



Park Cottage Blyth Road, Worksop

£375,000 Freehold



This enchanting cottage, once part of the historic Kilton Forest Farm Estate in Worksop, is a rare find for buyers seeking a home overflowing with character and heritage. Steeped in history, the property retains many original features, including exposed beams, original doors, and a remarkable wood hearth hand-carved by the renowned craftsman Robert Thompson, complete with his signature mouse motif on the mantel.

The spacious interior offers three reception rooms and a bright conservatory, blending period charm with practical living. At the heart of the home is a recently fitted Symphony kitchen with integrated appliances, thoughtfully designed to complement the character of the cottage while offering modern convenience. There is also a generous-sized utility room, providing excellent additional storage and functionality for a busy household.

One of the bedrooms has been successfully used as an Airbnb, generating a regular income thanks to its separate entrance and a generous three-



Council Tax band: D

Tenure: Freehold





Entrance Porch

Entrance door and door leading to:

Sitting Room

17' 6" x 29' 6" (5.33m x 9.00m)

Double glazed windows to the front and rear aspects, partially vaulted roof, inglenook fireplace with open fire, exposed brick chimney breast with original bread oven. Doors to adjoining rooms and opening to:

Kitchen/Dining Room

17' 7" x 21' 10" (5.35m x 6.66m)

The dining area has double glazed window to the front aspect, double glazed French doors opening to the rear garden and a bespoke staircase

Utility Room

7' 8" x 7' 10" (2.34m x 2.39m)

Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing machine]. Double glazed window to the rear aspect and double glazed door to the side aspect. Door to:

Storage Room

7' 8" x 7' 10" (2.34m x 2.39m)

Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing



Kitchen

The recently fitted Symphony kitchen beautifully blends modern convenience with timeless character, featuring exposed wood beams and a classic Shaker-style design. Matching wall and base units are topped with solid wood worktops, creating a warm and inviting feel. At its centre sits a striking Rangemaster-style oven, complemented by a traditional Belfast sink, integrated fridge freezer, and dishwasher. A rear-facing double-glazed window floods the room with natural light, while stylish herringbone-patterned laminate flooring adds elegance underfoot. A door leads to the spacious utility room, with steps up to the rear entrance and further stairs connecting to a second staircase, enhancing both flow and functionality.

Conservatory

The lean-to conservatory provides a bright and versatile space, featuring double-glazed windows that offer delightful views over the rear gardens and former stables. Patio doors open directly onto the garden, creating a seamless connection between indoor and outdoor living.



Lounge

The living room is a warm and inviting space, filled with character and original features. A front-facing double-glazed window and rear patio doors leading to the conservatory allow plenty of natural light to flow through. At its heart sits a charming brick-built fireplace with a beautifully hand-carved wooden mantel showcasing the signature mouse motif of renowned craftsman Robert Thompson. Exposed timber beams add to the room's rustic charm, complemented by original built-in cabinets and shelving. An electric fire provides a cosy touch, and a



FRONT GARDEN

At the front of the property, a neatly landscaped garden adds kerb appeal, while a generous block-paved driveway provides ample off-street parking for up to six vehicles. The driveway leads directly to an oversized double garage, with gated access at the side offering a secure route through to the side and rear gardens.

GARDEN

The gardens have been thoughtfully designed to offer a blend of charm and practicality. To the side, there is a neatly kept lawn alongside block-paved seating areas, ideal for outdoor dining or simply relaxing in the sun. The rear garden is fully block-paved for easy maintenance and is enhanced by well-stocked borders, outdoor lighting, a water tap, and a power supply.

GARDEN

A range of former stable outbuildings adds fantastic versatility to the property, offering excellent storage options, space for a workshop, and even a dedicated bar and entertainment room—ideal for social gatherings. In addition, there is a larger-than-average garage, fully equipped with power and lighting, featuring an up-and-over door and ample space to accommodate up to four vehicles, making it perfect for car enthusiasts or those in need of substantial storage.

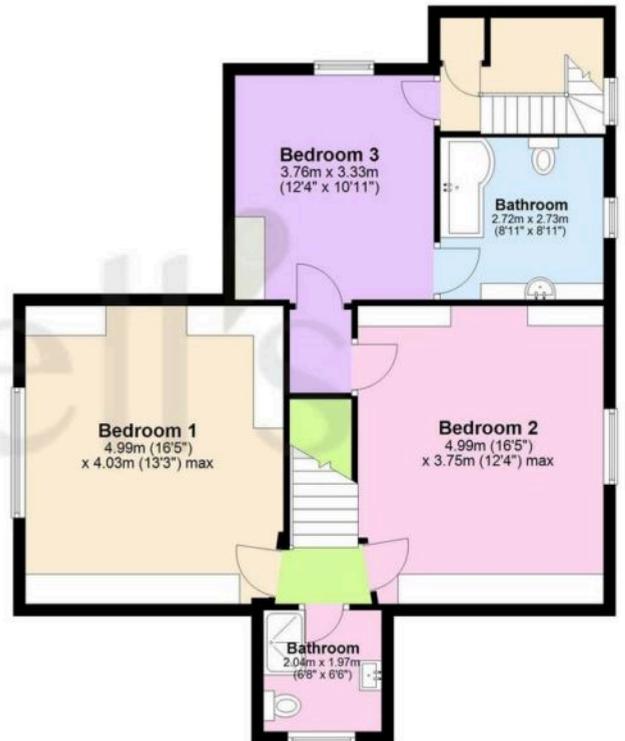
Ground Floor

Approx. 95.6 sq. metres (1029.4 sq. feet)



First Floor

Approx. 78.8 sq. metres (848.1 sq. feet)



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