN

A light and airy dining kitchen showcasing an abundance of space, ideal for everyday living and occasional entertaining.



DINING KITCHEN







GROUND FLOOR CONTINUED

Library

10'3 x 9'2 (3.13m x 2.80m)

A calming library space with recessed lighting and timber effect flooring with under floor heating. Double timber doors with glazed panels open to the entrance hall. A timber door with glazed panels opens to the dining kitchen. An opening leads into the inner hallway.

Inner Hallway

Having a side facing timber double glazed panel, recessed lighting, central heating radiator and timber effect flooring. Timber doors open to the airing cupboard and shower room. A composite door opens to the rear of the property.

Airing Cupboard

Having a flush light point, timber effect flooring and housing the Baxi boiler and Gledhill hot water cylinder. There is space/provision for a washing machine.

Shower Room

Having a UPVC double glazed roof lantern, recessed lighting, extractor fan, panelled walls, central heating radiator with a towel rail and tiled flooring. A suite in white comprises a low-level WC and a pedestal wash hand basin with Bristan traditional chrome taps. To one corner is a shower enclosure with a fitted rain head shower and a glazed screen/door.

From the library, a timber door with glazed panels opens to the:

Dining Kitchen

23'4 x 18'4 (7.10m x 5.58m)

A bright and airy dining kitchen that has been stylishly designed. Having two large UPVC roof lanterns, pendant light points, recessed lighting, one feature panelled wall, air conditioning unit and timber effect flooring. A range of fitted wall units incorporate a plinth heater and a sizeable central island provides additional storage and has a waterfall quartz marble-effect work surface, pop-up power points and an inset Franke 1.0 bowl sink with a boiling water black mixer tap. The integrated appliances are by CDA and include a multi-zone induction hob with a pop-up extractor fan, three fan assisted ovens, full-height fridge, full-height freezer and a dishwasher. Two sets of hardwood double doors with double glazed panels and matching side panels open to the left side of the property. A timber door with glazed panels opens to the lounge.

Lounge

23'5 x 22'4 (7.15m x 6.80m)

A magnificent reception room with an impressive UPVC double glazed roof lantern, side facing timber double glazed panels, side facing timber double glazed bay window, recessed lighting, air conditioning unit and timber effect flooring with under floor heating. The focal point of the room is the log effect gas fire with space/provision above for a wall mounted television. Double hardwood doors with glazed panels and matching side panels open to the outdoor entertainment terrace. Double timber doors with glazed panels also open to the sitting room.

Sitting Room

15'11 x 15'0 (4.86m x 4.56m)

An elegant reception room with a front facing timber double glazed panel, coved ceiling, pendant light point with a decorative ceiling rose, two fully refurbished cast iron central heating radiators, panelled walls, wall mounted light points, deep skirtings and timber effect flooring. The focal point of the room is the open fireplace with a mantel and a brick surround/hearth. A timber door with glazed panels and a separate set of double timber doors with glazed panels and matching side panels open to the entrance hall.

From the entrance hall, a curved staircase with a walnut hand rail and wrought iron balustrading rises to the first floor.



SITTING ROOM



LOUNGE



SITTING ROOM



SITTING ROOM

FIRST FLOOR

Galleried Landing

Having a side facing timber double glazed sash window, coved ceiling, pendant light point recessed lighting and partially panelled walls. Timber doors open to bedroom 2 and the family bathroom. A wide arched opening leads to the continuation of the landing, which has a coved ceiling, partially panelled walls and a central heating radiator. Timber doors open to the walk-in wardrobe, linen cupboard, bedroom 3 and master bedroom. Double hardwood doors with double glazed panels and a panel above open to the landing balcony.

Master Bedroom

15'11 x 14'9 (4.85m x 4.50m)

A sumptuous master bedroom with a front facing timber double glazed panel, coved ceiling, pendant light point with a decorative ceiling rose, fully panelled walls, central heating radiators and a TV/aerial point. Double hardwood doors with double glazed panels and matching side panels open to the Juliet balcony.

Juliet Balcony

With a wrought iron balustrade.

Master En-Suite Shower Room

A superb en-suite with a side facing hardwood double glazed window, recessed lighting, chrome heated towel rail, shaver point and tiled flooring with under floor heating. A suite in white comprises a low-level WC and a pedestal wash hand basin with a chrome mixer tap. To one wall is a fully tiled shower enclosure with feature pebble tiling, two fitted rain head showers and a glazed screen/door.

From the landing, double hardwood doors with double glazed panels and a panel above open to the:

Landing Balcony

Having wrought iron balustrading, a composite decked terrace and an exterior light point.

Bedroom 3

15'0 x 10'3 (4.58m x 3.12m)

A double bedroom with a front facing timber double glazed panel, side facing timber double glazed window, coved ceiling, dropped ceiling light box, recessed lighting, wall mounted light point, one fully mirrored wall and a central heating radiator. Double mirrored doors open to the walk-in wardrobe.

Walk-in Wardrobe

15'0 x 5'7 (4.56m x 1.70m)

Having automatic recessed lighting, central heating radiator and a range of fitted open furniture incorporating short hanging, shelving and drawers.



GALLERIED LANDING

MASTER BEDROOM



MASTER BEDROOM



MASTER EN-SUITE SHOWER ROOM



BEDROOM 2



BEDROOM 3

FIRST FLOOR CONTINUED & SECOND FLOOR

Linen Cupboard

Having fitted shelving.

Bedroom 2

14'11 x 14'2 (4.54m x 4.32m)

Another spacious double bedroom with a rear facing timber double glazed window, a side facing timber double glazed sash window, exposed timber beams, wall mounted light point and a central heating radiator. The focal point of the room is the decorative cast iron fireplace.

Family Bathroom

A luxurious family bathroom with a side facing timber double glazed window, recessed lighting, partially panelled walls, central heating radiator with a towel rail, shaver point and tiled flooring. A suite in white comprises twin pedestal wash hand basins with traditional chrome taps (sinks and taps may not be included in the sale) and a freestanding roll top bath with a chrome mixer tap and a hand shower facility. An opening leads into a continuation of the family bathroom, which has a UPVC double glazed roof lantern, wall mounted light points, an extractor fan, partially panelled walls and tiled flooring with under floor heating. There is a low-level WC and a walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen.

From the landing, a timber door with glazed panels opens to a staircase with a hand rail, which rises to the:

Second Floor

Landing

Having a Velux roof window, front facing timber double glazed triangular panel, flush light points and a central heating radiator. Timber doors open to bedroom 4 and bedroom 5.

Bedroom 4

15'5 x 15'0 (4.78m x 4.57m)

Having a side facing timber double glazed window, flush light point and a central heating radiator.

Bedroom 5

15'5 x 14'9 (4.78m x 4.50m)

Having a side facing timber double glazed window, flush light point and a central heating radiator.



FAMILY BATHROOM



FAMILY BATHROOM



EXTERIOR AND GARDENS

EXTERIOR & GARDENS

The extensive grounds of York House incorporate a large lawned garden, a sizeable stone flagged driveway with a carport and a two bedroomed coach house.

From High Street, a set of wrought iron electric gates open to York House. To the front of the property is a large stone flagged driveway with a central mosaic circle, providing parking for several vehicles and having exterior lighting and raised planters with mature trees. Access can be gained to the pillared entrance where the main door is located. To one side of the driveway is a carport. Double timber pedestrian gates open to the right side of the property.

Carport

With space to park three vehicles and having light, power and two EV chargers. There is also storage within the roof space.

To the left side of the property, a stone flagged path leads to another stone flagged driveway which can serve as self-contained access to the coach house. A set of electric wrought iron gates and a separate arched pedestrian gate open to High Street. The driveway has exterior lighting, an external power point, hot and cold water taps and access can be gained to the side entrance lobby. A wrought iron pedestrian gate opens to a stone flagged path at the rear of the property, which has exterior lighting and provides access to the inner hallway and stone flagged courtyard in front of the coach house. The courtyard provides access to the main entrance door of the coach house.

Coach House – Exterior and Gardens

To the rear of the coach house is a cobbled seating terrace with feature exterior lighting, an external power point, a water tap and a gravelled border currently containing bonsai trees. To one corner is a timber pergola with a stone flagged seating area. Access can be gained to the lounge/sun room.

Main House – Exterior and Gardens Continued

To the right side of the property is a wrap-around stone flagged entertainment terrace with exterior lighting and providing access to the lounge and dining kitchen. A double timber pedestrian gate opens to the courtyard of the coach house. Stone flagged steps lead down to a path by the side of the garden, which is mainly laid to lawn and has mature trees, feature exterior lighting, a water tap and a gravelled border with trees. To the opposite side of the garden is a stone flagged path within a wooded area that is positioned next to the entertainment terrace and is flanked by mature trees, shrubs and has feature exterior lighting. One corner of the garden has another stone flagged patio with gates opening to the rear of the coach house. The garden is fully enclosed by brick walling, fencing and hedging.



