

MEADOW VIEW



BLENHEIM



WELCOME TO MEADOW VIEW, A DELIGHTFUL FIVE BEDROOMED DETACHED BARN CONVERSION THAT IS OFFERED FOR SALE WITH NO ONWARD CHAIN.

*Located in the semi-rural village of Thorpe Salvin, this
impressive home combines period charm with versatile
accommodation, making it perfect for family living.*





ENTRANCE HALL/SNUG

Upon entering the home you are greeted by a welcoming entrance hall/snug that sets the tone, with exposed beams and a gorgeous fireplace.

The lounge is a light-filled space, ideal for unwinding with views of Thorpe Salvin Hall. The dining room is ideal for entertaining, whilst the kitchen is well-appointed and has integrated appliances. The property benefits from having a ground floor bedroom suite, ideal for an elderly relative or teenager to have their own separate space. Completing the ground floor is the WC, double garage and utility room.

On the first floor are four further double bedrooms, including the sumptuous master bedroom suite with an en-suite bathroom, two double bedrooms served by a modern family bathroom and an additional double bedroom suite. Externally, the property has off-road parking for multiple vehicles, pleasant lawned areas and a courtyard that has a greenhouse and boasts stunning views looking at Thorpe Salvin Hall.

Meadow View 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 hall/snug, lounge, WC, dining room, kitchen, utility room, inner hallway, bedroom 5, wardrobe, bedroom 5 en-suite shower room and double garage.

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

GROUND FLOOR

A timber door with glazed panels opens to the entrance hall/snug.

Entrance Hall/Snug

Offering an impressive welcome with a Velux roof window, front facing timber double glazed panels, pendant light point, exposed beams, exposed stone walling and a central heating radiator with a decorative cover. The focal point of the room is the fireplace with a brick surround, tiled mantel and slate hearth. Oak doors open to the lounge and WC. An opening gives access to the dining room. A feature spiral staircase rises to the first floor.

Lounge

21'4 x 18'1 (6.50m x 5.50m)

A light-filled lounge with side facing timber panels, a rear facing timber double glazed window, front facing UPVC triple glazed panel, exposed beams, spotlights, wall mounted light points, a central heating radiator with a decorative cover and herringbone oak flooring with underfloor heating. The focal point of the room is the log burner with a stone surround, mantel and hearth. Fitted furniture includes shelving and there is a decorative oak ladder. Double UPVC doors with double glazed panels open to the side of the property.

WC

With recessed lighting, panelled walls, heated towel rail and oak flooring. A suite comprises a low-level WC and a wash hand basin with a chrome mixer tap.

Dining Room

21'4 x 12'10 (6.50m x 3.90m)

A sizeable dining room with front and rear facing timber double glazed windows, exposed beams, recessed lighting, wall mounted light point, exposed stone walling, central heating radiator with a decorative cover and oak flooring.

Kitchen

23'7 x 21'4 (7.20m x 6.50m)

A well-appointed kitchen having front and rear facing timber double glazed windows, recessed lighting, exposed beams, central heating radiator with a decorative cover, tiled flooring and oak flooring. A feature of the room is the fitted window bench. A range of fitted base/wall and drawer units incorporate a work surface and an inset 1.5 bowl sink with a chrome mixer tap. Appliances include two oven/grills, warming drawers and two dishwashers. A separate central island has a matching work surface with an induction hob, extractor hood and the provision for three chairs. There is the provision for a full-height fridge/freezer. An oak door opens to the utility room.

Utility Room

With a front facing timber double glazed window, central heating radiator and tiled flooring. Fitted furniture includes cloaks hanging hooks. A range of fitted base/wall and drawer units incorporate a work surface and an inset Belfast-style sink with a chrome mixer tap. There is the provision for a washing machine and tumble dryer. A timber door with double glazed panels opens to the front of the property.

Inner Hallway

Having a rear facing timber double glazed window, recessed lighting, central heating radiator with a decorative cover, exposed stone walling and oak flooring. Oak doors open to bedroom 5 and the double garage.



ENTRANCE HALL/SNUG



LOUNGE



LOUNGE



LOUNGE



KITCHEN



LOUNGE



KITCHEN



GROUND FLOOR CONTINUED

Bedroom 5

14'9 x 13'5 (4.50m x 4.10m)

A good-sized double bedroom with a front facing timber double glazed window, recessed lighting and a central heating radiator. Oak doors open to the wardrobe and the bedroom 5 en-suite shower room.

