MANOR LODGE



BLENHEIM





A TRULY MAGNIFICENT GRADE I LISTED RESIDENCE, SET WITHIN SUBSTANTIAL, PRIVATE GROUNDS

A FINE EXAMPLE OF ELIZABETHAN SPLENDOUR DESIGNED BY NOTABLE ENGLISH ARCHITECT ROBERT SMYTHSON, MANOR LODGE STANDS PROUDLY WITHIN OVER 10 ACRES AND IS BELIEVED TO DATE BACK TO THE 16TH CENTURY.

This Grade I listed, ten bedroomed country residence spans an impressive five floors and has been sympathetically refurbished into a magnificent family home of significant proportions.

History

Manor Lodge is understood to have been used as the Hunting Lodge to the stately dwelling of Worksop Manor and was originally built for the Earl of Shrewsbury. Its exact construction date is unknown but is assumed to be around the 1540s. Designer Robert Smythson is memorable for his work in the Elizabethan era on significant houses such as Hardwick Hall, Wollaton Hall, Longleat House, to name a few. Mary Queen of Scots spent time at Manor Lodge during her imprisonment.





Situated down a long, private road, electric wrought iron gates open to the Lodge, where a sweeping gravel driveway leads to the striking front façade. What awaits inside is what can only be described as a triumph of majestic heritage.

The home is filled with an abundance of charming period features, many of which are original. Restored by the current owners, a brief list of its attractive characteristics include working fireplaces in the main living areas and bedrooms, palatial high ceilings and double-height windows in multiple rooms.

Across the ground floor are four sizeable reception rooms that offer great flexibility of use. The breakfast kitchen has ample space for a dining table and is equipped with traditional oak cabinetry, granite work surfaces and double doors opening to the outdoor seating terrace. There is also a useful shower room and another WC off the entrance hall. Rising through each floor is a square spiral staircase to the West Wing and a secondary staircase to the East Wing. The ground and first floors have the benefit of under floor heating throughout, apart from in the breakfast kitchen.

Ten generously proportioned bedrooms are arranged over four floors, along with three well-appointed bathrooms. With its towering double-height ceiling and fantastic en-suite bathroom, the master bedroom exudes grandeur and is filled with natural light thanks to a stunning arched window that overlooks the formal lawn to the front. The centrepiece of the home is undoubtedly the Great Hall, which is located on the third floor. Its 6 meter tall ceiling and open fireplace with an ornately carved mantelpiece makes this a truly spectacular room that is sure to have hosted many banquets and guests in its longstanding history.

The Smithy is located within the grounds of the Lodge and presents an ideal opportunity to accommodate multi-generational living or yield a rental income. Boasting three bedrooms and two bathrooms on the ground floor and an exceptionally spacious lounge and a fabulous dining kitchen on the first floor. The Smithy has its own private garden; a peaceful retreat with an established walled garden containing an orchard and a beautiful stone flagged seating terrace.





The extensive outdoor landscape of Manor Lodge affords this splendid property exceptional privacy. A gravelled driveway wraps around from the front to one side of the home, allowing plenty of parking, as well as a detached triple garage. A south-facing, formal garden, previously the primary entrance to the home, features a cast iron water fountain and stone path that is surrounded by box hedging, creating an ornamental focal point to the main elevation. The gardens to the rear are expansive and include a wonderful terrace with a decorative water rill and beyond, an enclosed lawn populated with a variety of mature trees. Manor Lodge also has a sizeable portion of equestrian land with associated stabling, ideal for anyone who is seeking to keep horses on site, or potential for livery.

Manor Lodge is situated on the outskirts of Worksop and is conveniently located for the M1 motorway for travel up and down the country. The market town of Worksop has a host of amenities, including supermarkets, shops, restaurants, cafes and public houses. Other major towns such as Chesterfield and Retford are also reachable within a short drive. For upscale dining and independent boutiques, Bawtry is just 20 minutes away by car. Direct rail routes to London in under 1 hour 30 minutes are provided from Retford train station, as well as shorter connections to Sheffield and Lincoln.

Manor Lodge briefly comprises of on the ground floor: Entrance vestibule, entrance hall, study, WC, drawing room, dining room, breakfast kitchen, utility room, sitting room, inner hallway and shower room.

On the first floor: Main landing, master bedroom, master en-suite bathroom, bedroom 2, family bathroom, cylinder store and bedroom 3.

On the second floor: Landing, bedroom 4, turret 1, family bathroom, bedroom 5, turret 2 and bedroom 6.

On the third floor: Landing, bedroom 7, turret 3, great hall, inner landing, bathroom, bedroom 8 and turret 4.

On the fourth floor: Landing, bedroom 9, secondary landing and bedroom 10.

Outbuildings: Detached triple garage, three-stable block, boiler store and plant room.

The Smithy briefly comprises on the ground floor: Entrance hall, master bedroom, master en-suite bathroom, master walk-in wardrobe, airing cupboard, bedroom 2, jack-and-jill en-suite shower room and bedroom 3. Accessed externally is a double garage.

On the first floor: Landing, lounge, WC and dining kitchen.

