



GATEFORD HOUSE
OLD GATEFORD ROAD



AN UNPARALLELED LOCATION

Live a life of Georgian grandeur, with a twist of contemporary convenience, here at Gateford House, a strikingly handsome home spanning over 6000 square feet.

All the convenience of city life is within easy reach from Gateford House's idyllic seat on the cusp of the countryside. Commuters can speed their way to London in a mere hour and a half, on one of the high-speed rail services from the local station. Doncaster Sheffield Airport is again so easily accessed in under half an hour by road.

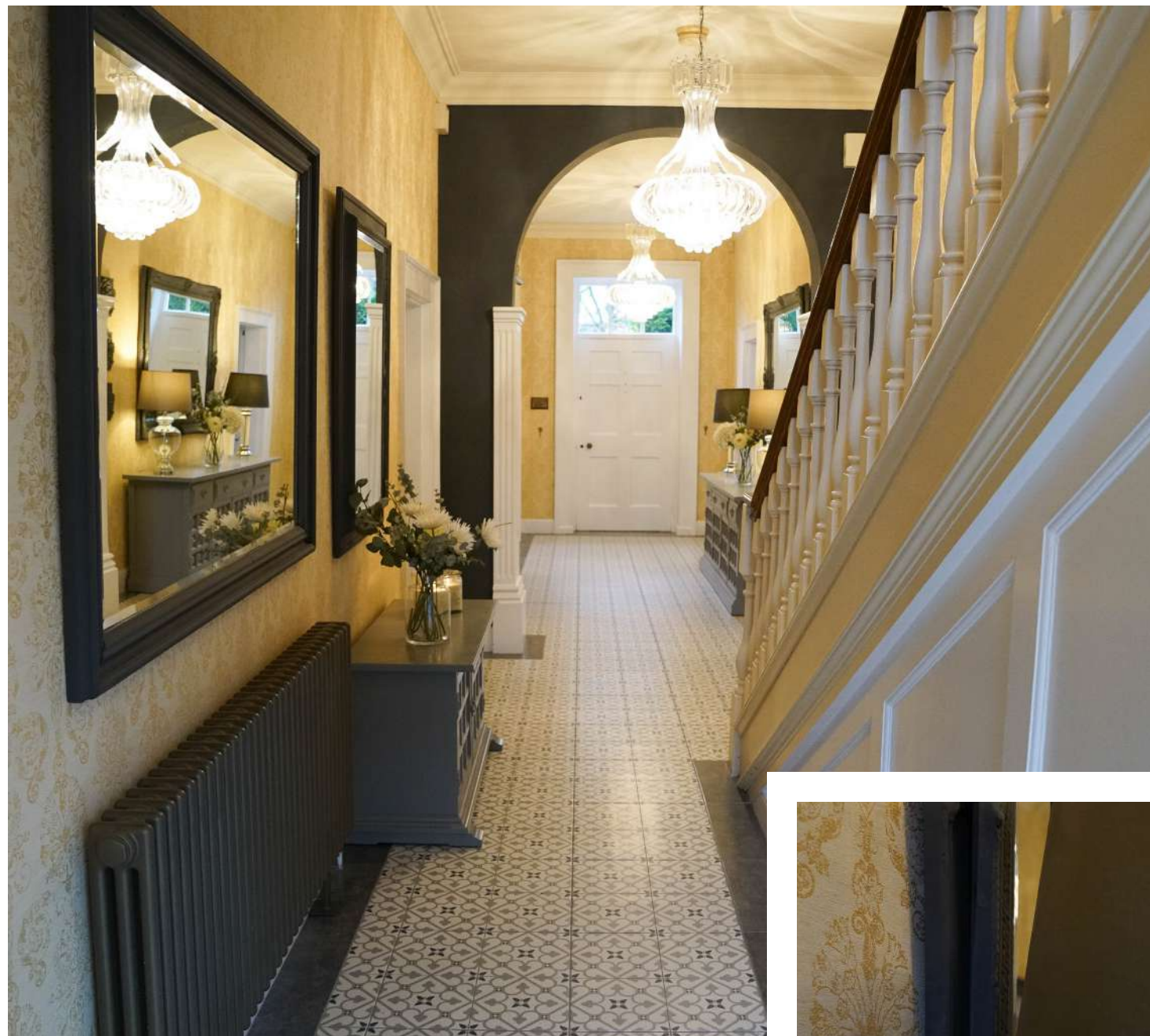
High quality private and public sector educational establishments are on the doorstep or within a 20-minute drive away.

Tucked romantically away from the hustling and bustling town centre of Worksop, take a turn off from the public bridleway to discover the square-symmetry and impressive red-brick allure of Gateford House.

Surrounded by woodland and 0.4 acres of immaculately-designed garden, Gateford House is set within a small hamlet in a conservation area, yet is only a stone's throw from the town centre and within a ten-minute drive of the M1; handy for commuters.



"It's a truly symmetrical house – that's what Georgian properties are."



Embellishing the walls, quality damask wallpaper is so in keeping with the Georgian feel of the returning staircase, continuing up the three flights and along the hallways and landings. Regal blue carpet flows as smoothly as the river along the cantilevered staircase and landings; a perfect counterpart.

Light flows through from the glass-paned door to the far end, leading out to the courtyard, but for now slip through the door to the left, to discover the tranquil music room.