MAIN HOUSE GARDEN



MAIN HOUSE GARDEN









THE COACH HOUSE - GROUND FLOOR

A heavy timber door with an obscured glazed panel opens to the kitchen.

Kitchen

9'4 x 8'9 (2.84m x 2.67m)

Having a side facing timber double glazed window, recessed lighting, plinth heater and tiled flooring. A range of fitted base/wall and drawer units incorporate work surfaces and a Belfast sink with a brushed chrome mixer tap that has a boiling water function. Appliances include an Electrolux four-ring hob with an AEG extractor hood above, a Zanussi fan assisted oven, an integrated washing machine, an integrated tumble dryer and a full-height Electrolux fridge/freezer. A timber door opens to the wet room and a timber door with glazed panels opens to the dining room.

Wet Room

Being fully tiled and having recessed lighting, extractor fan and a chrome heated towel rail. A suite in white comprises a low-level WC and a wall mounted wash hand basin with a chrome mixer tap. To one corner is a wet room style shower with a fitted rain head shower and an additional hand shower facility.

Dining Room

11'10 x 8'9 (3.61m x 2.67m)

Having side facing timber double glazed panels, recessed lighting, one panelled wall, central heating radiator and timber effect flooring. A timber door with glazed panels opens to the games room/bedroom 3.

Games Room/Bedroom 3

23'0 x 14'4 (7.01m x 4.37m)

A large space that has potential to be used as a third bedroom with some segmentation works. Having a side facing timber double glazed window, recessed lighting, wall mounted light points, central heating radiator, fitted furniture and timber effect flooring with integrated floor power points. Bi-folding timber doors with double glazed panels open to the courtyard at the side of the property. Double timber doors with glazed panels open to the lounge/sun room. Timber doors open to the under-stairs storage cupboard and another storage cupboard.

Lounge/Sun Room

19'6 x 18'11 (5.94m x 5.77m)

Having side facing aluminium double glazed panels, recessed lighting, central heating radiator, Ecoso log effect electric fire, TV/aerial point and timber effect flooring with integrated floor power points. Double aluminium sliding doors with double glazed panels and matching side panels open to the rear of the property.

From the hall, a staircase with a timber hand rail rises to the first floor.



KITCHEN



DINING ROOM



LOUNGE/SUN ROOM



GAMES ROOM/BEDROOM 3



LOUNGE/SUN ROOM



LOUNGE/SUN ROOM

THE COACH HOUSE - FIRST FLOOR

Landing

Having recessed lighting, central heating radiator and doors opening to bedrooms 1 and 2.

Bedroom 1

14'2 x 12'10 (4.32m x 3.91m)

A good-sized double bedroom suite with front facing timber double glazed windows, a side facing timber double glazed panel, exposed timber beams, recessed lighting, spotlighting, wall mounted light points and a central heating radiator. There is a range of fitted furniture and a timber door opens to the bedroom 1 en-suite bathroom. Access can also be gained to a loft space and a door opens to the eaves storage.

Bedroom 1 En-Suite Bathroom

Being fully tiled and having recessed lighting, extractor fan, heated towel rail and an illuminated vanity mirror. A suite in white incorporates a low-level WC and a wash hand basin with a black mixer tap. Also having a freestanding bath with a black mixer tap. To one corner is a walk-in shower enclosure with a fitted rain head shower and a glazed screen.

Bedroom 2

17'2 x 8'10 (5.23m x 2.69m)

Another double bedroom with a side facing timber double glazed window, a side facing timber double glazed panel, recessed lighting, one fully panelled wall and a central heating radiator. A timber door opens to the bedroom 2 en-suite shower room.

Bedroom 2 En-Suite Shower Room

Having a side facing timber double glazed window, recessed lighting, extractor fan, heated towel rail and tiled flooring. A suite in white comprises a low-level WC and a wall mounted wash hand basin with a chrome mixer tap. To one corner is a shower enclosure with a fitted shower and a glazed screen/ door.