Wardrobe

Having recessed lighting.

Bedroom 5 En-Suite Shower Room

With a front facing timber double glazed obscured window, recessed lighting, extractor fan, partially tiled walls, chrome heated towel rail and tiled flooring. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. To one corner is a separate shower with a rainhead shower and a glazed screen/door.

Double Garage

21'4 x 20'0 (6.50m x 6.10m)

Having two doors, light and power. Housing the hot water cylinder and the boiler.

From the inner hallway, a staircase with a timber handrail rises to the first floor.



BEDROOM 5



BEDROOM 5 EN-SUITE SHOWER ROOM

FIRST FLOOR

Landing

With a rear facing panel, recessed lighting, wall mounted light point and a central heating radiator. Oak doors open to the family bathroom, bedroom 4, bedroom 3 and master bedroom.

Family Bathroom

Having a side facing timber UPVC triple glazed window, recessed lighting, partially tiled walls, extractor fan, chrome heated towel rail and tiled flooring with underfloor heating. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. To one wall is a panelled spa bath with a chrome mixer tap and an additional hand shower facility. To one corner is a separate shower enclosure with a rainhead shower, additional hand shower facility and a glazed screen/door.

Bedroom 4

14'5 x 10'6 (4.40m x 3.20m)

A double bedroom with a side facing timber double glazed window, recessed lighting, air conditioning and a central heating radiator.

Bedroom 3

10'6 x 10'6 (3.20m x 3.20m)

A further double bedroom with a side facing timber double glazed window, recessed lighting, air conditioning and a central heating radiator.

Master Bedroom

19'4 x 19'0 (5.90m x 5.80m)

A beautiful master bedroom with Velux roof windows, recessed lighting, air conditioning and central heating radiators. Timber doors open to the master en-suite bathroom and dressing room.

Master En-Suite Bathroom

Having Velux roof windows, recessed lighting, chrome heated towel rails, partially tiled walls and tiled flooring with underfloor heating. A suite in white comprises a low-level WC and two wash hand basins with chrome mixer taps, storage beneath and mirrored storage above. To one corner is a bath with a mixer tap and an additional hand shower facility. To the other corner is walk-in shower with a rainhead shower, additional hand shower facility and a glazed screen.

Dressing Room

13'9 x 7'7 (4.20m x 2.30m)

With a Velux roof window, flush light points and a central heating radiator. There is fitted shelving. An oak door opens to the bedroom 2 dressing room.

Bedroom 2 Dressing Room

With recessed lighting and a central heating radiator. A timber door opens to bedroom 2.

Bedroom 2

19'0 x 10'10 (5.80m x 3.30m)

Another double bedroom with Velux roof windows, recessed lighting, air conditioning and a central heating radiator.

Bedroom 2 En-Suite Shower Room

Having recessed lighting and an extractor fan. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap. To one wall is a panelled bath with a chrome mixer tap, a fitted rainhead shower and a glazed screen/door.



INNER HALLWAY



LANDING



MASTER BEDROOM



MASTER EN-SUITE BATHROOM



BEDROOM 2



BEDROOM 3



BEDROOM 4



BEDROOM 2 EN-SUITE SHOWER ROOM



*IMAGE FOR ILLUSTRATION PURPOSES ONLY

EXTERIOR & GARDENS

Two timber gates open to a gravel driveway.

To the right-hand side, there is exterior lighting, an electric vehicle charging point and an external water tap. A block-paved driveway provides off-road parking for three vehicles. Access can be gained to the utility room and double garage.

Two lawned areas have mature trees, shrubs, hedging and one has an original lamppost.

A block-paved pathway leads to the main entrance door.