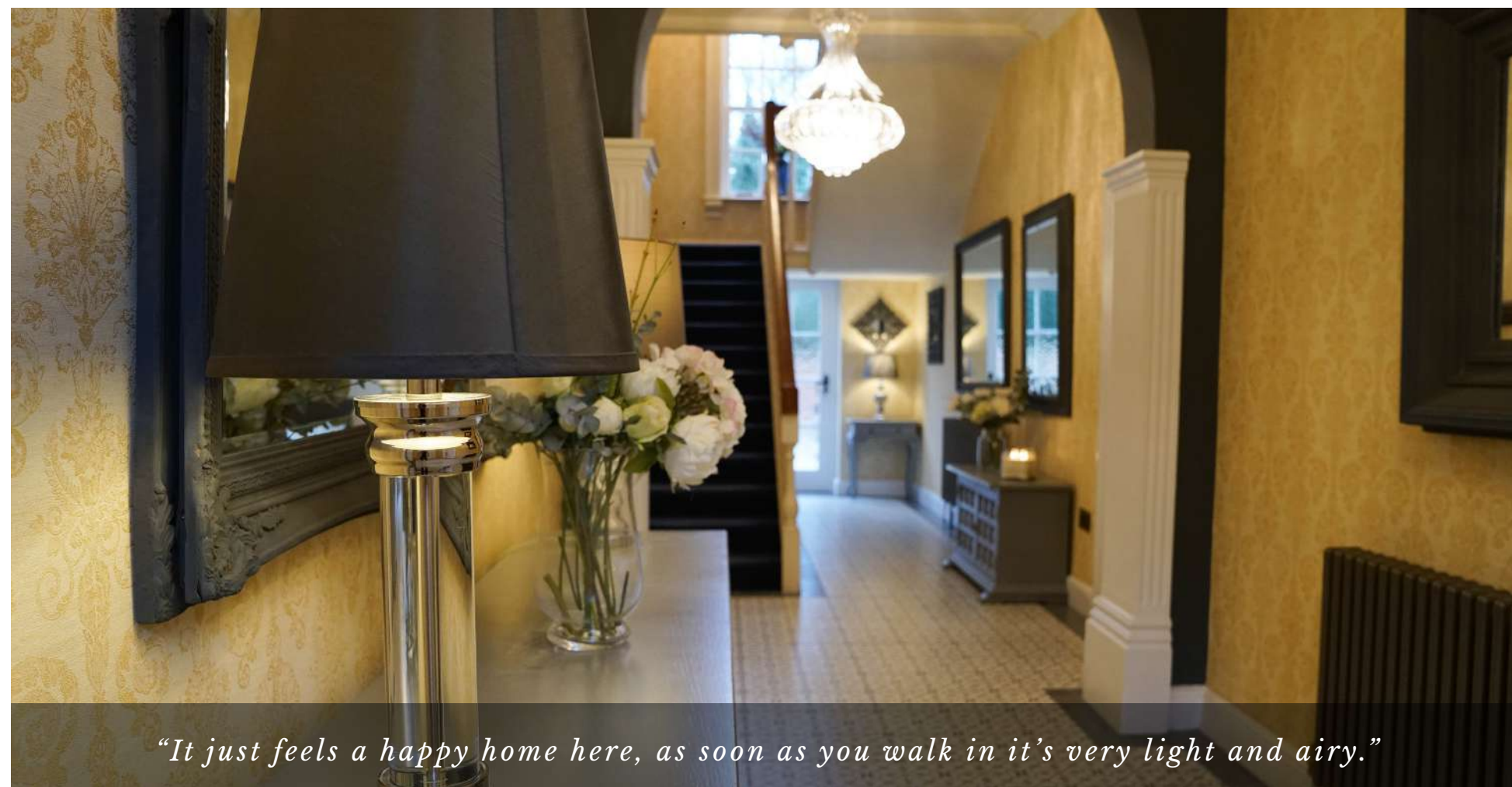


A PRESTIGIOUS WELCOME

Welcome home - Step through the traditional portico entrance and emerge into a grand, light-filled entrance hall.

Captivating the eye, directly ahead, robust grey-painted pillars form an archway, framing the returning staircase and replicated in the striking arched window on the turn.

Georgian-style tiling lies underfoot, extending the full length of the entrance hall and reflecting the light from the impressive crystal chandeliers set within the high ceiling, adorned by detailed coving.



"It just feels a happy home here, as soon as you walk in it's very light and airy."



LAY BACK & UNWIND

An archetypal period room; sense the serenity upon entry.

Within the walk-in bay window, French doors open out to a seating terrace.

Central to the music room, an authentic stone fireplace houses a wood-burning stove, so cosy on those chilly winter evenings. Snuggle up on the sofa with a glass of wine and the crackle of real flames.

The perfect room for leisurely mornings reading the Sunday papers; cheering apple green walls and shimmering harlequin wallpaper reflect the light that pours in through the full height windows, dressed in billowy white drapes.



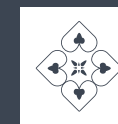


SERENITY & RELAXATION

Admire the view of the parterre garden from one of the two window seats. Engineered oak flooring adds yet more class to this stylish space, gleaming beneath the chandelier lighting.

Set opposite, in true, symmetrical Georgian style, the delectable dining room awaits. A truly refined space; note the cast iron fireplace within the marble setting.

Evocative harlequin wallpaper decorates the walls, with engineered oak flooring illuminated by the low-slung and intimate candelabra-style lighting. Traditional cornicing embellishes the high ceilings.

