

2 DEEP CARRS FARM



BLENHEIM





A BEAUTIFUL FAMILY HOME, ABUNDANT IN STYLE & PERIOD FEATURES

A UNIQUE OPPORTUNITY TO ACQUIRE A PIECE OF CHARMING HERITAGE.

2 Deep Carrs Farm is an outstanding five bedroomed detached residence that has been sympathetically restored to create a stunning property with modern adaptations. Exuding character throughout its three floors, this fabulous Grade II listed home offers generous living spaces, set within a plot of just under half an acre in a quaint hamlet next to Lindrick Golf Club.





Dating back to 1630, this stone-built home exudes character throughout.

Exposed beams adorn the ceilings and picture-perfect paned windows with bespoke shutters frame the green landscapes beyond, resulting in a homely environment that is a pleasure to reside in. A sense of quality is felt through every fixture, from the solid oak floors to the Portuguese limestone and sanitary ware by Aston Matthews of London in the bathrooms.

The heart of the home is the sizeable dining kitchen, which incorporates granite work surfaces, an island and a Chesneys log burner. Two beautiful reception rooms are found in the lounge and sitting room, featuring a dual aspect Chesneys log burner. An office also provides an ideal setting for working from home or studying.

Five spacious bedrooms are arranged over the first and second floors, and effortlessly accommodate a growing family. Designed for luxury living, the master suite incorporates a well-proportioned bedroom, an en-suite bathroom showcasing an impressive vaulted ceiling, and a dressing room. There is also a family shower room on the first floor, plus an en-suite bathroom on the second floor to bedroom 4.

The grounds of 2 Deep Carrs Farm encapsulate a private haven. A large lawned garden and a pleasant stone flagged patio benefit from a south-west facing orientation, along with an outdoor shower above a restored stone bath and a wood-fired hot tub for the ultimate outdoor relaxation. The property is accessible by two driveways, one of which has electric gates and accommodates parking for multiple vehicles. A wide gated entry also gives access to the garden. A useful laundry room is housed within a separate stone outbuilding, adding excellent convenience.

2 Deep Carrs Farm is located next to Lindrick Golf Club, one of Britain's finest golf courses that hosted the Ryder Cup in 1957. A range of amenities are available in Worksop, Doncaster and Retford, plus the popular town of Bawtry where there are many restaurants and boutique shops. For journeys to major cities, commuting and international airports, there is convenient access to Junction 31 of the M1, the A1 and the M18. Doncaster and Retford train stations can be reached within a short drive and provide rail links to London Kings Cross, Sheffield, York and Leeds. There is easily reachable state schooling within the local areas and private education is available at Worksop College and Ranby House Preparatory School.

The property briefly comprises of on the ground floor: Dining kitchen, hallway, WC, lounge, sitting room and office.

Basement level: Cellar.

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

On the second floor: Landing, inner landing/dressing area, bedroom 4, bedroom 4 en-suite bathroom and bedroom 5.

Outbuildings: Double garage and laundry room.



GROUND FLOOR & BASEMENT LEVEL

A hardwood door with glazed panels opens to the dining kitchen.

Dining Kitchen

28'4 x 14'2 (8.64m x 4.32m)

An outstanding dining kitchen with front, side and rear facing hardwood glazed windows with fitted shutters, exposed timber beams, recessed lighting, central heating radiators and oak flooring. A range of fitted base and wall units incorporate granite work surfaces, upstands and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. A central island provides additional storage and has a matching granite work surface. There is a Falcon range cooker with a five-ring gas hob, two ovens, grill and storage drawer with a Falcon extractor hood above, an integrated Sharp dishwasher and a Samsung fridge/freezer. The focal point of the room is the Chesneys log burner which sits on a granite hearth. A timber door opens to the hallway.

Hallway

Having recessed lighting, central heating radiator and oak flooring. Timber doors open to the WC, lounge and staircase to the basement level.