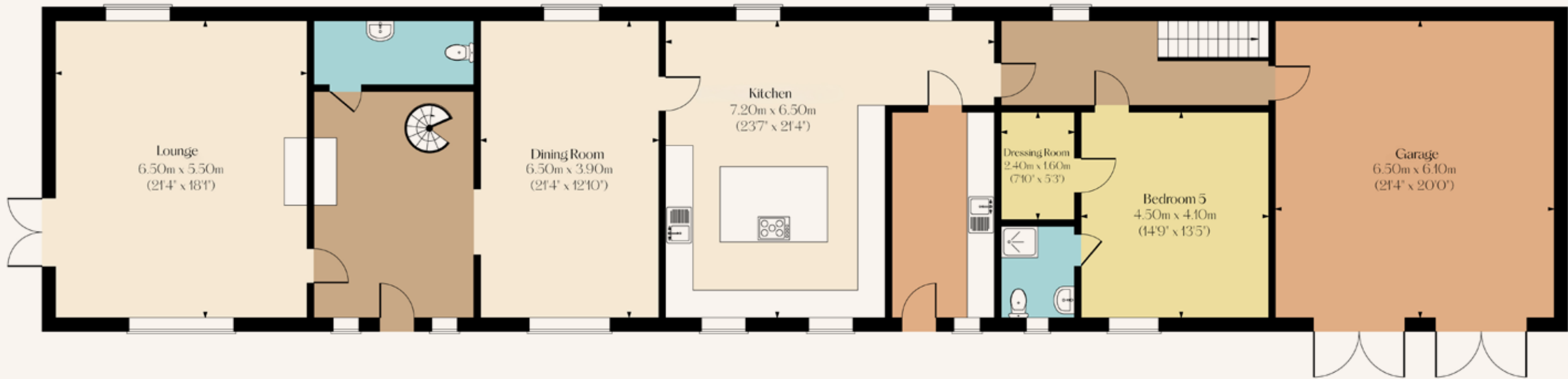
To the left side of the property is a stone-flagged courtyard with exterior lighting and a greenhouse. The courtyard enjoys views towards Thorpe Salvin Hall.





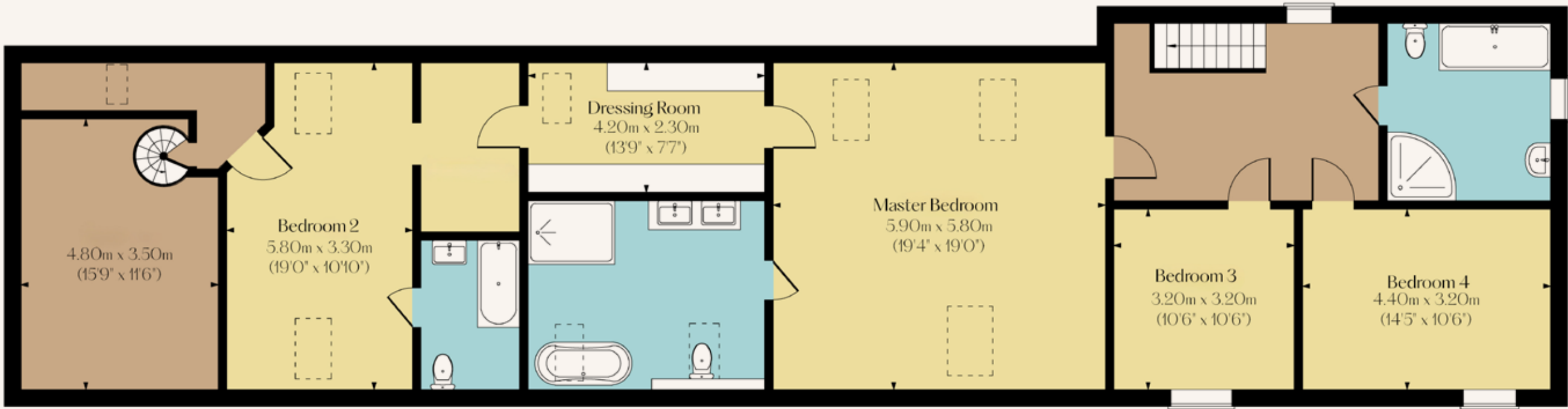
GROUND FLOOR

Ground Floor Approximate Floor Area:
1857 SQ.FT. (172.5 SQ.M)
Total Approximate Floor Area (Including Garage):
3431 SQ.FT. (318.7 SQ.M)



FIRST
FLOOR

First Floor Approximate Floor Area:
1574 SQ.FT. (146.2 SQ.M)



BEDROOMS 5	BATHROOMS 4
LIVING ROOMS 3	SQFT (INCLUDING GARAGE) 3,431
TENURE Freehold	COUNCIL TAX G

Services

Mains electricity, mains water, mains drainage and LPG. The broadband is fibre and the mobile signal quality is good.

Rights of Access & Shared Access

None.

Covenants, Easements, Wayleaves & Flood Risk

There is a covenant. There are no easements or wayleaves. The flood risk is very low.

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.

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81–91	B		
69–80	C		
55–68	D		
39–54	E	46	53
21–38	F		
01–20	G		

MEADOW VIEW

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Thorpe Salvin, Worksop, S80 3JN

Offers in the Region
of £850,000

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

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