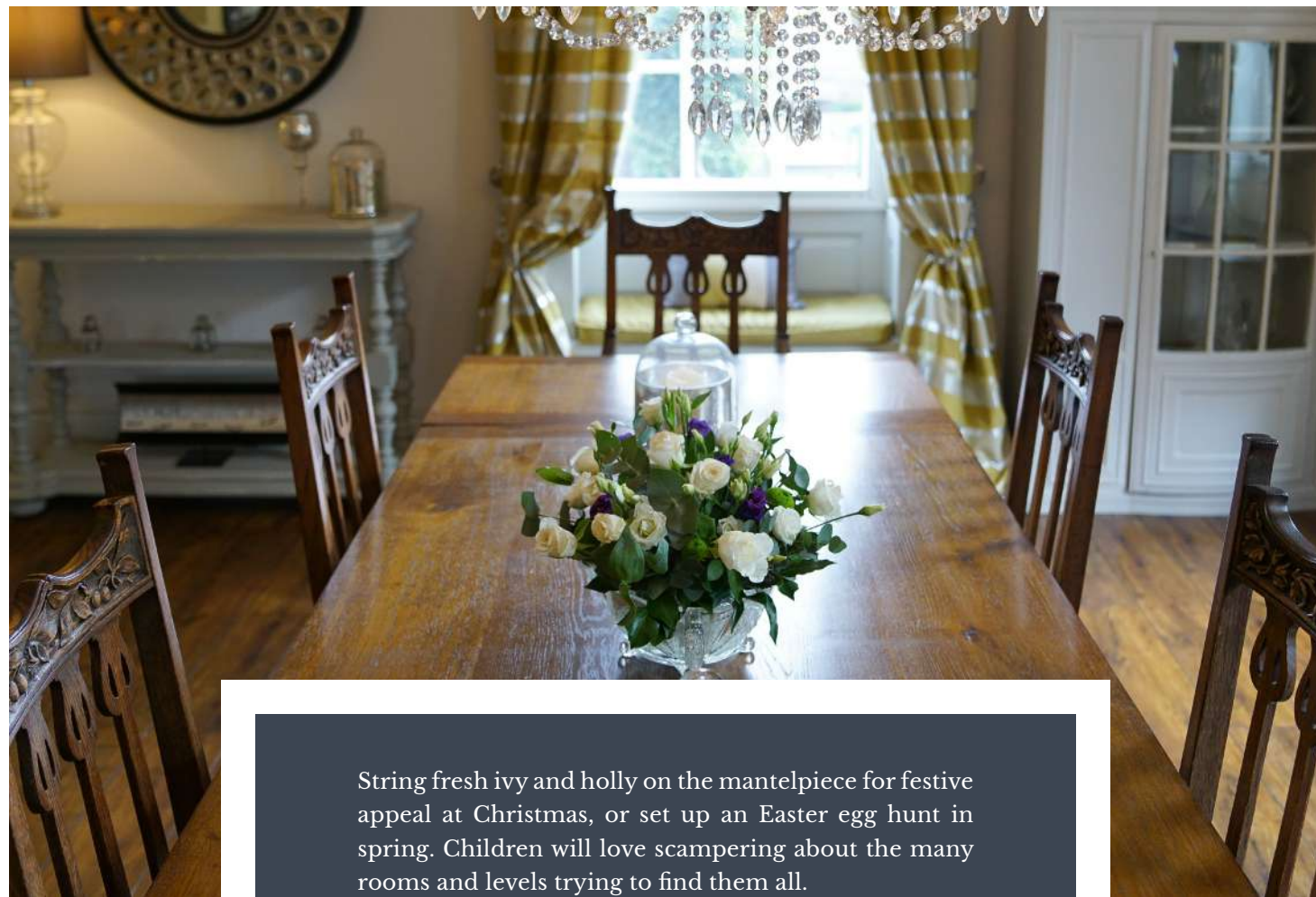


AN ENTERTAINMENT HAVEN

Ideal for family gatherings and feasts; for formal occasions and fun, accommodate at least 18 people for Christmas dinner, or break out the buffet – the three window seats are perfect places to perch.



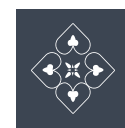
"I love it in here, it's just so peaceful. I like to sit and contemplate."



String fresh ivy and holly on the mantelpiece for festive appeal at Christmas, or set up an Easter egg hunt in spring. Children will love scampering about the many rooms and levels trying to find them all.



Featured in the book 'Voices from a Trunk: The Lost Lives of the Quaker Eddisons' by Sarah Woodall, a sketch of this lounge appears alongside the caption "There was constant hospitality at Gateford House".

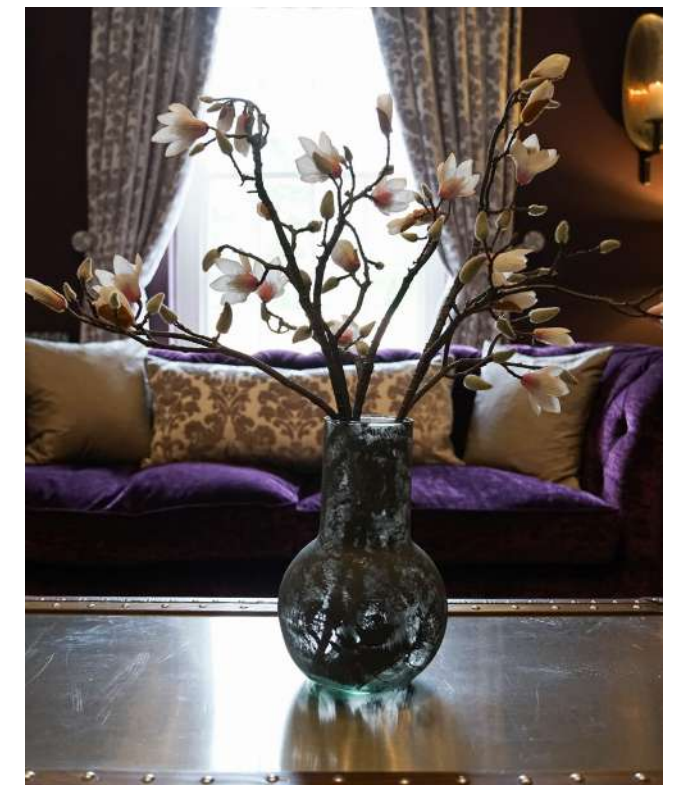


CONSTANT HOSPITALITY

Located to the rear on the right, slip through to the formal lounge. Resplendent in regal tones of silver and plum, this sumptuous sitting room houses another grand, original stone fireplace.

