



Fan Field Farm
Lindrick Dale, Worksop



An Exceptional Four Bedroomed
Residence in a Semi-Rural Location



Entrance Hall

Having a front facing UPVC double glazed panel, recessed lighting and stone tiled flooring with under floor heating. Timber doors open to the storage cupboard, utility room, WC/shower room and living kitchen. A composite stable style door with a double glazed obscured panel also opens to the side of the property.



Fan Field Farm



Welcome to Fan Field Farm

An exceptional four bedroomed detached residence, originally dating back to the late 1700's and having been fully refurbished by the current owners to create beautifully presented family accommodation, whilst retaining many original features.

Fan Field Farm is situated within a hamlet in a quiet semi-rural location with uninterrupted countryside views and provides well proportioned living spaces, with the advantage of a stunning L-shaped open plan living kitchen, two additional reception rooms and four double bedrooms including two with en-suites. The exterior of the property has off-road parking and superb gardens with a large seating terrace and fruit and vegetable garden. Also having a solar PV/Thermal system installed, and available by separate negotiation is approximately 55 acres of farming land.

The property has good access to the local amenities of Worksop and South Anston including supermarkets, cafes, restaurants, public houses and local schooling. Also being well positioned for good access to the A57/A1 and M1/M18 motorways. From the doorstep, there are a range of rural walks through open fields, woodland and the Chesterfield Canal towpath.

The property briefly comprises on the ground floor: Entrance hall, storage cupboard, WC/shower room, utility room, living kitchen, pantry, study, lounge and rear entrance hall.

On the first floor: Landing, master bedroom, master en-suite, master walk-in wardrobe, bedroom 2, bedroom 2 en-suite, bedroom 3, bedroom 4 and family bathroom.

Ground Floor

A composite entrance door with a double glazed obscured panel opens to the:

Entrance Hall

Having a front facing UPVC double glazed panel, recessed lighting and stone tiled flooring with under floor heating. Timber doors open to the storage cupboard, utility room, WC/shower room and living kitchen. A composite stable style door with a double glazed obscured panel also opens to the side of the property.

Storage Cupboard

Having flush light points and stone tiled flooring with under floor heating.

Utility Room

6'7 x 9'10 (2.00m x 3.00m)

Having a front facing UPVC double glazed sliding sash window, recessed lighting, extractor fan and stone tiled flooring with under floor heating. There's a range of fitted base and wall units with matching granite work surfaces, tiled splashbacks, a Belfast sink with traditional chrome taps and an additional smaller Butler's sink with traditional chrome taps and tiled

splashback. Also having space for an automatic washing machine and tumble dryer. A timber door opens to the living kitchen.

WC/Shower Room

Being fully tiled in Travertine stone and having a front facing UPVC double glazed window, recessed lighting, extractor fan, chrome heated towel rail and under floor heating. There's a suite in white, which comprises of a high-level WC and a wall mounted Burlington wash hand basin with traditional chrome taps. Also having a wet room style shower with a fitted Triton shower.

Living Kitchen

Breakfast Kitchen

13'11 x 13'11 (4.25m x 4.25m)

Having side facing UPVC double glazed sash windows and a rear facing UPVC double glazed sash window with a fitted window seat. Also having a pendant light point, recessed lighting, stone tiled flooring with under floor heating and the provision for an American style fridge/freezer. There's a range of fitted base/wall units with matching granite work surfaces, tiled splashbacks and a Belfast sink with a chrome mixer tap. The focal point of the kitchen is the cooking area with an original brick mantel/splashback, Britannia extractor fan and housing the Falcon range cooker with a five-ring induction hob, two ovens, additional grill and a warming drawer. There's also a large central island with a matching granite work surface, power point, integrated Neff dishwasher and an inset 1.0 bowl stainless steel preparation sink with a chrome mixer tap. The work surface extends to provide breakfast seating for two chairs.

Living Kitchen

A stunning L-shaped open plan living kitchen with a country breakfast kitchen and a versatile living area.