DRAWING ROOM

GROUND FLOOR

A heavy timber door with a glazed panel and decorative studwork opens to the entrance vestibule.

Entrance Vestibule

Having a side facing timber glazed panel, pendant light point, panelling to the ceiling and walls, a central heating radiator and stone flagged flooring. To one wall, is a range of fitted furniture, incorporating cloaks hanging. A timber door with glazed panels opens to the entrance hall.

Entrance Hall

Providing a grand welcome to the home, the entrance hall has rear facing timber glazed panels, coved ceiling, wall mounted light points, telephone point, deep skirtings and stone flagged flooring with under floor heating. Oak doors open to the study and WC. A wide archway with panelling leads into the drawing room.

Study

18'5 x 18'2 (5.61m x 5.53m)

A fabulous reception room that is ideal for working from home. Having front facing timber glazed panels, side facing metal glazed windows, coved ceiling, pendant light point with a decorative ceiling rose and wall mounted light points. Also having partially panelled walls, a central heating radiator, a telephone point, deep skirtings and oak flooring with under floor heating. The focal point of the room is the log effect gas fire, which is set within a limestone mantel and has a brick hearth. There is a range of fitted furniture, incorporating shelving.

WC

Having wall mounted light points and tiled flooring with under floor heating. There is a suite in white, which comprises a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. A timber door opens to a storage cupboard that houses the meters and a fuse board. Another timber door opens to the under-stairs storage cupboard that houses the under floor heating valves.

Drawing Room

23'2 x 17'3 (7.05m x 5.27m)

An impressive formal reception room with a front facing square bay window incorporating glazed panels and fitted shutters, further front facing timber glazed panels and side facing metal glazed windows. The drawing room ceiling is adorned by exposed timber beams and there is panelling to the walls with wall mounted light points, a central heating radiator, deep skirtings and stone flagged flooring with under floor heating. The focal point of the room is the limestone mantel with a brick surround, which houses a log effect Opti-Myst fire. Two arched openings lead into the dining room. An oak door opens to the inner hallway.

Dining Room

16'5 x 13'9 (5.00m x 4.20m)

A superb dining room with rear facing timber glazed windows paired with deep oak sills, side facing metal glazed windows, coved ceiling and a pendant light point with a decorative ceiling rose. Also having wall mounted light points, a TV/aerial point, deep skirtings and stone flagged flooring with under floor heating. The focal point of the room is the panelled wall, which showcases a stone fireplace with a brick surround and a stone hearth. Beneath the side facing windows, there is built-in furniture incorporating shelving. An opening leads into the breakfast kitchen.



STUDY



DINING ROOM

Manor Lodge was symathetically restored to create a majestic family home with an abundance of character and enviable period charm.



BREAKFAST KITCHEN

GROUND FLOOR CONTINUED

Four sizeable reception rooms are arranged across the ground floor and, in addition, a wonderfully traditional dining kitchen.

Breakfast Kitchen

22'10 x 15'1 (6.97m x 4.60m)

A country-style breakfast kitchen with rear facing timber glazed windows, recessed lighting, wall mounted light point, central heating radiator, deep skirtings and tiled flooring. There is a range of fitted oak base/wall and drawer units, incorporating matching granite work surfaces, upstands, under-counter lighting and a 2.0 bowl Belfast sink with an Abode chrome mixer tap. A Rangemaster range cooker sits beneath an oak mantel with a tiled splash back and incorporates a four-ring gas hob, a wok burner, a hot plate, two ovens, a grill, a storage drawer and an extractor fan above. The integrated appliances include an AEG dishwasher, a Zanussi coffee machine, an under-counter fridge and an under-counter freezer. Double timber doors with glazed panels open to the rear seating terrace. An opening gives access to the utility room and an oak door opens to the sitting room.

Utility Room

Having a rear facing timber glazed panel, recessed lighting, extractor fan, central heating radiator and tiled flooring. There is a range of fitted base and wall units, incorporating a matching work surface, upstands and an inset 1.0 bowl sink with an Abode chrome mixer tap. There is space/provision for an American style fridge/freezer and a washing machine.

Sitting Room

18'0 x 10'6 (5.48m x 3.20m)

Another well-proportioned reception room with front and side facing timber glazed panels, coved ceiling, pendant light point, wall mounted light points, central heating radiator, TV/aerial point and engineered oak flooring with under floor heating. A timber stable-style door with a glazed panel opens to the right side of the property and an opening also gives access to the inner hallway.

Inner Hallway

Having front facing metal glazed windows with an oak window seat beneath, coved ceiling, wall mounted light points, an arched storage recess and engineered oak flooring with under floor heating. An opening gives access to the shower room. An oak door opens to the drawing room and a secondary staircase rises to the main landing.

Shower Room

Having recessed lighting, partially tiled walls, chrome heated towel rail and tiled flooring. A suite in white comprises a low-level WC and a wall mounted Ideal Standard wash hand basin with a Nabis chrome mixer tap. There is a corner shower with a fitted Mira shower.