Indeed, gather here after dinner with your nearest and dearest. Clad in soft shimmering grey carpet, with iridescent wallpaper interspersed by bursts of colour, this room is heart-warming and convivial to the max.

Overhead, original, enhanced beams add further warmth and charm.



"Friends and family love coming here to be waited on – they get to live the lifestyle of the house with us being their servants!"



THE HUB OF THE HOME

Step through to the dining-kitchen; the true hub of the home.

Immediately, this double-height space makes you draw upright, its vaulted ceiling and beams a true work of art; a true rarity.

Karndean flooring underfoot is robust and attractive, complementing the beams above and the large oak table central to the room.

To the rear, a porch entrance leads directly out to the capacious courtyard and beyond to the driveway, providing an 'every-day' entrance to Gateford House.

Perfect for parties, let the good times flow outside onto the terrace which is fitted with a Portuguese, brick-built, wood-fired outdoor oven; ideal for pizzas and barbecue style-alfresco dining.





 **MADE FOR
THE FAMILY**

A fitted oak wine rack stores 120 bottles, in this home so naturally lent to entertaining and laughter.

Within the enormous central island is a handy fridge. The island itself is ideal for placing food along, with the oak table set beside it.

Cook up a feast for family and friends; this kitchen comes well-equipped for such occasions. Integrated appliances include an electric split-level double oven, a Rangemaster dual-fuel oven with six-ring hob, dishwasher, two fridges and a freezer.

Oak-fronted cupboards offer an array of storage for pots, pans and crockery both above and below the granite worktops. There is also an oak cloaks cupboard upon entry to the kitchen.

Beguiling burgundy walls harmonise with the copper light fittings, a colour scheme which permeates through to the terrace outside in the tones of the patio furniture and pizza oven.





FAMILY TIME YOU TIME

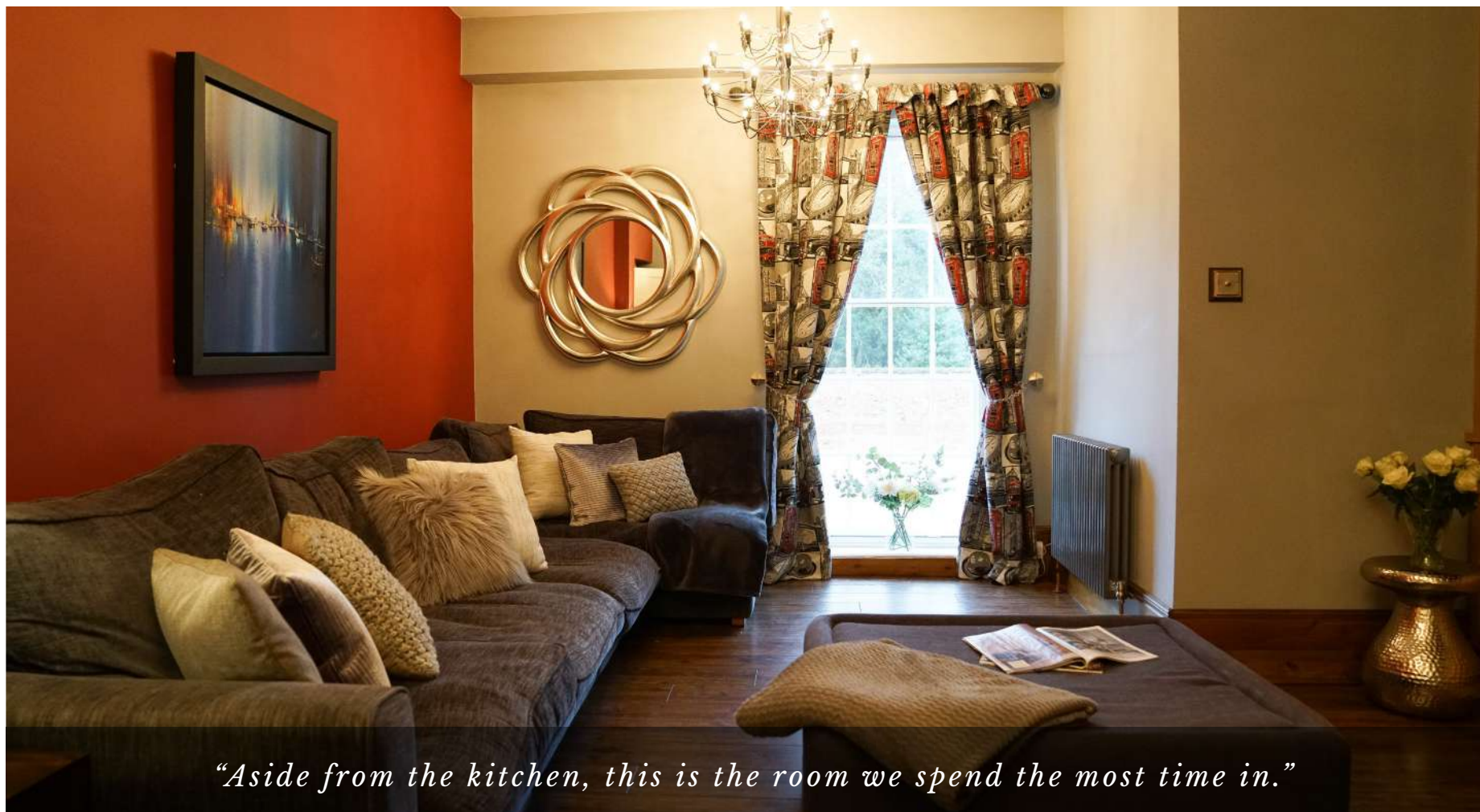
Returning to the entrance hall, discover the family room, a relaxed and contemporary space in which to chill out and unwind.

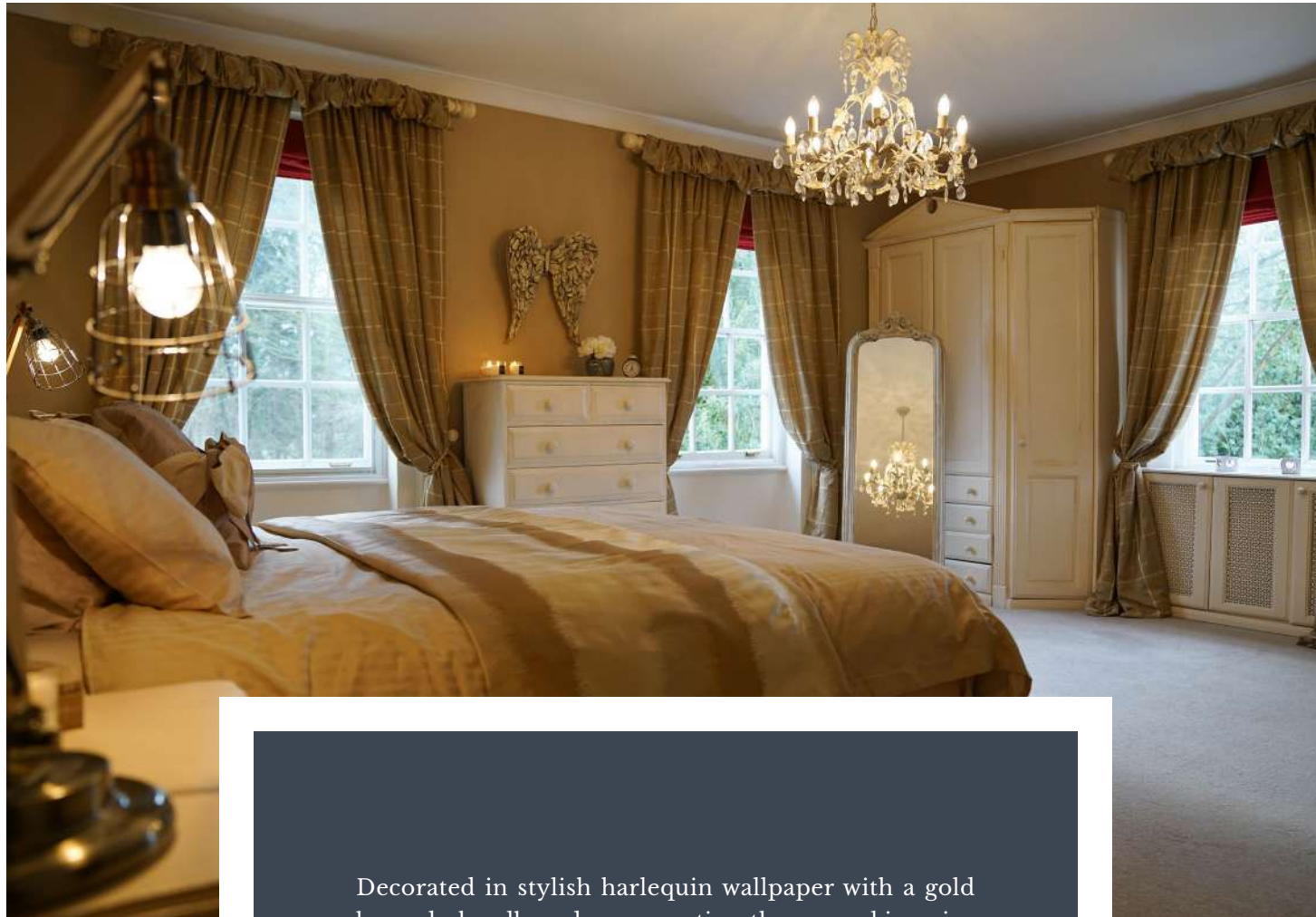
Treacle-toned beams above harmonise with the engineered oak flooring underfoot. All these features gleam to a shine in the light flowing through from the full height Georgian window.

OWNER QUOTE: "Aside from the kitchen, this is the room we spend the most time in."

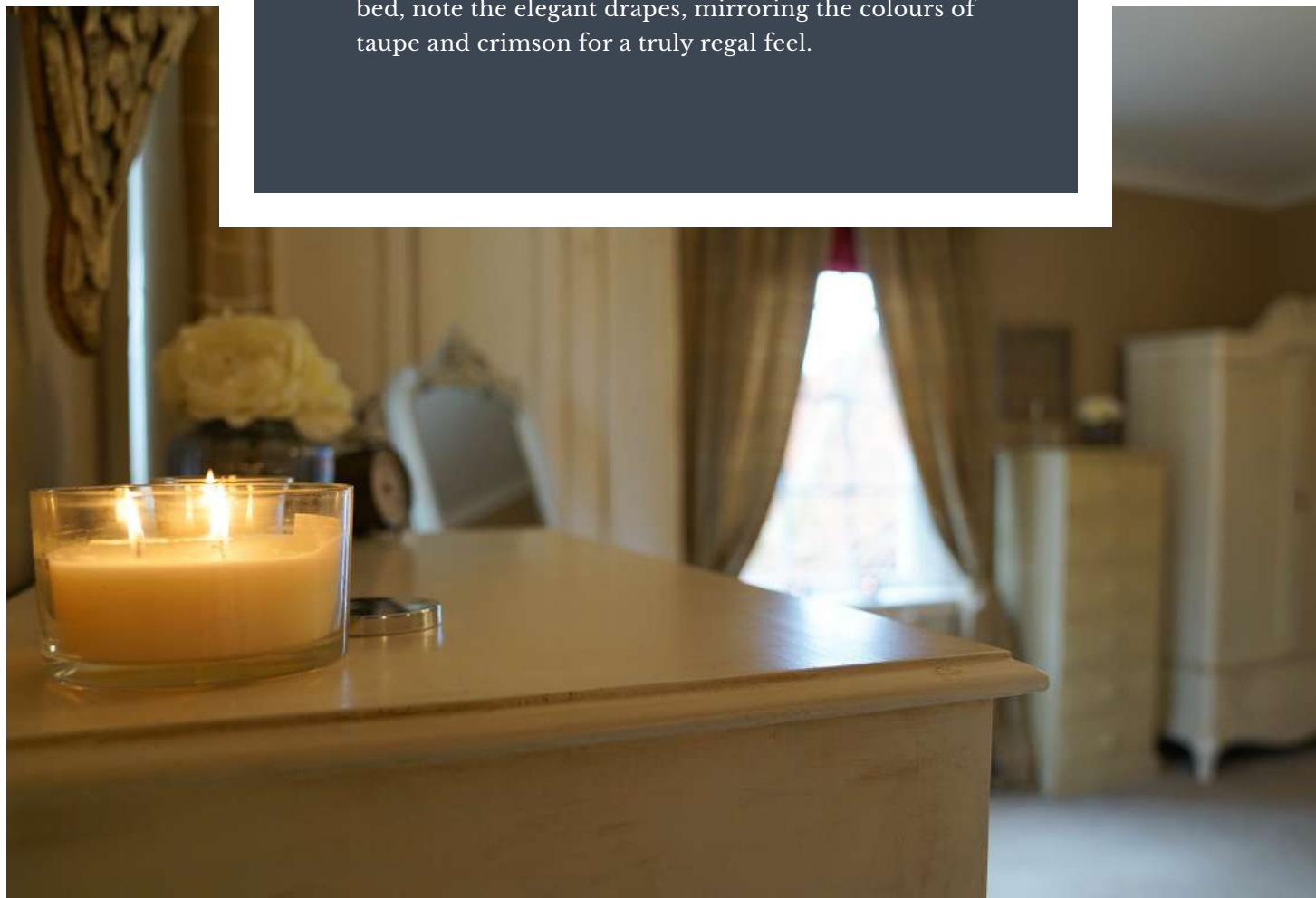
Sneak a peek at the modish games room. Contemporary collides with tradition in such style here, with modern vertical radiators, dark grey and mustard tones and church pew-style seating.

Enjoy a game of table tennis in the perfect counterbalance of contemporary and classic design.





Decorated in stylish harlequin wallpaper with a gold brocade headboard surmounting the super-king-size bed, note the elegant drapes, mirroring the colours of taupe and crimson for a truly regal feel.

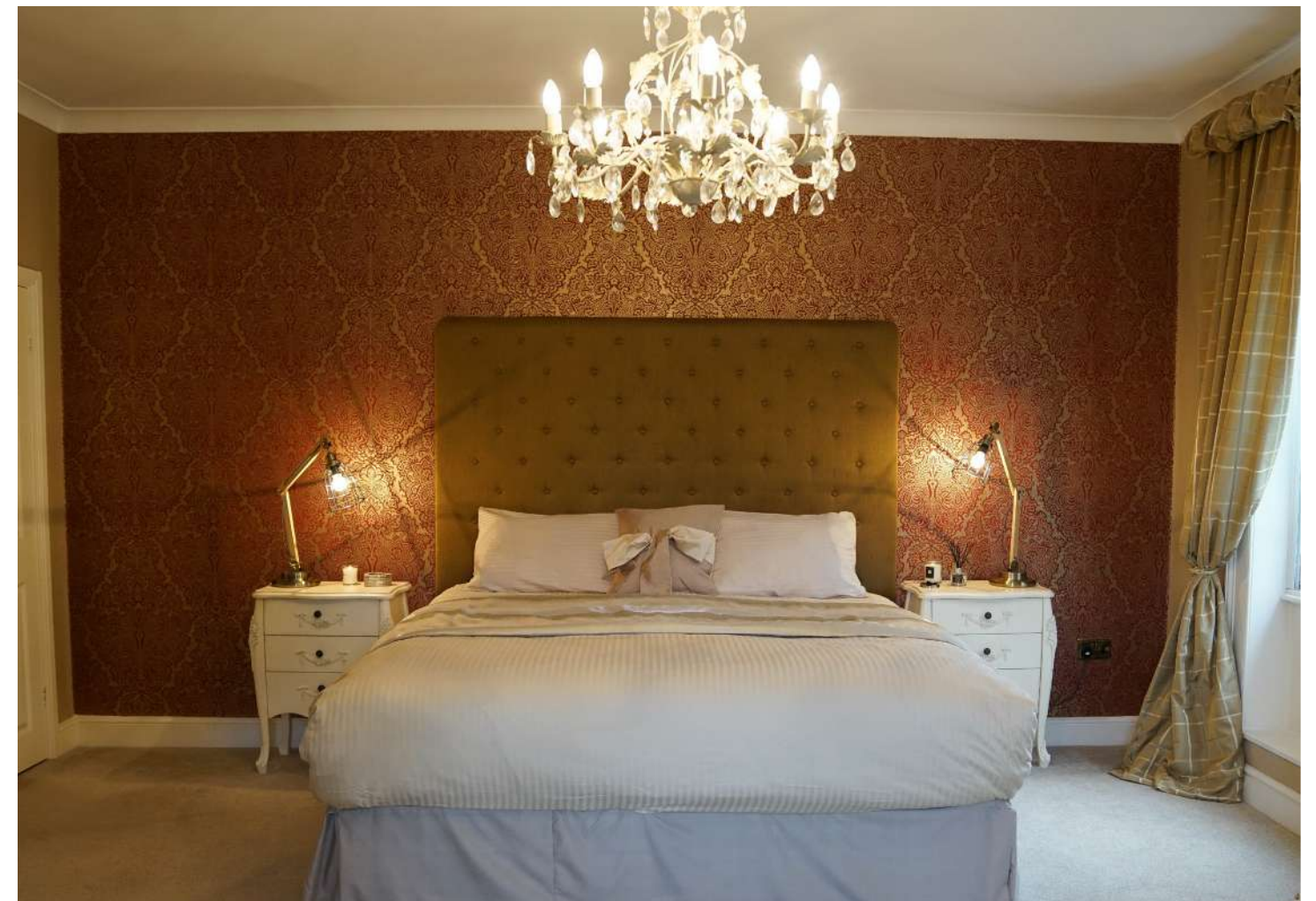


SWEET DREAMS

Take the spindled, carpeted stairs up past the stunning arched window with its ornate detail to the first-floor landing.

Two doors to the left lead to the master suite, an impressive space taking up one entire half of the middle floor.

Immediately to the left lies the magnificent master bedroom, sumptuously sized, where sash windows to the front and side frame leafy views of the wooded area opposite.



“note the elegant drapes, mirroring the colours of taupe and crimson for a truly regal feel.”



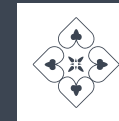
LEISURELY BATHING

An abundance of space for a range of furniture, in addition to the centrally situated dressing room, this room also features an ornamental fireplace and opulent chandelier lighting.

Refresh and unwind in the utterly dreamy master bathroom.

Panelled walls add Georgian glamour, with creamy, duck egg blue wallpaper, imported from America adding further flair.

Beyond the partition wall, discover a large, tiled wet-room style drench shower.



BLENDING OLD AND NEW

For leisurely bathing, enjoy a soak in the large tub, with warmth emanating from the modern vertical radiator.

Blending old and new is the contemporary sink within the potbellied cabinet, completing this true sanctuary.



“Refresh and unwind in the utterly dreamy master bathroom.”



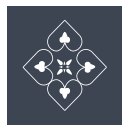


ROOM FOR THE FAMILY

From the end of the landing turn right and admire the pretty pink bedroom to the front. Light and bright, courtesy of the array of sash windows, offering views to two sides.

Such a spacious and inviting room, served by its own stylish en-suite shower room tiled in black and grey.

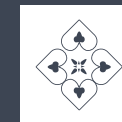




PERFECT FOR GUESTS

Across the way, a divine double bedroom, perfect for guests, is painted in refreshing mint green.

With a built-in wardrobe for storage and traditional touches such as the chair rail, this room is peaceful and private, featuring its own en-suite shower room.



PRIVATE & SPACIOUS

Return to the lavish landing, which features a large Chesterfield sofa, the perfect place to sit back and relax with a 'dressing drink' as you look out over the box hedging and courtyard whilst waiting for the rest of the family to get ready for an evening out.





BE OUR GUEST

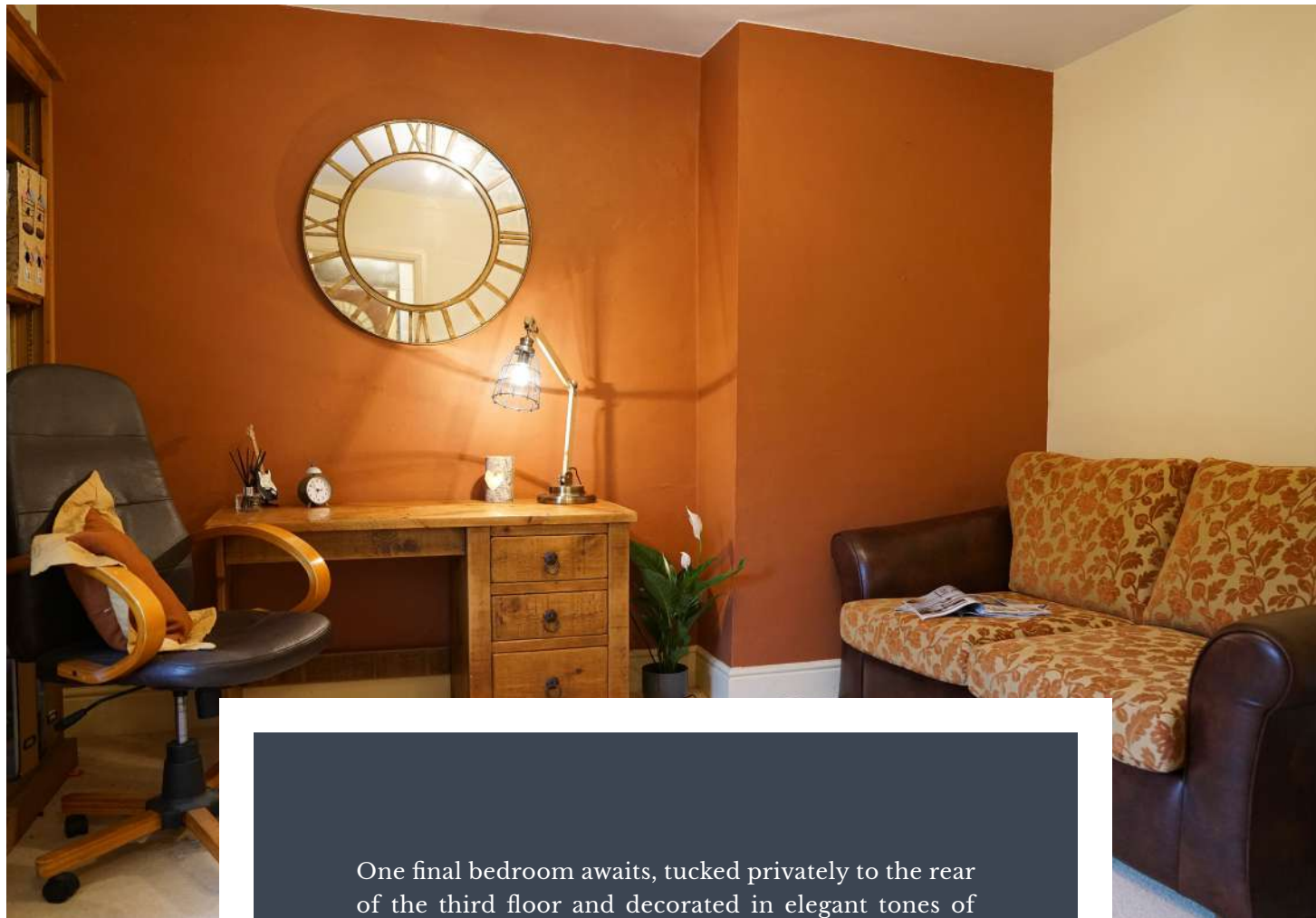
Continue on up the stairs before emerging onto the uppermost floor; welcome to the guest level...