WC

Having a front facing hardwood glazed window with a fitted shutter, exposed timber beams, recessed lighting, mirrored storage cabinet, central heating radiator and oak flooring. A suite in white comprises a Duravit for Philippe Starck wall mounted WC and a Deca wall mounted wash hand basin with a Zyam chrome mixer tap.

Lounge

15'0 x 14'10 (4.58m x 4.53m)

A stylish reception room with a rear facing hardwood glazed window with fitted shutters, an exposed timber beam, recessed lighting, central heating radiators and oak flooring.

The focal point of the room is the Chesneys dual aspect log burner with an oak mantel and a granite hearth. A timber door opens to the sitting room. A timber door with glazed panels also opens to the rear of the property.

Sitting Room

14'11 x 11'7 (4.54m x 3.52m)

Another wonderful reception room with rear facing hardwood glazed windows with fitted shutters, an exposed timber beam, recessed lighting, central heating radiator and oak flooring. The dual aspect log burner is also enjoyed from this room with a matching mantel and hearth. A timber door opens to the office. A timber door also opens to the left side of the property.

Office

14'0 x 8'1 (4.53m x 2.46m)

A useful office with front facing hardwood glazed windows with fitted shutters, recessed lighting, central heating radiator and oak flooring.

From the hallway, a timber door opens to a stone staircase, which leads down to the basement level. The stairway has a rear facing hardwood glazed panel, flush light points and stone flagged flooring.

Basement Level

Cellar

11'9 x 11'4 (3.59m x 3.45m)

Having light, power, stone slab tables, stone shelving and stone flagged flooring.



DINING KITCHEN



DINING KITCHEN





LOUNGE



LOUNGE



SITTING ROOM



SITTING ROOM



OFFICE

FIRST FLOOR

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

First Floor

Landing

Having a rear facing hardwood glazed window with a fitted shutter, flush light point, central heating radiator and oak flooring. Timber doors open to the master bedroom, bedroom 3 and inner landing.

Master Bedroom

14'10 x 14'10 (4.53m x 4.53m)

A fabulous master bedroom with a rear facing hardwood glazed window with fitted shutters, an exposed timber beam, a central heating radiator and oak flooring. A range of fitted furniture incorporates short hanging, shelving and drawers. A timber door opens to the master en-suite bathroom.

Master En–Suite Bathroom

An impressive en-suite bathroom that sits beneath a tall, vaulted ceiling that is adorned by exposed timber beams. Having a side facing hardwood glazed window with fitted shutters, pendant light points, recessed lighting, central heating radiators, mirrored storage cabinets, shaver point, Portuguese tiled flooring and oak flooring. A suite in white comprises a Duravit for Philippe Starck wall mounted WC and two Deca wall mounted wash hand basins with Zyam chrome mixer taps. Also having a sunken bath with a Zyam chrome mixer tap. To one corner is a walk-in shower enclosure with a fitted shower and a Portuguese stone shower tray. A timber door opens to the master dressing room.

Master Dressing Room

14'11 x 7'3 (4.54m x 2.20m)

Having a side facing hardwood glazed window, LED lighting, central heating radiator and oak flooring. A range of fitted furniture incorporates shelving.

Bedroom 3

14'1 x 13'9 (4.29m x 4.19m)

A sizeable bedroom with a side facing hardwood glazed window with fitted shutters, an exposed timber beam, a central heating radiator and oak flooring. A range of fitted furniture incorporates short hanging, shelving and drawers.

Inner Landing

Having oak flooring and timber doors opening to bedroom 2 and to the family shower room.

Bedroom 2

14'4 x 14'2 (4.38m x 4.32m)

A spacious bedroom with a side facing hardwood glazed window with fitted shutters, an exposed timber beam, a central heating radiator and oak flooring. A range of fitted furniture incorporates short hanging, shelving and drawers.

Family Shower Room

Ideal for use as a general shower room or as an en-suite to bedroom 2. Having recessed lighting, an extractor fan, a mirrored storage cabinet, a central heating radiator and oak flooring. A suite in white comprises a Duravit for Philippe Starck wall mounted WC and a Deca wall mounted wash hand basin with a Zyam chrome mixer tap. To one wall is a shower enclosure with a fitted shower, fully Portuguese stone tiled walls, a Portuguese stone shower tray and a glazed screen/door.

From the landing, the staircase continues to the second floor.



BEDROOM 2



MASTER BEDROOM



MASTER BEDROOM



MASTER EN-SUITE BATHROOM



MASTER EN-SUITE BATHROOM



BEDROOM 2



BEDROOM 2



BEDROOM 3



FAMILY SHOWER ROOM



BEDROOM 3

SECOND FLOOR

Landing

Having a rear facing hardwood glazed panel with a fitted shutter, vaulted ceiling with exposed timber beams, flush light point and oak flooring. Timber doors open to the inner landing/dressing area and bedroom 5.

Inner Landing/Dressing Area

Having a vaulted ceiling, exposed timber beams, flush light point and oak flooring. Timber doors open to bedroom 4 and bedroom 4 en-suite bathroom.

Bedroom 4

14'2 x 14'0 (4.31m x 4.26m)

A double bedroom with a front facing hardwood glazed window with a fitted shutter, vaulted ceiling, exposed timber beams, track lighting, central heating radiator and oak flooring.



BEDROOM 4 EN-SUITE BATHROOM

Bedroom 4 En-Suite Bathroom

Having a rear facing hardwood glazed window with a fitted shutter, vaulted ceiling, exposed timber beams, recessed lighting, recessed shelving, mirrored storage cabinet, central heating radiator and oak flooring. A suite in white comprises a Duravit for Philippe Starck wall mounted WC and a Deca wall mounted wash hand basin with a Zyam chrome mixer tap. Also having an inset bath with a Zyam chrome mixer tap.

Bedroom 5

15'0 x 14'10 (4.57m x 4.52m)

Another double bedroom with a vaulted ceiling, double glazed roof window, exposed timber beams, track lighting, central heating radiator and oak flooring.



BEDROOM 4



BEDROOM 5

EXTERIOR & GARDENS

2 Deep Carrs Farm is primarily accessed via electric wooden gates, which open to a gravelled driveway with exterior lighting at the right side of the property, providing parking for multiple vehicles. Access can be gained to the double garage and main entrance door.

Double Garage

18'3 x 16'9 (5.56m x 5.10m)

Having double timber access doors, light, power and a timber personnel entrance door with glazed panels. There is a useful storage space above the garage.

A stone flagged path with a timber pergola borders two sides of the driveway and leads to the garden beyond, which is mainly laid to lawn and has mature trees, shrubs and is enclosed by hedging, fencing and stone walling. Double timber gates open to the lane. To one corner of the garden is a stone flagged patio with exterior lighting, a log store, a wood-fired hot tub and an outdoor bathroom area featuring a restored Victorian stone bath with hot and cold taps and a fitted rain head shower.

From the driveway, a stone flagged path leads along the front elevation and provides access to the hallway and left side of the property.

To the left side of the property is a gravelled and stone flagged area which provides parking for one vehicle and has a timber vehicle gate opening to the lane. Access can also be gained to the sitting room and rear of the property.

To the rear is a small lawned area and a stone flagged path with a water tap. Access can be gained to the lounge and laundry room.

Laundry Room

10'8 x 8'11 (3.25m x 2.73m)

Having recessed lighting, side facing hardwood glazed panel, recessed lighting and stone flagged flooring. Two built-in cupboards incorporate shelving and space/provision for a washing machine and a tumble dryer. There is also a Johnson Slater ceramic sink with Bristan traditional chrome taps. Another cupboard houses the boiler and hot water cylinder, and has a side facing hardwood glazed panel. Access can be gained to storage above the laundry room, which has light.



