



Pear Tree Cottage  
18 Hanger Hill | Whitwell Village | S80 4TB

# PEAR TREE COTTAGE

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# Seller Insight

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The village of Whitwell benefits from a thriving community centre and there are some great local attractions, “the village hosts a variety of groups and clubs, such as a drama and historical society group and a local ramblers club, as well as plenty of year-round community events” says Christine. Just on the doorstep is the Welbeck Estate, where you’ll find an award-winning farm shop serving delicious fayre, along with an artisan cookery school – the estate runs regular country fairs too. The area has great local footpaths, and further afield there are places like Sherwood Forest and Rufford Abbey Country Park to explore, “many of the large, local country parks and historical buildings run a calendar of interesting events” explains Christine.

Christine says that the property is well located for long-distance travel with easy access to airports and motorway networks, and goes on to say that “Sheffield Robin Hood, East Midlands, Bradford and Leeds airports and all within reach and the M1 motorway is only four miles from the village, making it very convenient for road travel”.

“We have many favourite aspects, but in a nutshell the big plus points are that the village is extremely friendly and the cottage is a genuinely comfortable home which is easy to maintain. One of our favourite features though are the Spanish style gardens, which come in to their prime during spring and summer - there is also a Carp pond and a small summer house to help while away sunny days”.

“The rooms within Pear Tree Cottage each have their own character and we have no particular favourite, however the overall space feels very warm and cosy during the winter, yet remains cool and fresh in the warmer months”.

There really are too many memorable events to mention, but it has always been a very happy home for us”.

“We will miss the friends whom we have made locally and known for many years - good neighbours and friendly people who stop to chat daily - but it is time to downsize our home and say goodbye”.