From the entrance hall, a square spiral staircase with wall mounted light points, exposed stone quoins, deep skirtings and a central heating radiator rises to the first floor. A timber door also opens to the external rear staircase.



DRAWING ROOM



ENTRANCE VESTIBULE

MASTER BEDROOM

FIRST FLOOR

Main Landing

Having front facing timber glazed panels, rear facing metal glazed windows, coved ceiling, wall mounted light points, central heating radiators, deep skirtings, under floor heating and some of the flooring is stone flagged. Oak doors open to the master bedroom, bedroom 2, family bathroom, cylinder store and bedroom 3. A staircase with a timber balustrading leads down to the inner hallway on the ground floor and to the second floor landing.

Master Bedroom

23'1 x 16'3 (7.03m x 4.95m)

A truly magnificent master bedroom showcasing a double-height coved ceiling, a large arched window with a glazed sash window, fitted shutters and a panelled window seat. There are side facing timber glazed panels, half-height panelling to the walls, wall mounted light points, central heating radiator, TV/aerial point, telephone point and oak flooring with under floor heating. The focal point of the room is the open stone fireplace with a stone hearth. A timber door opens to the master en-suite bathroom.

Master En-Suite Bathroom

Having front facing timber glazed windows, recessed lighting, central heating radiator, partially tiled walls, deep skirtings and tiled flooring with under floor heating. The focal point of the room is the decorative cast iron fireplace with a timber mantel. There is a Sanitan suite in white, which comprises a low-level WC and a pedestal wash hand basin with a Bristan chrome mixer tap. Also having a freestanding rolltop slipper bath with a Bristan chrome mixer tap and a hand shower facility. To one corner, is a shower enclosure with a fitted rain head shower and a glazed screen. An oak door opens to a built-in storage cupboard with shelving.

Bedroom 2

17'11 x 15'9 (5.47m x 4.80m)

A large double bedroom with front facing timber glazed windows, coved ceiling, pendant light point, wall mounted light points, central heating radiators, deep skirtings and under floor heating. The focal point of the room is the cast iron log fireplace with a timber mantel, a decorative surround and a tiled hearth.



MASTER EN-SUITE BATHROOM



FAMILY BATHROOM



BEDROOM 3



BEDROOM 5

FIRST FLOOR CONTINUED & SECOND FLOOR

Family Bathroom

A luxurious family bathroom, tiled in travertine and having rear facing timber glazed windows, coved ceiling, recessed lighting, chrome heated towel rail and under floor heating. There is a suite in white, which comprises a Roca low-level WC and a vanity unit, incorporating a granite work surface, an inset Gamadecor wash hand basin with a Bristan chrome mixer tap and storage beneath. Also having a freestanding roll top bath with a Nabis chrome mixer tap and a hand shower facility. To one wall, is a walk-in shower enclosure with a fitted Bristan rain head shower, an additional hand shower facility and a glazed screen.

Cylinder Store

Having recessed lighting, a sink and housing the Gledhill hot water cylinder.

Bedroom 3

18'0 x 13'9 (5.48m x 4.20m)

A sizeable double bedroom with front facing timber glazed windows, side facing metal glazed windows, coved ceiling and a pendant light point. Also having wall mounted light points, a central heating radiator, a telephone point, deep skirtings and under floor heating. The focal point of the room is the decorative fireplace with a stone mantel and a brick surround.

From the main landing, the spiral staircase continues to the:

Second Floor

Landing

Having front facing timber glazed panels, rear facing metal glazed windows, coved ceiling, wall mounted light points and central heating radiators. Oak doors open to bedroom 4, family bathroom, bedroom 5 and bedroom 6. A timber door also opens to a useful store.

Bedroom 4

19'9 x 15'7 (6.03m x 4.76m)

Another spacious bedroom with front facing timber glazed windows, coved ceiling, pendant light point with a decorative ceiling rose, wall mounted light points, central heating radiators and a telephone point. The focal point of the room is the dog grate cast iron fireplace with a timber mantel and a granite hearth. An opening gives access to turret 1.

Turret 1

Having a rear facing timber glazed window, coved ceiling and a pendant light point.

Family Bathroom

A sizeable family bathroom with rear and side facing metal glazed windows, recessed lighting, extractor fan, partially tiled walls, central heating radiator, chrome heated towel rail and tiled flooring. A suite in white comprises a Roca low-level WC and a large vanity unit, incorporating a granite work surface, an upstand, two inset wash hand basins with Bristan chrome mixer taps, two vanity mirrors with wall mounted light points and storage beneath. Below the side facing window, is a matching vanity unit that provides storage. Also having a roll top bath with a Bristan chrome mixer tap and a hand shower facility. To one corner, there is a walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen.

Bedroom 5

22'3 x 13'9 (6.79m x 4.20m)

A large bedroom with side facing metal glazed windows with an oak window seat beneath, front facing timber glazed windows, coved ceiling, pendant light point with a decorative ceiling rose, central heating radiators and a TV/ aerial point. An opening gives access to turret 2.

Turret 2

Having a rear facing timber glazed panel and a pendant light point.