The Heart of the Home is the
L-Shaped Open Plan Living Kitchen



Breakfast Kitchen

13'11" x 13'11" (4.25m x 4.25m)

Having side facing UPVC double glazed sash windows and a rear facing UPVC double glazed sash window with a fitted window seat. Also having a pendant light point, recessed lighting, stone tiled flooring with under floor heating and the provision for an American style fridge/freezer. There's a range of fitted base/wall units with matching granite work surfaces, tiled splashbacks and a Belfast sink with a chrome mixer tap. The focal point of the kitchen is the cooking area with an original brick mantel/splashback, Britannia extractor fan and housing the Falcon range cooker with a five-ring induction hob, two ovens, additional grill and a warming drawer. There's also a large central island with a matching granite work surface, power point, integrated Neff dishwasher and an inset 1.0 bowl stainless steel preparation sink with a chrome mixer tap. The work surface extends to provide breakfast seating for two chairs.



A Beautiful Country
Breakfast Kitchen...



Living Area

33'9 x 9'10 (10.30m x 3.00m)

A versatile reception space, ideal for dining and comfortable seating. Having a side facing UPVC double glazed sash window with an original fitted stone window sill, recessed lighting, TV/aerial point and stone tiled flooring with under floor heating. A cupboard also houses the under floor heating valves. The focal point of the room is the Dunsley log burning stove with an original timber mantel and stone tiled surround/hearth. UPVC sliding doors with double glazed panels open to the gardens. Double timber doors open to the study and a timber door also opens to the lounge.



Lounge
13'11 x 13'11 (4.25m x 4.25m)

A superb additional reception room, with a side facing UPVC double glazed sash window and a rear facing UPVC double glazed sash window with a fitted window seat. Also having a pendant light point, TV/aerial/data point and under floor heating. The focal point of the room is the log burning stove with an original timber mantel, brick surround and stone hearth. A timber door opens to the rear entrance hall.



Rest & Relax
in Style...



Utility Room

6'7 x 9'10 (2.00m x 3.00m)

Having a front facing UPVC double glazed sliding sash window, recessed lighting, extractor fan and stone tiled flooring with under floor heating. There's a range of fitted base and wall units with matching granite work surfaces, tiled splashbacks, a Belfast sink with traditional chrome taps and an additional smaller Butler's sink with traditional chrome taps and tiled splashback. Also having space for an automatic washing machine and tumble dryer. A timber door opens to the living kitchen.





Fan Field Farm

A Fabulous Family Residence, which Originally Dates back to the Late 1700's

From the breakfast kitchen, an original timber door opens to the:

Pantry

Having recessed lighting, an exposed timber beam and stone tiled flooring.

From the breakfast kitchen, a wide opening gives access to the:

Living Area

33'9 x 9'10 (10.30m x 3.00m)

A versatile reception space, ideal for dining and comfortable seating. Having a side facing UPVC double glazed sash window with an original fitted stone window sill, recessed lighting, TV/aerial point and stone tiled flooring with under floor heating. A cupboard also houses the under floor heating valves. The focal point of the room is the Dunsley log burning stove with an original timber mantel and stone tiled surround/hearth. UPVC sliding doors with double glazed panels open to the gardens. Double timber doors open to the study and a timber door also opens to the lounge.

Study

11'10 x 9'10 (3.60m x 3.00m)

Currently being used as a home office however, this is a versatile space also ideal for a formal dining room or fifth bedroom. Having front and side facing UPVC sash windows, recessed lighting, telephone/data point and under floor heating.

Lounge

13'11 x 13'11 (4.25m x 4.25m)

A superb additional reception room, with a side facing UPVC double glazed sash window and a rear facing UPVC double glazed sash window with a fitted window seat. Also having a pendant light point, TV/aerial/data point and under floor heating. The focal point of the room is the log burning stove with an original timber mantel, brick surround and stone hearth. A timber door opens to the rear entrance hall.

Rear Entrance Hall

Having a pendant light point and stone tiled flooring with under floor heating. A timber door opens to the breakfast kitchen and a composite door also opens to the rear of the property.

A staircase with a timber handrail and balustrading rises to the:

First Floor

Landing

A split-level landing, with a rear facing UPVC double glazed sash window, UPVC double glazed roof light, pendant light point, recessed lighting and central heating radiators. Timber doors open to the master bedroom, bedroom 2, bedroom 3, bedroom 4 and family bathroom.

Access can also be gained to a loft space.

Master Bedroom

13'11 x 13'11 (4.25m x 4.25m)

A substantially sized master bedroom suite with a side facing UPVC double glazed sash window and a rear facing UPVC double glazed sash window with a fitted window seat. Also having an exposed beam, recessed lighting, TV/aerial/data point and central heating radiators.

An opening and steps lead down to the:

Master En-Suite

A luxurious, fully Travertine stone tiled master en-suite bathroom, with side facing UPVC double glazed panels, recessed lighting, two extractor fans, wall mounted light points, chrome heated towel rail and a central heating radiator with a towel rail. There's a suite in white, which comprises of a low-level WC and a wall mounted Burlington wash hand basin with a Burlington chrome mixer tap and shelving beneath. Also having a freestanding roll top bath with a Burlington chrome mixer tap and a hand shower facility. To one corner, there's a separate shower enclosure with a fitted Burlington rain head shower and a glazed screen/door. A timber door opens to the master walk-in wardrobe.

Master Walk in Wardrobe

Having recessed lighting, a central heating radiator and Travertine stone tiled flooring.

Bedroom 2

13'11 x 13'11 (4.25m x 4.25m)

Another double bedroom suite, with a rear facing UPVC double glazed sash window with a fitted window seat and a side facing UPVC double glazed sash window. Also having an exposed timber beam, recessed lighting and central heating radiators. To one corner, there's a range of fitted furniture incorporating long hanging and shelving.

A timber door opens to the:

Bedroom 2 En-Suite

Being fully tiled in Travertine stone and having recessed lighting, extractor fan and a chrome heated towel rail. There's a Roca suite in white, which comprises of a low-level WC and a pedestal wash hand basin with a Burlington chrome mixer tap. To one corner, there's a separate shower enclosure with a fitted Bristan shower and a glazed screen/door.

Bedroom 3

15'9 x 12'9 (4.80m x 3.89m)

Having front and side facing UPVC double glazed sash windows, recessed lighting, TV/aerial/data point and a central heating radiator.



Master Bedroom

13'11" x 13'11" (4.25m x 4.25m)

A substantially sized master bedroom suite with a side facing UPVC double glazed sash window and a rear facing UPVC double glazed sash window with a fitted window seat. Also having an exposed beam, recessed lighting, TV/aerial/data point and central heating radiators.



A Substantial Master
Bedroom Suite...



Master En-Suite

A luxurious, fully Travertine stone tiled master en-suite bathroom, with side facing UPVC double glazed panels, recessed lighting, two extractor fans, wall mounted light points, chrome heated towel rail and a central heating radiator with a towel rail. There's a suite in white, which comprises of a low-level WC and a wall mounted Burlington wash hand basin with a Burlington chrome mixer tap and shelving beneath. Also having a freestanding roll top bath with a Burlington chrome mixer tap and a hand shower facility. To one corner, there's a separate shower enclosure with a fitted Burlington rain head shower and a glazed screen/door. A timber door opens to the master walk-in wardrobe.



A Luxury En-Suite
Bathroom...



Bedroom 2
13'11 x 13'11 (4.25m x 4.25m)

Another double bedroom suite, with a rear facing UPVC double glazed sash window with a fitted window seat and a side facing UPVC double glazed sash window. Also having an exposed timber beam, recessed lighting and central heating radiators. To one corner, there's a range of fitted furniture incorporating long hanging and shelving.



Bedroom 4
12'10 x 12'9 (3.90m x 3.89m)

Having a front facing UPVC double glazed sash window and a side facing UPVC double glazed window, recessed lighting, TV/aerial point and a central heating radiator. There's a range of fitted furniture, incorporating short/long hanging and shelving. Access can be gained to a loft space.



Bedroom 3
15'9 x 12'9 (4.80m x 3.89m)

Having front and side facing UPVC double glazed sash windows, recessed lighting, TV/aerial/data point and a central heating radiator. There's a range of fitted furniture, incorporating short/long hanging and shelving.



Landing

Having a rear facing UPVC double glazed obscured panel with decorative stained glass, coved ceiling, recessed lighting, hot air vents and feature skirting lighting. Doors open to the master bedroom, bedroom 2, bedroom 3, bedroom 4, family bathroom and storage room. Access can also be gained to a loft space.





Family Bathroom

Being fully tiled in Travertine stone and having a side facing UPVC double glazed window, recessed lighting, two extractor fans, fitted vanity mirrors, chrome heated towel rail and a central heating radiator with a towel rail. There's a suite in white, which comprises of a low-level WC and a Burlington pedestal wash hand basin with a Burlington chrome mixer tap. To one corner, there's a panelled bath with a Burlington chrome mixer tap, fitted shower and a glazed screen.





Offering Generous Accommodation, which is Beautifully Presented Throughout

Bedroom 4

12'10 x 12'9 (3.90m x 3.89m)

Having a front facing UPVC double glazed sash window and a side facing UPVC double glazed window, recessed lighting, TV/aerial point and a central heating radiator. There's a range of fitted furniture, incorporating short/long hanging and shelving. Access can be gained to a loft space.

Family Bathroom

Being fully tiled in Travertine stone and having a side facing UPVC double glazed window, recessed lighting, two extractor fans, fitted vanity mirrors, chrome heated towel rail and a central heating radiator with a towel rail. There's a suite in white, which comprises of a low-level WC and a Burlington pedestal wash hand basin with a Burlington

Access can be gained to the living kitchen, plant room and to the rear.

Plant Room

10'10 x 7'7 (3.30m x 2.30m)

Having light, power, central heating radiator and housing the oil fired Worcester boiler and Worcester thermal store.

From the stone flagged seating terrace, stone steps rise to a large garden being mainly laid to lawn with mature trees including apple, plum and a spectacular holly tree, mature shrub borders and being fully enclosed by timber fencing, stone walling and hedging. To one corner of the garden, there's a fruit and vegetable garden area with raised planting beds and gravelled paths. A metal gate also opens to the driveway.



chrome mixer tap. To one corner, there's a panelled bath with a Burlington chrome mixer tap, fitted shower and a glazed screen.

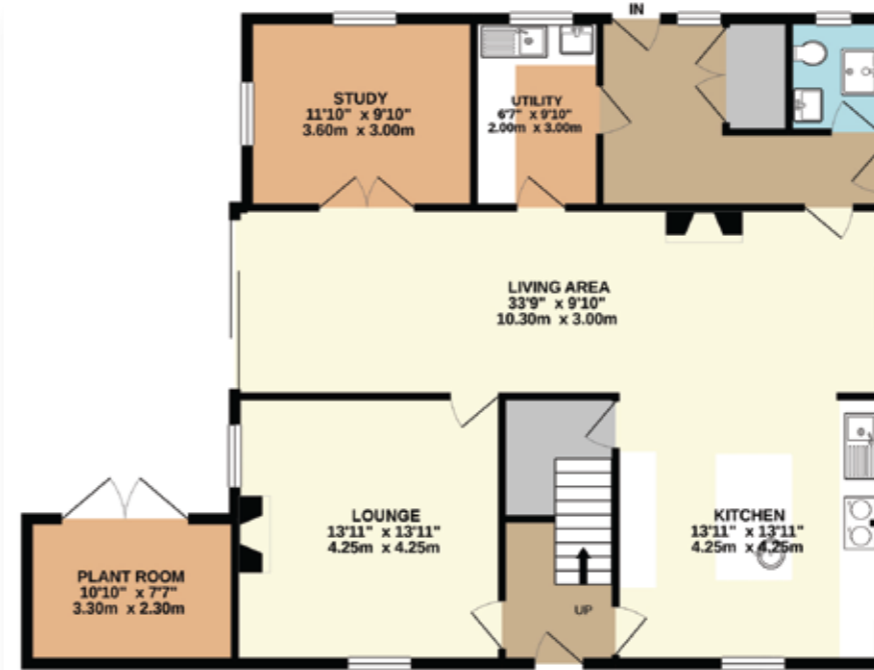
Exterior and Gardens

From the access road, metal intercom operated gates open to a driveway owned by Fan Field Farm with shared access for the neighbours, which leads to a gravelled parking area with space for several vehicles. Stone steps lead down to a stone flagged area giving access to the main entrance door with a timber porch. A timber gate opens to the right side of the property.

To the right side of the property, there's generously sized stone flagged seating terrace with exterior lighting and housing the oil tank.

To the left side of the property, there's a stone flagged path, leading to the rear with exterior lighting and access can be gained to the entrance hall.

To the rear of the property, the stone flagged path continues with exterior lighting, an original stone well with brick well top and access can be gained to the rear entrance hall. An opening in a stone wall leads to a courtyard, which is shared between the four properties that border it, with a central stone flagged area, paths and an original large stone trough. The path continues to a timber gate opening to a stone flagged area with external power points and leading round to the right side of the property.

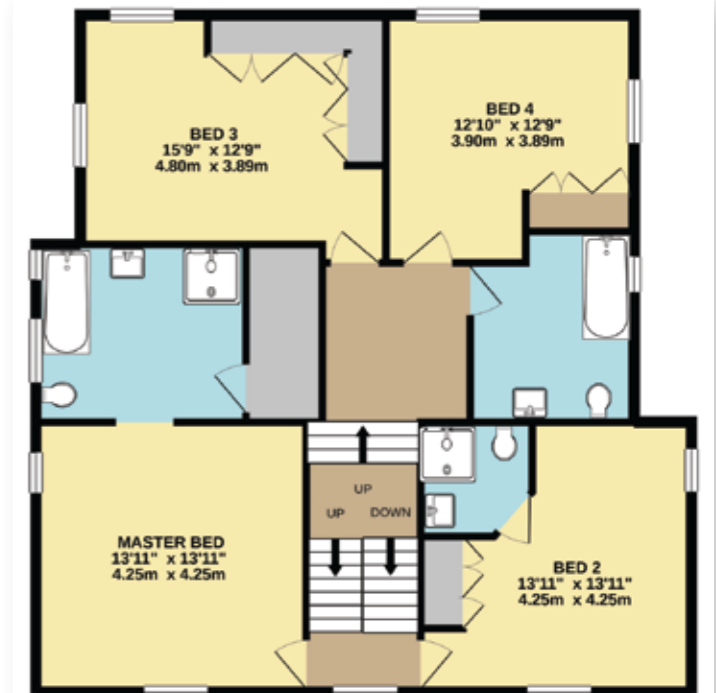


GROUND FLOOR
APPROXIMATE FLOOR AREA
1198 SQ.FT. (111.3 SQ.M.)
TOTAL APPROXIMATE FLOOR AREA
2289 SQ.FT. (212.7 SQ.M.)

Note

All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working condition. All images are for illustration purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



FIRST FLOOR
APPROXIMATE FLOOR AREA
1091 SQ.FT. (101.4 SQ.M.)

Exterior and Gardens

From the access road, metal intercom operated gates open to a driveway owned by Fan Field Farm with shared access for the neighbours, which leads to a gravelled parking area with space for several vehicles. Stone steps lead down to a stone flagged area giving access to the main entrance door with a timber porch. A timber gate opens to the right side of the property.

To the right side of the property, there's generously sized stone flagged seating terrace with exterior lighting and housing the oil tank. Access can be gained to the living kitchen, plant room and to the rear.

Plant Room

10'10 x 7'7 (3.30m x 2.30m)

Having light, power, central heating radiator and housing the oil fired Worcester boiler and Worcester thermal store.



Exterior and Gardens Continued

From the stone flagged seating terrace, stone steps rise to a large garden being mainly laid to lawn with mature trees including apple, plum and a spectacular holly tree, mature shrub borders and being fully enclosed by timber fencing, stone walling and hedging. To one corner of the garden, there's a fruit and vegetable garden area with raised planting beds and gravelled paths. A metal gate also opens to the driveway.

To the left side of the property, there's a stone flagged path, leading to the rear with exterior lighting and access can be gained to the entrance hall.

To the rear of the property, the stone flagged path continues with exterior lighting, an original stone well with brick well top and access can be gained to the rear entrance hall. An opening in a stone wall leads to a courtyard, which is shared between the four properties that border it, with a central stone flagged area, paths and an original large stone trough. The path continues to a timber gate opening to a stone flagged area with external power points and leading round to the right side of the property.



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold



Fan Field Farm
Lindrick Dale, Worksop,
Nottinghamshire S81 8BE

Offers in the Region of £775,000