*IMAGE FOR ILLUSTRATION PURPOSES ONLY







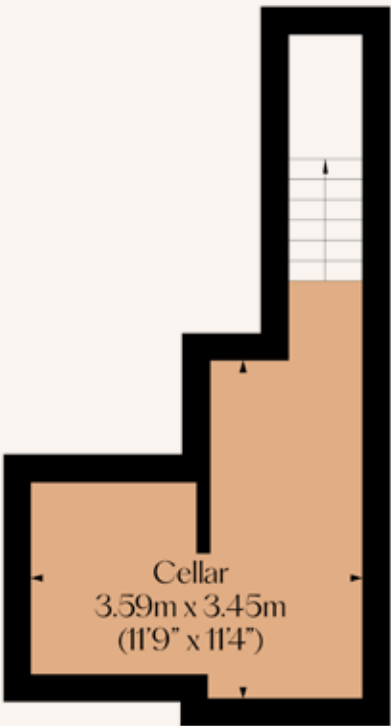
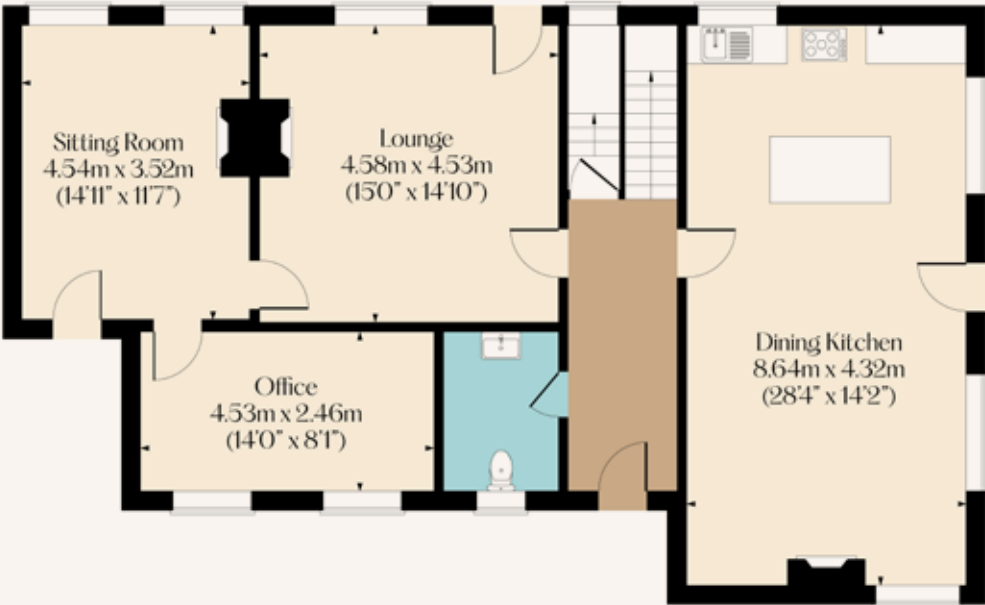
OUTDOOR BATHROOM & WOOD-FIRED HOT TUB

GROUND FLOOR & CELLAR

Ground Floor Approximate Floor Area:
1152 SQ.FT. (107.0 SQ.M)

Basement Level Approximate Floor Area:
138 SQ.FT. (12.8 SQ.M)