Bedroom 6

15'4 x 12'5 (4.67m x 3.78m)

Having front facing timber glazed windows, coved ceiling, pendant light point, central heating radiator and deep skirtings. An alcove provides space for storage.



FAMILY BATHROOM

THIRD FLOOR

From the second floor landing, the spiral staircase rises to the third floor.

Landing

Having front and rear facing timber glazed panels, coved ceiling, pendant light point and a central heating radiator. An oak door opens to bedroom 7. A wide opening gives access to the great hall.

Bedroom 7

23'8 x 18'3 (7.22m x 5.56m)

Having front facing timber glazed windows and side facing leaded glazed panels overlooking countryside views. Also having a coved ceiling, pendant light point, one fully panelled wall, a central heating radiator and deep skirtings. The focal point of the room is the open fireplace with a stone mantel, surround and hearth. An opening gives access to turret 3.

Turret 3

Having a rear facing timber glazed panel, fully panelled walls and a wall mounted light point.

Great Hall

39'4 x 17'5 (12.00m x 5.32m)

A truly breathtaking room, showcasing a double-height coved ceiling and double-height timber glazed windows/panels set within stone mullions. Of particular note is the open fireplace, which features a stone surround and hearth, and a hand carved mantel with ornate decoration and a coat of arms. There is half-panelling to the walls, a fitted window seat, wall mounted light points, central heating radiators and oak flooring with a central carpet inlay. An opening gives access to the inner landing.

Inner Landing

Having rear facing timber glazed panels, coved ceiling, pendant light point, wall mounted light point, central heating radiator and deep skirtings. Oak doors open to the bathroom and bedroom 8. The secondary staircase leads down to the second floor landing and rises to the fourth floor secondary landing.

Bathroom

Having front facing timber glazed windows, coved ceiling, pendant light point, one partially tiled wall, central heating radiator and a chrome heated towel rail. The focal point of the room is the open fireplace with a stone mantel, surround and hearth. There is a suite in white, which comprises a low-level WC and a vanity unit with a work surface, a tiled splash back, a wash hand basin with a chrome mixer tap and storage beneath. Also having a roll top bath with a Nabis chrome mixer tap and a hand shower facility.

Bedroom 8

19'9 x 15'10 (6.03m x 4.82m)

A historically notable room in the house, which is believed to be where Mary Queen of Scots stayed. Having double-height front facing timber glazed windows/panels with an exposed timber beam above, wall mounted light points, one fully panelled wall, central heating radiators, TV/aerial point and deep skirtings. The focal point of the room is the open fireplace with a stone mantel, surround and hearth. To one wall, there is fitted book shelving. An opening gives access to turret 4.

Turret 4

Having a rear facing timber glazed panel, pendant light point and fully panelled walls.

From the inner landing, a staircase with timber balustrading rises to the fourth floor.



BEDROOM 7



BEDROOM 8

GREAT HALL

FOURTH FLOOR

Secondary Landing

Having rear facing timber glazed panels, coved ceiling, pendant light point and a central heating radiator. An oak door opens to bedroom 10.

Bedroom 10

12'6 x 11'9 (3.80m x 3.58m)

Having front facing timber glazed panels, coved ceiling, pendant light point and a central heating radiator. There is a fireplace with a stone surround and hearth.

From the third floor landing, the spiral staircase continues to the:

Fourth Floor

Landing

Having front facing timber glazed panels, coved ceiling, pendant light point and deep skirtings. Doors open to bedroom 9 and to a staircase to the loft space.

Bedroom 9

18'3 x 16'1 (5.56m x 4.89m)

Having front facing timber glazed windows, side facing leaded glazed panels, coved ceiling, pendant light point, one fully panelled wall, wall mounted light points, central heating radiator and deep skirtings. There is an open fireplace with a stone mantel, surround and hearth. An opening gives access to an alcove.





*IMAGE FOR ILLUSTRATION PURPOSES ONLY

EXTERIOR & GARDENS

A long, private road leads from Mansfield Road to wrought iron, intercom operated gates, which open to Manor Lodge. A gravelled driveway flanked by large expanses of lawn with mature trees firstly provides access to The Smithy and continues to the main house.

The driveway continues from The Smithy and has a duck pond to the right hand side that is enclosed by established planting and has raised timber decking to one corner. The driveway forks into two, one way to the main house and the other to a gate to the rear.

To the front of the property, a large gravelled driveway provides parking for multiple vehicles and has two mature trees. Access can be gained to the main entrance door, with a stone flagged area in front and a lantern above the doorway. Beyond the driveway, a stone flagged path leads between ornamental box hedging to a central, cast iron water fountain. Surrounding the water fountain and hedging is a lawn that has an ornate lamp post and is densely populated with mature hedging, shrubs and trees. An original gate sits to the far end of the lawn, which once served as the original entrance.

The driveway wraps around to the left side of the property, where additional parking and a detached triple garage are found. A gravelled off-shot provides additional parking and could be used as another vehicular entrance to the property if desired. There is also a central tree, pear and apple trees and a lawned area with an ornate lamp post. A timber gate opens to the property's rear garden and stone flagged steps provide access to the landscaped rear terrace.