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

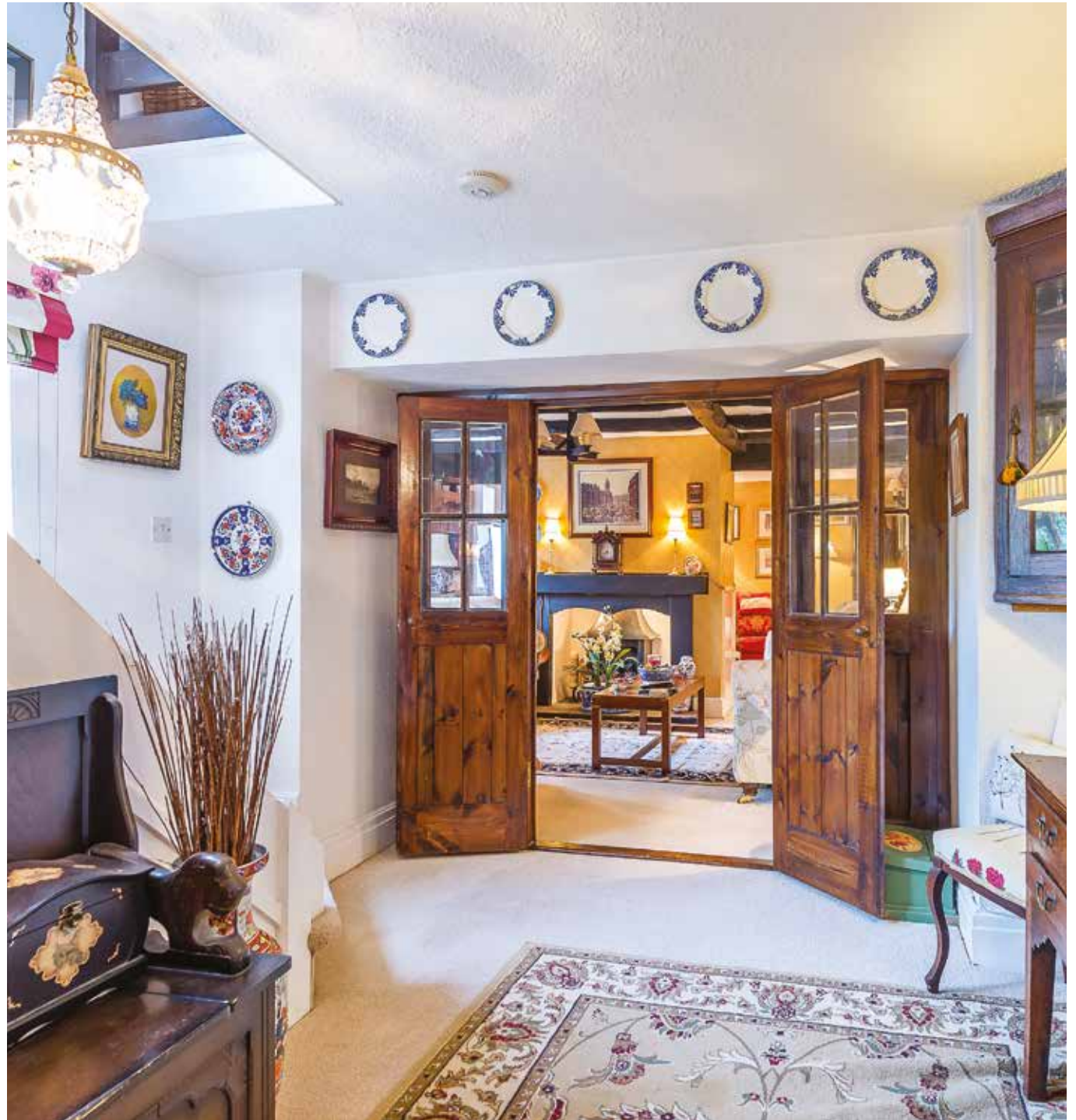




A charming long house in natural stone from 1783 which has evolved from a delightful row of character cottages, an antiques shop, a bank and an estate agency! The spacious accommodation is harmoniously connected and offers a characterful cheerful home with four reception rooms and four bedrooms and is attractively positioned off the main street with enclosed level cottage gardens loved by the owners and with good parking and a substantial garage.

Period features are effortlessly retained throughout and whilst individual rooms have a cosy feel there is an abundance of space for a growing family yet easily managed for those actively retired.

From the entrance there is a welcome beginning to this home, this leads onto the farmhouse style kitchen which also serves as an out-post as there are views taken in down towards the village centre, further back the beamed dining room and central hallway where light cascades and stairs rise to the first floor, the light is passed on through double doors to a charming sitting room with Living Flame fire and exposed natural stone details and behind the fireplace is the study, a second hall to a shower room and snug. All reception rooms with garden facing windows and a private aspect.







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At first floor a galleried landing with the owner's library and four well-proportioned bedrooms, two of which have excellent fitted wardrobes. The house bathroom is spacious and cheerful place in light pastel shades with corner bath, twin basins and a shower.















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#### Whitwell local area content

Whitwell is situated in an agricultural area, on the Derbyshire and Nottinghamshire boundary. Part of the world-famous Creswell Crags are within the Whitwell boundary. The caves were a home to early man, hunters who followed the great herds. There are rich remains of animals such as the mammoth, sabre-toothed tiger, and a prehistoric hyena much larger than the present species.

Welbeck Abbey, founded by the French Premonstratensian canons, flourished for about 400 years, until the Dissolution of the Monasteries. In 1593 the Abbey came into the Cavendish family, and the future Dukes of Portland greatly influenced the area. Their large estate provides employment to the present day.

The Old Hall became a residence and a school, and in 1853 a son was born to the headmaster. Charles Edward Wilson grew up to be a notable artist, and 40 of his paintings were exhibited at the Royal Academy. Several of his studies of Victorian village life are still popular as greetings cards.

The village church of St Lawrence, with its Saxon font and grey stone tower, is central to the village. It dates back as far as 1150 and registers from 1672. It contains a memorial to Sir Roger Manners who died in 1632 and had lived at Whitwell manor. Two miles away in the hamlet of Steetley the perfect little Norman church featured in Sir Walter Scott's *Ivanhoe* stands in a truly rural setting.

The well in the Square, with its pump, and another on the green, supplied the best drinking water. It used to be taken around the village by horse-drawn water tank, and sold for a halfpenny a bucket. Although many properties had their own cistern, the water from the wells was preferred, and some people carried it all the way up to the moor. Several farms were situated within the village, and people remember the cows being herded along the roads for milking time. PEAR TREE cottage stood in the centre of the Square; the site of the present war memorial. A turnpike road ran from the Half Moon inn to the George inn, where the old mounting steps remain. This road lost its importance when the new road was made in 1890, linking the Half Moon inn and the Dale inn, on Whitwell Common.

