



## Hoades Farmhouse | Woodsetts | Worksop | S81 8RH

**Guide Price £675,000 to £695,000**

The Farmhouse is a character property from the 1700's nestled on the edge of Woodsetts. Tucked away on a private road this magnificent Five Bedroom family home is offered by Bell & Co Estates and is an ideal home for those seeking to live in a home with history offering a blend of comfort and privacy. Step into a welcoming hallway with a convenient downstairs WC, allowing access to a front facing, cosy Lounge with original beams and flowing with natural light. On to the inner hall and into the Dining Kitchen complete with modern units, integrated appliances, island and walk in pantry. Additional large Lounge with stone feature fireplace and again beaming with natural light and showcasing those beautiful original beams. Separate Dining Room providing a harmonious setting for spending time with loved ones and entertaining family, with two bi-folding doors opening on to the patio creating a seamless indoor-outdoor with door access to the side of the garden and storeroom. You also have access to a large Basement. To the first floor a luxurious Master Bedroom with dressing area and a modern En-Suite Shower Room. Additionally, you will find a family Bathroom, separate toilet and two more generously sized Bedrooms one of which could house an additional En-Suite which is currently used as a walk in storage room. To the second floor are two further, generously sized Bedrooms. To the front of the property the tarmac driveway provides off road parking leading to a large double Detached Garage with plenty of storage, electric and side door allowing access to the garden. There are beautiful mature gardens to the front and side of the property creating the perfect space for entertaining or unwinding after a long day at work, simply sit back and look over the breath-taking views as the night draws in. Viewing is highly recommended to fully appreciate all this beautiful home has to offer.





**Cellar**  
Floor area  
17.9 m<sup>2</sup> (192 sq.ft.)

**Ground Floor**  
Floor area 96.2 m<sup>2</sup> (1,036 sq.ft.)

**First Floor**  
Floor area 84.7 m<sup>2</sup> (911 sq.ft.)

**Second Floor**  
Floor area 38.6 m<sup>2</sup> (416 sq.ft.)

**Garage**  
Floor area  
24.8 m<sup>2</sup> (266 sq.ft.)

**TOTAL: 262.2 m<sup>2</sup> (2,822 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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Hoades Farmhouse  
Dinnington Road  
Woodsetts  
WORKSOP  
S81 8RH

Energy rating

**E**

Valid until  
**24 July 2026**

Certificate number  
**8626-7023-4530-8675-3922**

**Property type** Semi-detached house

**Total floor area** 230 square metres

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements