

4 Burnt Leys Cottages, Steetley, Worksop, S80 3ED



Offers In Region Of £390,000

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Property Description

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Large reception hallway with picture window * Lounge with beamed ceiling and fireplace * Study * WC * Dining room with further beamed ceiling and fireplace * Attractive modern fitted kitchen with integrated appliances * Utility room * First floor galleried landing * Three first floor bedrooms, two with en suites * Beautiful family bathroom * Two bedrooms to second floor, one with en suite * EPC rating C.

Location

Sandwiched between the M1 to the west and the A1 (& A57) to the east, the village of Steetley is in a rural setting about 3 miles from Worksop town centre. Junction 30 of the M1 is 5 miles away and the East Coast mainline rail station at Retford is 30 minutes' drive. The property is therefore ideally located for anyone requiring major road and rail networks. The picturesque open spaces of Clumber Park and the Welbeck Estate are also close by whilst Worksop town centre and the city of Sheffield, with all their amenities are well within reach.

The property is situated just off the A619 in Steetley and is visible across open fields from the main road by the huge front facing hallway and galleried landing picture window, or by our 'For Sale' board. If travelling from the M1, the property is on the right.

Description

This quite magnificent family home can only truly be fully appreciated via an internal inspection. A clever mix of old and new, coupled with extensive floorspace. The property





benefits from gas central heating and double glazing and shares drainage via the farm system.

The side facing oak door gives access to the spacious **HALLWAY**. A magnificent feature window overlooks fields to the front of the property. There is Amtico flooring and staircase to the first floor landing.

The cosy **LIVING ROOM** was part of the former farmhouse and retains its original wooden beam ceiling and has a feature fire recess which houses a real-flame bio-ethanol fire grate. This rear facing room has a deep sill, with views across the rear garden into an orchard. From here, a further door leads through to a **STUDY** with a useful, original built-in cupboard and **GROUND FLOOR WC** beyond.

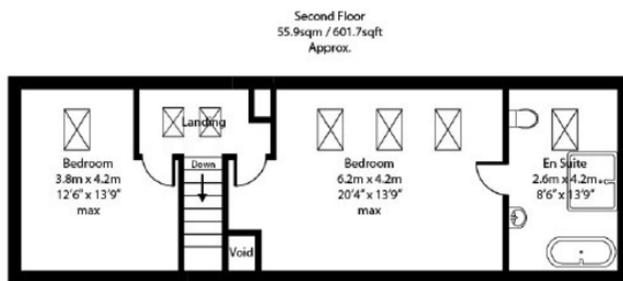
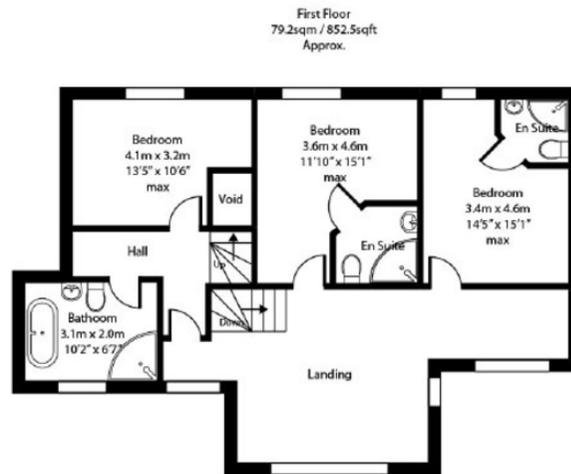


The spacious **DINING ROOM** also has the same style fireplace and fire, alongside rear-facing French style doors, giving access to the rear garden, further wooden ceiling beams and open plan to the **KITCHEN**. Also enjoying the open views to the front from a further large picture window, the kitchen has an attractive and comprehensive range of wall, base and drawer units with high gloss finish and with various integrated appliances. There is Amtico flooring, fitted breakfast bar and a built-in double oven to the wall units. The inset stainless steel sink unit with mixer tap is positioned under the window.

From the kitchen is access through to the rear **ENTRANCE LOBBY** with **UTILITY ROOM** leading off. The Utility Room has plumbing for a washing machine, rear facing window and a wall mounted central heating boiler.



The **FIRST FLOOR GALLERIED LANDING** overlooks the entrance hall below and also enjoys the front views. Further round the landing is one of the **BEDROOMS** which overlooks the kitchen space below. There is a recess area, ideal for use as a play area, den or gym equipment. There are a further two bedrooms to the floor. All three bedrooms enjoy views overlooking the garden to the rear of the property. All are double in size, with two including attractive **EN SUITE SHOWER ROOMS**. The stunning **FAMILY BATHROOM** is fitted with a four piece suite, comprising low level WC, tiled



We have every attempt to ensure the accuracy of the floor plan contained herein, no responsibility is taken for incorrect measurements of floors, walls, ceilings, appliances and fixtures or any error, omission or misstatement. Dimensions and location of walls, doors and windows are approximate. Any figures given in this brochure are for guidance only and should not be taken as a basis of calculation. The plans are for information purposes only and should be used as such by any prospective purchaser. Specifically no guarantee is given in this brochure as to the accuracy of the floor plan.

shower cubicle, wash hand basin and a deep-fill freestanding bath with taps rising from the floor beneath. A further staircase rises to the second floor bedrooms.

The **SECOND FLOOR LANDING** has two rear facing Velux style windows, with both bedrooms leading off. The **PRINCIPAL BEDROOM** is a large room with three Velux style windows also to the rear elevation and with an abundance of recess lights. The spacious **EN SUITE BATHROOM** is fitted with an attractive four piece suite including double shower cubicle and deep-fill bath. The **FIFTH BEDROOM**, currently used as a dressing room, is also of double size, with a Velux style roof window.

OUTSIDE

To the front of the property is a spacious pebble driveway providing off road parking for a number of vehicles and currently has planning permission for a double garage. To the rear is the good size enclosed lawned garden and built in store.

All in all a superb family home that benefits from a rural, yet convenient location and warrants an early internal viewing.

GENERAL INFORMATION

These particulars have been prepared by the agent, and subsequently approved by the seller. Please note no survey has been carried out and no appliances have been tested. It is recommended that any prospective buyer carries out their own checks prior to completion.

VIEWING : Strictly by appointment through ELR Wickersley office.

OFFER PROCEDURE: All enquiries and negotiations to ELR Wickersley office. We have an obligation to our vendor clients to ensure that offers made for the property can be substantiated. One of our financial services consultants will speak with you to "qualify" your offer.



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