Detached Triple Garage

33'10 x 18'5 (10.30m x 5.62m)

Having three sets of double timber doors and an additional single timber door and light. There is also exterior lighting and an external water tap.

To the rear of the property, there is a stone flagged patio with a raised stone planter containing mature shrubs and flowers. Steps rise to a door which opens to the main spiral staircase. An expanse of gravel sits in front of the patio with mature trees and a decorative water rill. A stone flagged path leads to a larger stone flagged seating terrace, which is set on two tiers and has exterior lighting, a water tap, a space for barbecuing and an open fire. There is also a private hot tub area. Access can be gained to the breakfast kitchen and boiler store.

Boiler Store

8'2 x 6'7 (2.50m x 2.00m)

Having a front facing timber glazed panel, pendant light point and housing the Ideal boiler. There is a low-level WC, a Belfast sink with a water tap above, and an external water tap.

From the rear seating terrace, an opening within dry stone walling with two pillar posts leads into the substantial rear garden, which is mainly laid to lawn and has a variety of mature trees and an ornate lamp post. Access can be gained to a plant room.

Plant Room

31'5 x 22'3 (9.58m x 6.79m)

Having a timber access door, light, power and housing the Biomass boilers serving both properties.

To the right side of the property, a stone flagged path with exterior lighting provides access to the sitting room. The gravelled driveway from the front also leads to a timber gate, which continues through the rear and to a further timber gate and a separate pedestrian gate, which opens to the property's paddocks with a three-stable block, including one of which that is used as tack room and the stable block has a water tap.





THE SMITHY - GROUND FLOOR

Originally the coach house to the main house, The Smithy was converted in 2012 into a three bedroomed detached residence.

Double hardwood doors with double glazed panels open to the:

Entrance Hall

A welcoming entrance hall with a coved ceiling, pendant light point, recessed lighting, central heating radiators and tiled flooring. Timber doors open to the master bedroom, airing cupboard, bedroom 2 and bedroom 3.

Master Bedroom

16'10 x 14'7 (5.14m x 4.45m)

A generously sized master bedroom with a front facing timber double glazed window and three matching panels, coved ceiling and a pendant light point with a decorative ceiling rose. Also having wall mounted light points, central heating radiators and a TV/aerial point. Timber doors open to the master en-suite bathroom and master walk-in wardrobe.

Master En-Suite Bathroom

Having a coved ceiling, recessed lighting, extractor fan, illuminated vanity mirror, partially tiled walls, chrome heated towel rail and tiled flooring. There is a suite in white, which comprises a low-level WC and a pedestal wash hand basin with traditional chrome taps. Also having a panelled bath with a Bristan chrome mixer tap and a hand shower facility. To one wall, is a shower enclosure with a fitted NK Porcelanosa shower and a glazed screen/door.

Master Walk-in Wardrobe

Having recessed lighting and a range of fitted furniture.

Airing Cupboard

Having a pendant light point and housing the Stelflow hot water cylinder.

Bedroom 2

13'9 x 12'4 (4.20m x 3.76m)

A spacious bedroom with a front facing timber double glazed window and matching side panels, coved ceiling, pendant light point and a central heating radiator. A timber door opens to the jack-and-jill en-suite shower room.

Jack-and-Jill En-Suite Shower Room

Having a front facing timber double glazed obscured window, coved ceiling, recessed lighting, extractor fan, illuminated vanity mirror, partially tiled walls, chrome heated towel rail and tiled flooring. There is a suite in white, which 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 Mira shower and a glazed screen/door. Timber doors open to bedroom 2 and bedroom 3.

Bedroom 3

15'1 x 13'1 1 (4.60m x 4.25m)

Having front facing timber double glazed panels, a side facing timber double glazed window, coved ceiling, pendant light point, central heating radiator and a TV/aerial point.

From the entrance hall, a staircase with a timber hand rail, balustrading and an under-stairs storage cupboard rises to the first floor.



THE SMITHY



MASTER BEDROOM

THE SMITHY - FIRST FLOOR & EXTERIOR

Landing

Having a front facing timber double glazed window, coved ceiling, pendant light point and a central heating radiator. Timber doors open to the lounge, WC and dining kitchen.

Lounge

37'10 x 15'1 (11.53m x 4.60m)

An exceptionally spacious lounge with front and side facing timber double glazed windows, coved ceiling, pendant light point with a decorative ceiling rose, wall mounted light points, central heating radiators, TV/aerial cabling and a telephone point. The focal point of the room is the log burner with a timber mantel and a granite hearth. Two sets of bi-folding timber doors with double glazed panels open to the rear seating terrace.

WC

Having a rear facing timber double glazed obscured window, coved ceiling, extractor fan, flush light point, central heating radiator and engineered timber flooring. There is a suite in white, which comprises a low-level WC and a pedestal wash hand basin with Bristan traditional chrome taps.

