**GIPSY HILL FARM**

A beautiful Grade II Listed home. Strong Georgian period character and classic farmhouse symmetrical disposition to the front, substantially extended with ultra-modern open plan rooms and high-quality detail within 4 acres of landscaped grounds. Grazing meadow, a light industrial unit and garage.

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Whilst Gipsy Hill Farm retains a great depth of classic Georgian form and symmetry to its front elevation, behind is an ultra-modern extended home with massive open living spaces with clean and crisp edges: light wells, atrium, bi-fold doors, full glass interior walls, stainless steel and glass stairwells, vaulted media room, gym, hidden media and at the heart is a Granite and Zebrano family kitchen diner which flows out into stunning open-plan living and entertaining spaces while light is reflected back from massive glass walls off sparkling porcelain floors bringing to life this outstanding contemporised home.
Opposing aspects are at antonym yet synchronised like a modern marriage. All homes are unique, this property is striking out in a form appreciated as a new vogue.

What will be regarded as the formal entrance is the central doorway in the period façade, the entrance door reveals a breath-taking three storey reception hall in stainless steel and white porcelain. The gym sits behind a glass dividing wall in a room suitable for a family play room or a study offering an open feel. Below the hall is a vaulted media/cinema room and above sits the nautical galleried landing.

Off the gated drive the rear entrance is of total contrast! Scandiahus post-modern design elements are deployed with broad bi-folding doors to the rear atrium hall with lantern roof lights over shiny porcelain flooring, open plan to the sitting room with concealed media, and the dining room where bi-folding doors open from two aspects onto the terraces and landscaped parkland grounds from where distant rural views can be enjoyed. The family kitchen is open to all reception rooms with cabinets in Zebrano and black granite featuring a large central oval island and a host of appliances, glossy surfaces contrast with natural stone walls in buff and heavy ceiling beams in petrified oak. The utility is super functional in a matching style.

The home office at ground floor is tucked away from the hustle and bustle, furnished in grey Avola and has lovely garden views. Colours are both modern and faithful incorporating Ral – 7038, Painswick Grey.

The barrel-vaulted basement is fully converted and is reached from the open formal reception hall, ideal as a further bedroom as it has natural light or, as a media/social room.
Gipsy Hill Farm, a very handsome Grade II listed stone-built farmhouse, enjoys a peaceful setting in the glorious Nottinghamshire countryside. The property was originally built in the late 1800s, but in more recent years it has been beautifully modernised by the current owners. “When we discovered this property ten years ago there was just so much about it that we loved,” says Alison. “The setting is wonderfully secluded, incredibly picturesque and yet at the same time surprisingly convenient; the house itself offered us all the space we had been looking for and we knew that the grounds would be an absolute paradise for the children, so a lot of boxes were ticked. However the biggest pull was the property’s proximity to an array of really good schools, including Mount St Mary’s College and Worksop College, so over and above everything else we could see that it would be a really fabulous place to bring up our children.”

“The house now is completely unrecognisable from the house we purchased in 2007. Although back then it was in good condition, the layout was very traditional and the interior in general just wasn’t to our taste, so we’ve since carried out a major renovation. The property had been extended at some point in the 1980s, but in a very unsympathetic way, so the focus for me was to create a very clear distinction between the timelines, but in an aesthetically pleasing way. Externally we have a mix of the old stone on the original part of the building and then the extension has been rendered with a clean white contemporary finish, and internally the main living spaces, although zoned, are wonderfully open plan. We haven’t used any coving or skirting and the majority of the light fittings are recessed; the fixtures and fittings are all modern and we’ve used a very pale, neutral colour palette throughout. It’s now not only a really comfortable family home, but also absolutely stunning and we usually get a ‘wow’ when people first see it.”

“Creating a connection between the house and grounds was also extremely important to me, so throughout the house there are lots of big windows and we have a wall of bi-folding doors,” continues Alison. “Within the formal garden we have a very large raised patio and BBQ area and beyond that a large garden, which is used in the summer months. The garden extends to around 1 acre and there’s a lot of interest on without verification and do not necessarily reflect the views of the agent.
The spacious landing has a nautical theme with a raw stainless steel and wire gallery leading off are three large rooms. The master suite in cool Grey Avola fittings and windows over the front and rear; the full ensuite features crisp details with oval vulcanised bath, polished utilitarian stainless-steel bowls and taps out of the wall. The second bedroom is also positioned beyond its own bathroom and has dark wooden floors while the third is fitted again in Avola Grey Ral – 7039 and 7038 tones and has spacious wardrobes and storage. The elaborate Victorian bathroom features a slipper bath and period washstand.
Parkland gardens are simply designed and manageable in size and blend seamlessly to rolling countryside while offering a blank canvas around a perfectly arranged Zen garden all of which can be enjoyed from both the lower and upper terraces.

Walled and with remote gates is the driveway where there is parking and turning space for the largest of social events, the garage is detached but near the home with a gardener’s w/c and workshop.

The old quarry is level after former excavations and is therefore secluded and further so with mature trees around its boundary, an ideal sheltered grazing meadow of around three acres alongside a large light industrial unit, in use as business premises currently but with space for mixed use such as stables and barn type storage.
LOCATION

Gipsy Hill Farm lies between Whitwell, Harthill and Thorpe Salvin. These are highly regarded villages each surrounded by open countryside.

Located in the open countryside of The Chatsworth Estate Southeast of Sheffield city centre (15 miles) and West of Worksop (6.7 miles) within a short drive of Junction 30 and 31 of the M1 motorway. Doncaster and Sheffield Airports are only 25 miles and Rail stations at Doncaster and Retford bring London within an hour and twenty-five minutes. The immediate locality is rural, boasting un-spoilt scenery and walks resulting in an idyllic external lifestyle. Nearby villages have junior and infant schools, a traditional pub and a post office. Outstanding schools nearby are Mount St. Marys, Worksop College, Barlborough Preparatory School and Ranby. Villages of Whitwell and Clowne offer excellent local shopping with supermarkets and independent retailers.
Bondhay championship golf and fishing club is almost a stone’s throw away, set in the heart of the Dukeries, forming part of the Chatsworth Estate. Bondhay’s idyllic location makes it the perfect setting for a game of golf with friends or colleagues, a day out with the family or to celebrate a special occasion. Also located near to Lindrick Golf Course, one of Britain’s finest golf courses which hosted the Ryder Cup in 1957.

Other nearby attractions and pastimes include Bolsover Castle and associated tourist attractions and amenities such as Creswell Crags, whilst Sheffield, Rotherham and Chesterfield are easily accessible. Rother Valley and Clumber Park are popular destinations and are within a 20-minute drive as is Meadowhall shopping and leisure complex. The area offers a wealth of highly regarded bars and restaurants whilst the scenery of the Peak District National Park can be reached within a short drive and provides an enjoyable day out. This delightful location offers a peaceful retreat whilst every day ‘hustle and bustle’ can be reached with a short drive.
Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 09.03.2018

Gipsy Hill Farm, Whitwell Common, Worksop Approximate Gross Internal Area Main House = 2761 Sq Ft/258 Sq M Garages & Workshop = 1399 Sq Ft/130 Sq M Total = 4180 Sq Ft/388 Sq M Quoted Area Excludes ‘External C/B & W.C.’
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