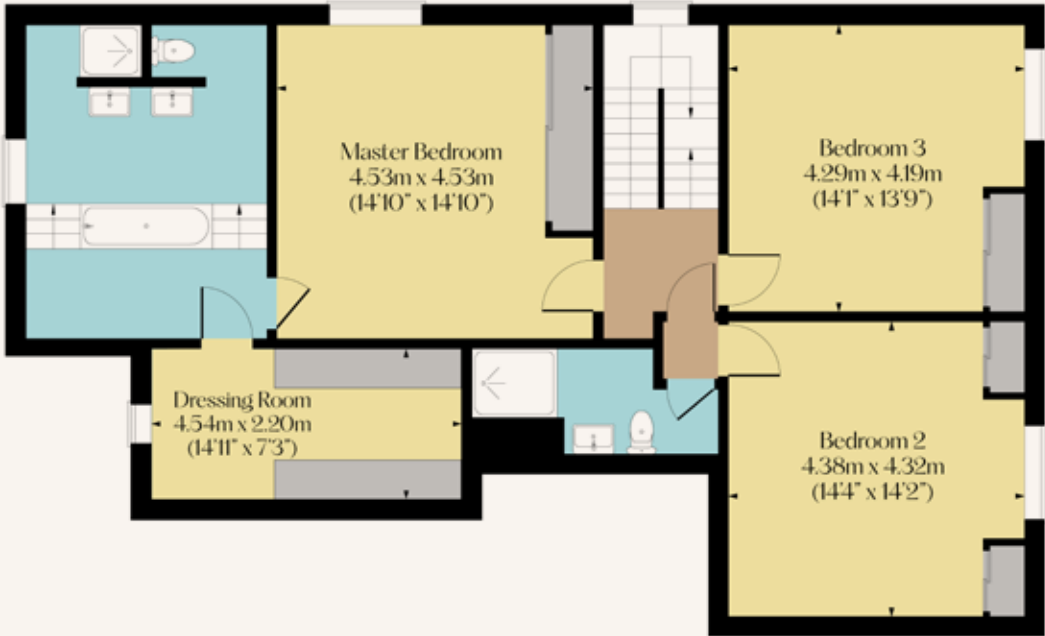
Total Approximate Floor Area:
3152 SQ.FT. (292.8 SQ.M)



FIRST & SECOND FLOORS

First Floor Approximate Floor Area:
1087 SQ.FT. (101.0 SQ.M)

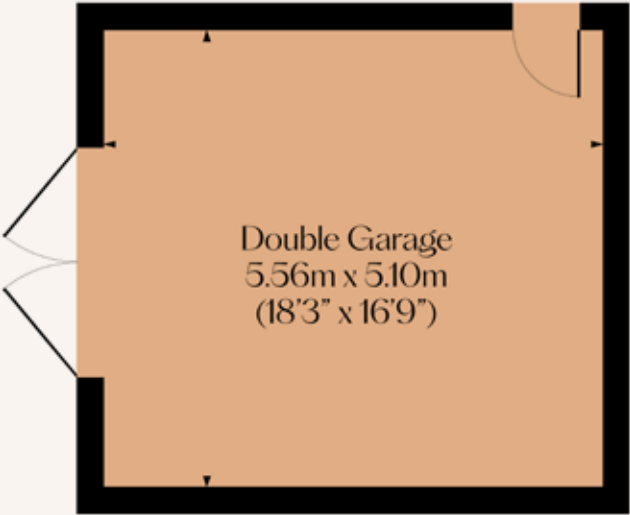
Second Floor Approximate Floor Area:
775 SQ.FT. (72.0 SQ.M)



OUTBUILDINGS

Double Garage Approximate Floor Area:
305 SQ.FT. (28.3 SQ.M)

Laundry Room Approximate Floor Area:
95 SQ.FT. (8.8 SQ.M)



BEDROOMS 5	BATHROOMS 3
LIVING ROOMS 3	SQFT (HOUSE / OUTBUILDINGS) 3,152 / 400
TENURE Freehold	COUNCIL TAX F

Services

Oil, mains electricity, mains water and the drainage is connected to a septic tank that is shared with the hamlet. There is super fast fibre broadband at the property and the mobile signal quality is good.

Rights of Access & Shared Access

Lindrick Golf Club own and maintain the lane and the property has a right of access to it.

Covenants, Easements, Wayleaves

There are covenants and easements. There are no 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.

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Lindrick Common, Lindrick,
Worksop, South Yorkshire, S81 8BQ

Guide Price
£1,000,000 –
£1,100,000

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

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