Dining Kitchen

29'2 x 14'8 (8.88m x 4.47m)

Offering plenty of space for cooking and dining, the dining kitchen has front and side facing timber double glazed windows, a coved ceiling, recessed lighting, a pendant light point with a decorative ceiling rose, central heating radiators, a TV/aerial point and engineered timber flooring. There is a range of fitted base/wall and drawer units, incorporating matching Corian work surfaces, upstands, under-counter lighting and an inset 1.5 bowl sink with a chrome mixer tap. The appliances include an AEG range cooker with a five-ring induction hob, two ovens and a Britannia extractor hood above. There is space/provision for a dishwasher, washing machine and a full-height fridge/freezer. Bi-folding timber doors with double glazed panels open to the rear seating terrace.

Exterior and Gardens

To the front of The Smithy, there is a gravelled parking area for two vehicles which has exterior lighting and provides access to the double garage.

Double Garage

20'0 x 19'6 (6.10m x 5.95m)

Having two sets of double timber access doors, light and power. The garage houses the boiler serving The Smithy.

A stone flagged path leads along the front elevation with exterior lighting and provides access to the main entrance door. The path wraps around to the left side of the property where there is a water tap. Stone steps rise to the rear.

To the rear of the property, there is an expansive stone flagged seating terrace with exterior lighting. Access can be gained to the dining kitchen and lounge. Stone flagged steps lead into the substantial walled garden, which is mainly laid to lawn and has an orchard area containing established apple and plum trees and an array of other mature trees. The garden is fully enclosed by mature hedging and stone walling. Timber gates open to the property's equestrian acreage and The Smithy's pottering garden, which has space for a shed and greenhouse.



DINING KITCHEN

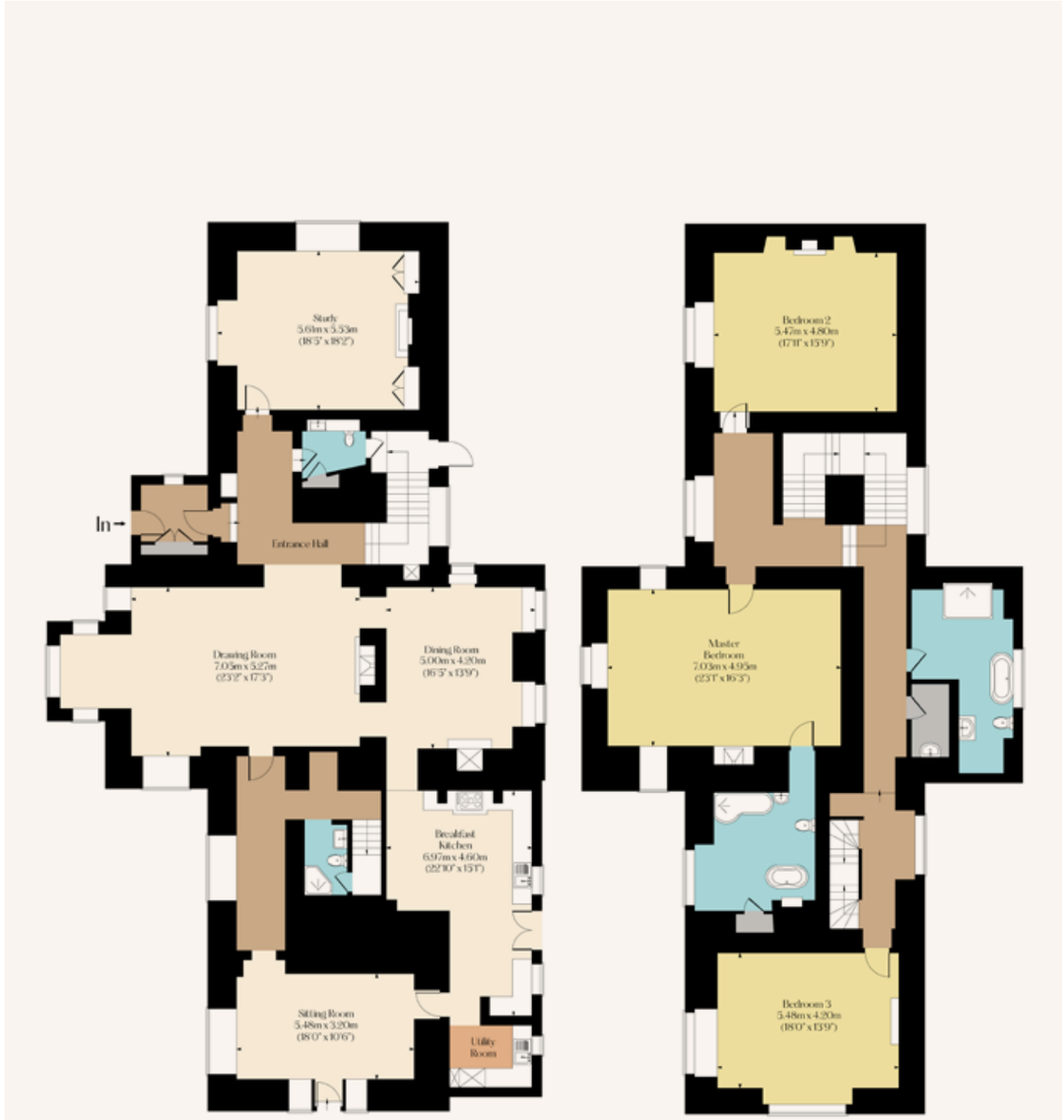


SEATING TERRACE

GROUND & FIRST FLOORS

Ground Floor Approximate Floor Area:
2513 SQ.FT. (233.5 SQ.M)

First Floor Total Approximate Floor Area:
2058 SQ.FT. (191.2 SQ.M)



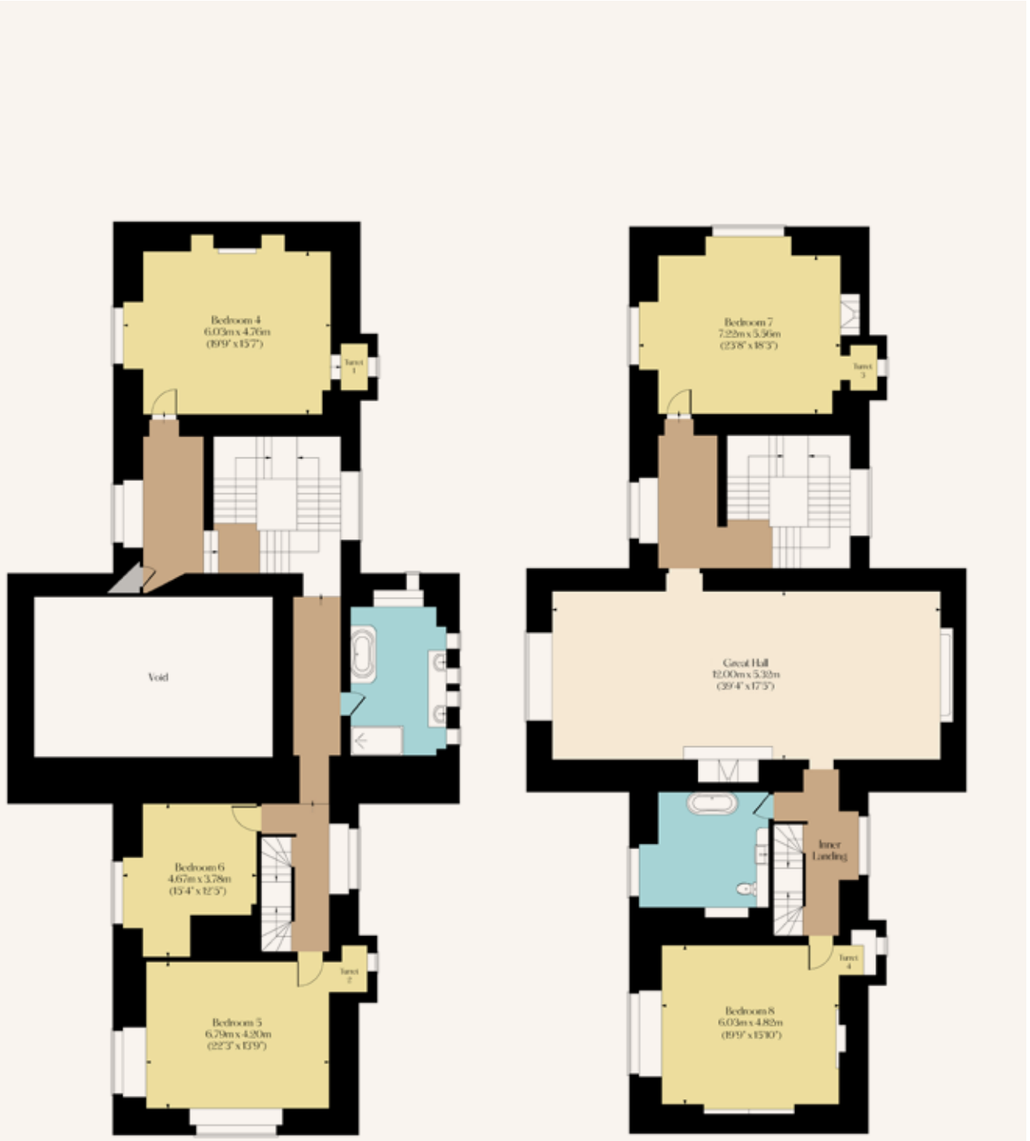
GROUND FLOOR

FIRST FLOOR

SECOND & THIRD FLOORS

Second Floor Approximate Floor Area:
1701 SQ.FT. (158.0 SQ.M)

Third Floor Approximate Floor Area:
2116 SQ.FT. (196.6 SQ.M)