An old mill sank into dereliction. The grindstone is now an ornamental feature in the Mill Lane housing estate. The old brewery provided winter quarters for travelling folk.

Immediately after the closure of the pit the superstructure was dismantled, and the winding wheel embedded in what was once the school playground, now the parking area of the community centre. The tall chimney of the processing plant of the dolomite quarry represents continuing industry. The dolomite material is crushed and burned, to provide the fireproof lining for blast furnaces.

Despite the changes the village has retained its character, absorbing generations of change and newcomers. The old stone houses, farmhouses and more humble abodes, are now desirable residences. Their occupants do not go now to the well for water, but help at the annual Well Dressing which takes place in July.

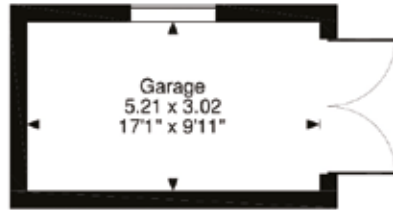




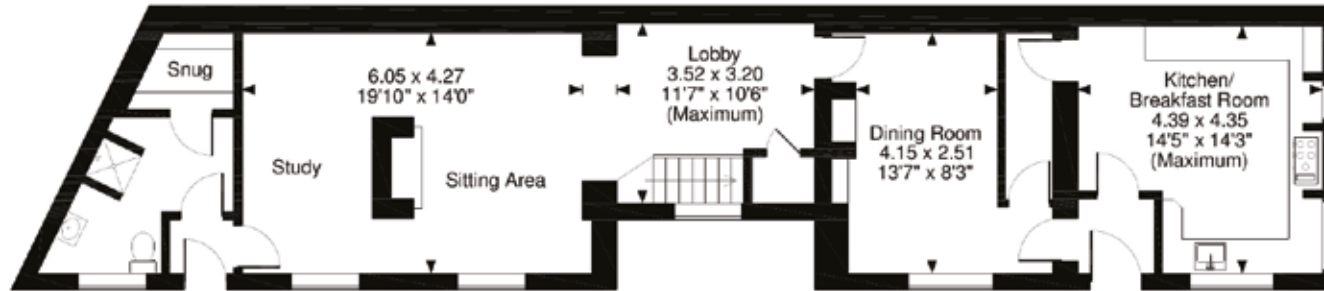
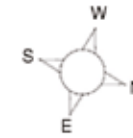
Gardens from the rear face Southwest and have individual spaces creating different themes. There are beautiful sitting out places and one could reminisce of the Mediterranean during the summer months. There is plenty of parking behind gates, not usual for such a central village property and a substantial detached garage.

This North Derbyshire village has a lively yet traditional feel, it is certainly an advantage being so centrally located to benefit from excellent amenities which are close to hand.

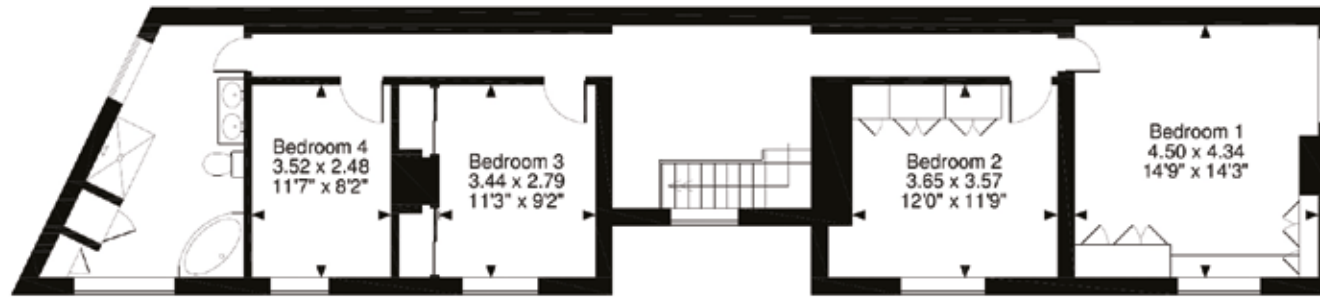




**Pear Tree Cottage, Hangar Hill Whitwell, Worksop**  
**Approximate Gross Internal Area**  
**Main House = 1926 Sq Ft/179 Sq M**  
**Garage = 169 Sq Ft/16 Sq M**  
**Total = 2095 Sq Ft/195 Sq M**



**Ground Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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