BEDROOM 1



BEDROOM 1



BEDROOM 1 EN-SUITE BATHROOM



BEDROOM 2



BEDROOM 2 EN-SUITE SHOWER ROOM

GROUND FLOOR

Ground Floor Approximate Floor Area:
2567 SQ.FT. (238.5 SQ.M)

Total Approximate Floor Area:
4579 SQ.FT. (425.4 SQ.M)



FIRST FLOOR

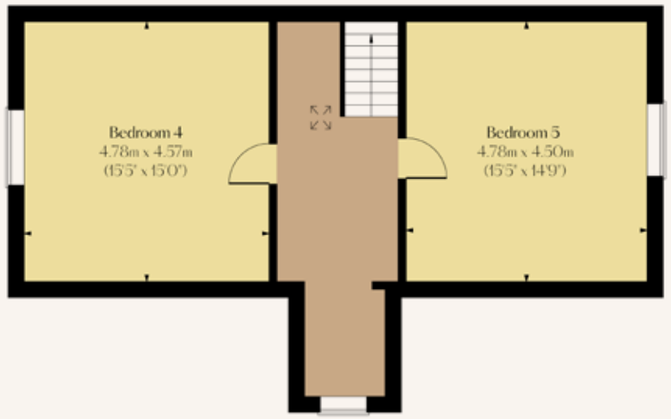
Approximate Floor Area:
1175 SQ.FT. (109.2 SQ.M)



SECOND FLOOR & BASEMENT

Second Floor Approximate Floor Area:
642 SQ.FT. (59.6 SQ.M)

Basement Level Approximate Floor Area:
195 SQ.FT. (18.1 SQ.M)



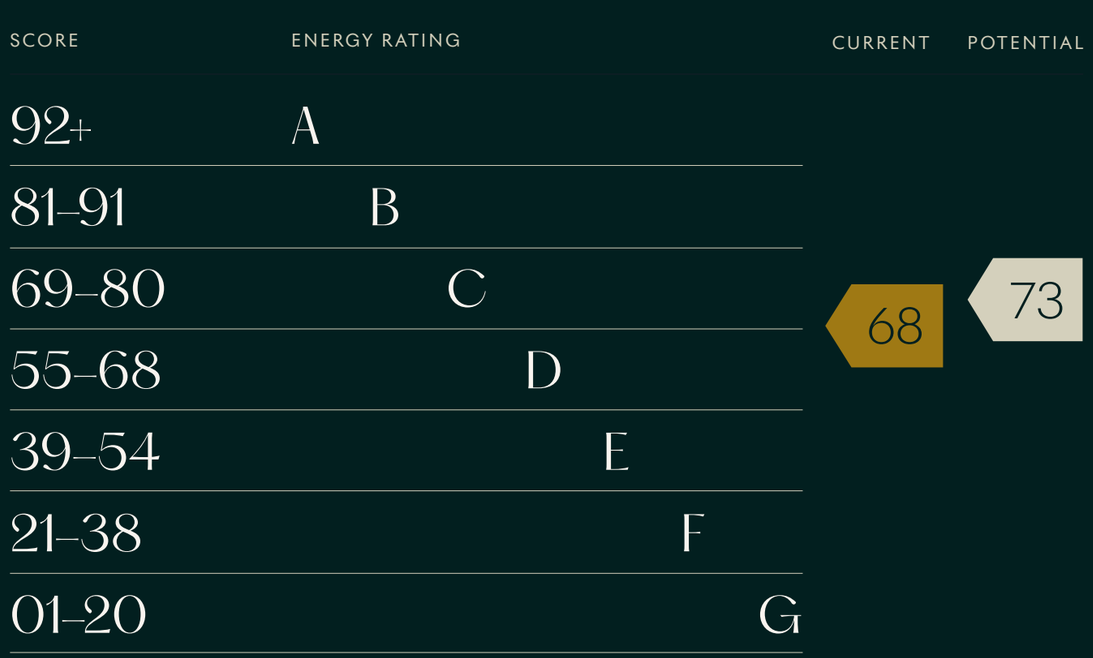
THE COACH HOUSE

Ground Floor Approximate Floor Area:
890 SQ.FT. (82.7 SQ.M)

First Floor Approximate Floor Area:
560 SQ.FT. (52.0 SQ.M)



BEDROOMS (HOUSE & COACH HOUSE)	BATHROOMS (HOUSE & COACH HOUSE)
5 / 2/3	3 / 3
LIVING ROOMS (HOUSE & COACH HOUSE)	SQFT (HOUSE & COACH HOUSE)
5 / 2	4,579 / 1,450
TENURE	COUNCIL TAX
Freehold	G



THE COACH HOUSE - CURRENT B85 / POTENTIAL A92

Services

Mains gas, mains electricity, mains water and mains drainage. There is fibre broadband at the property and the mobile signal quality is good.

Rights of Access & Shared Access

None.

Covenants, Easements, Wayleaves & Flood Risk

None and the flood risk is very low.

Other Information

There are tree preservation orders on two of the trees.

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.

YORK HOUSE

High Street, Blyth, Worksop,
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Asking Price
£1,250,000

Viewing strictly by appointment with
our consultant on: 0114 358 2020

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