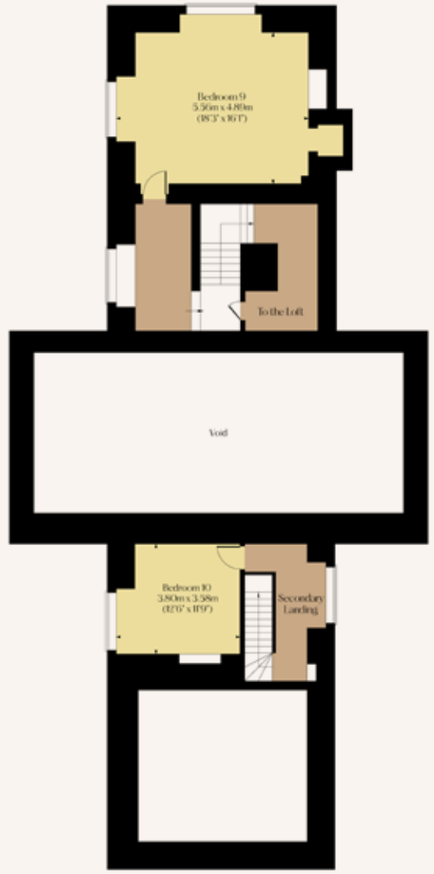
SECOND FLOOR

THIRD FLOOR

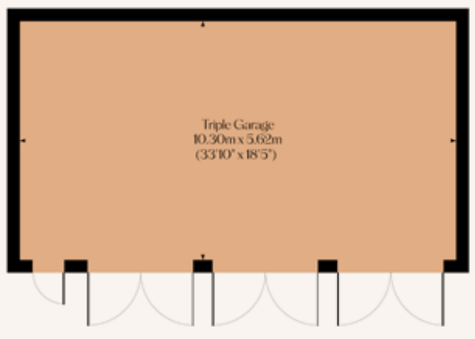
FOURTH FLOOR & GARAGE

Fourth Floor Approximate Floor Area:
1377 SQ.FT. (127.9 SQ.M)

Triple Garage Approximate Floor Area:
957 SQ.FT. (88.9 SQ.M)

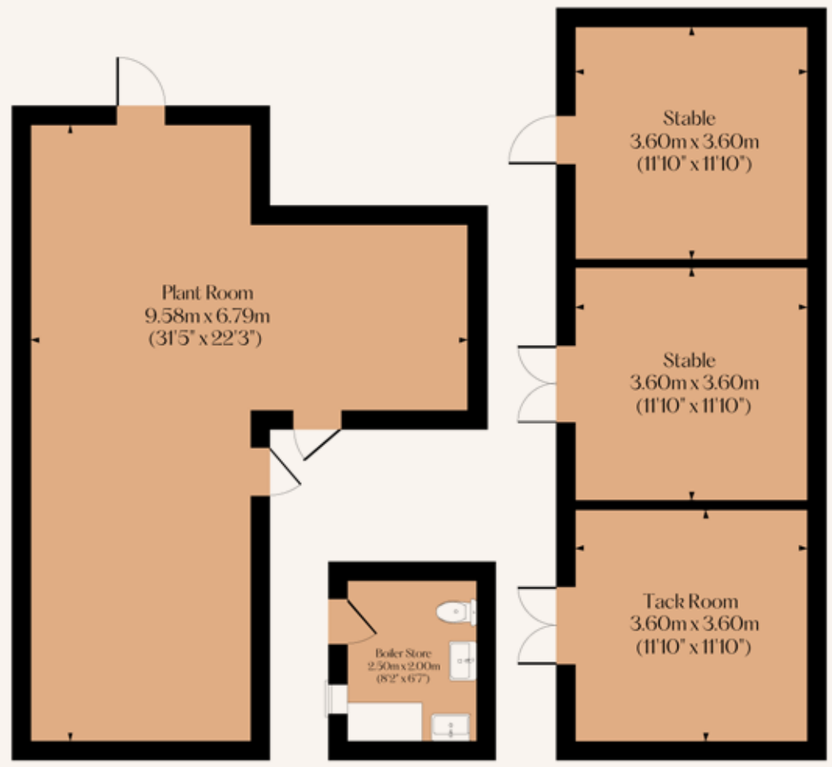


FOURTH FLOOR



OUTBUILDINGS

Approximate Floor Area:
940 SQ.FT. (87.3 SQ.M)



THE SMITHY

Ground Floor Approximate Floor Area:
1061 SQ.FT. (98.6 SQ.M)

First Floor Approximate Floor Area:
1124 SQ.FT. (104.4 SQ.M)













BEDROOMS (LODGE & SMITHY) 10 / 3	BATHROOMS (LODGE & SMITHY) 5 / 2
LIVING ROOMS (LODGE & SMITHY) 5 / 1	SQFT (LODGE & SMITHY) 9,765 / 2,185
TENURE Freehold	COUNCIL TAX (LODGE & SMITHY) F / D

Services

Mains electricity and mains water. There are two underground LPG tanks and a septic tank connected to both properties. There are also two biomass boilers. The broadband is ADSL and the mobile signal quality is variable.

Rights of Access & Shared Access

Manor Lodge has a right of access over the private road from Mansfield Road.

Covenants, Easements, Wayleaves and Flood Risk

There is a wayleave but no covenants or easements. 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.

MANOR LODGE

Mansfield Road, Worksop,
Nottinghamshire S80 3DL

Asking Price
£2,500,000

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

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