A change in ceiling height lends a new feel to this floor; more contemporary loft conversion than period home.

So private and spacious, this level lends itself perfectly to service as a self-contained apartment, potentially for long-term guests or older children looking for their own privacy and independence.

Explore the array of slumber chambers available on this penthouse level.

Fitted with a corner desk and painted in cool, muted grey, this first double bedroom is the ideal refuge for a teenager studying for their exams.

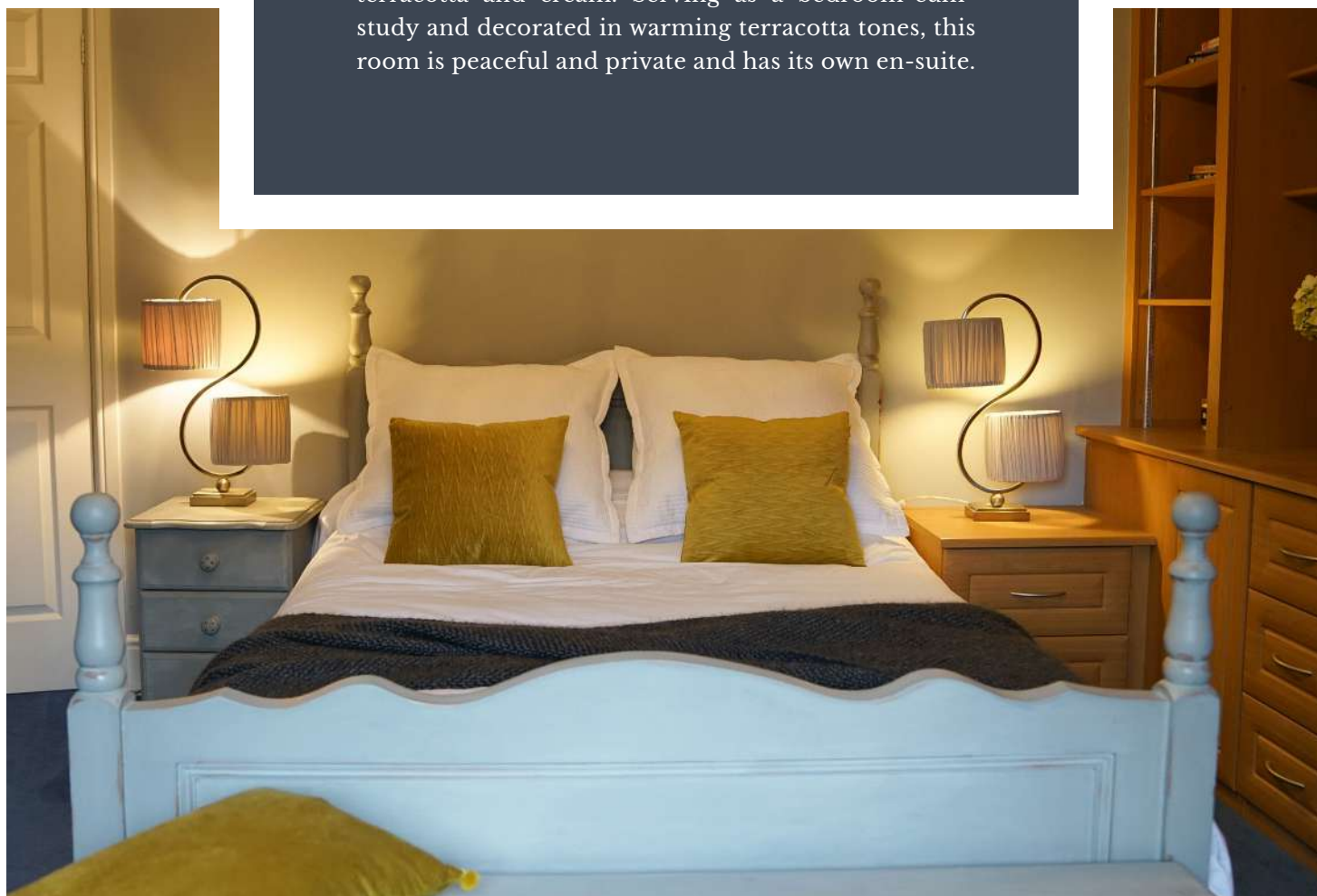


One final bedroom awaits, tucked privately to the rear of the third floor and decorated in elegant tones of terracotta and cream. Serving as a bedroom-cum-study and decorated in warming terracotta tones, this room is peaceful and private and has its own en-suite.

SWEET DREAMS

Opposite, a potential fourth bedroom on this floor currently serves as a snug lounge. With earthy toned terracotta walls and a large corner sofa, this welcoming room bathes in light courtesy of the multitude of windows. A feature fireplace adds homely charm.

Clad in soothing blue carpet and featuring an array of bespoke, oak built-in wardrobes, discover a further double bedroom. Yellow drapes to the windows add cheer and light.



"It's a great family home. We tend to be here when the teenagers congregate. Because the house is so big we don't hear them! They're here, we know they're safe, but we can all have our own space."



"It's great when we have parties, the garden works all the way around the house so there are lots of opportunities to step into different areas."



GARDEN ROOMS

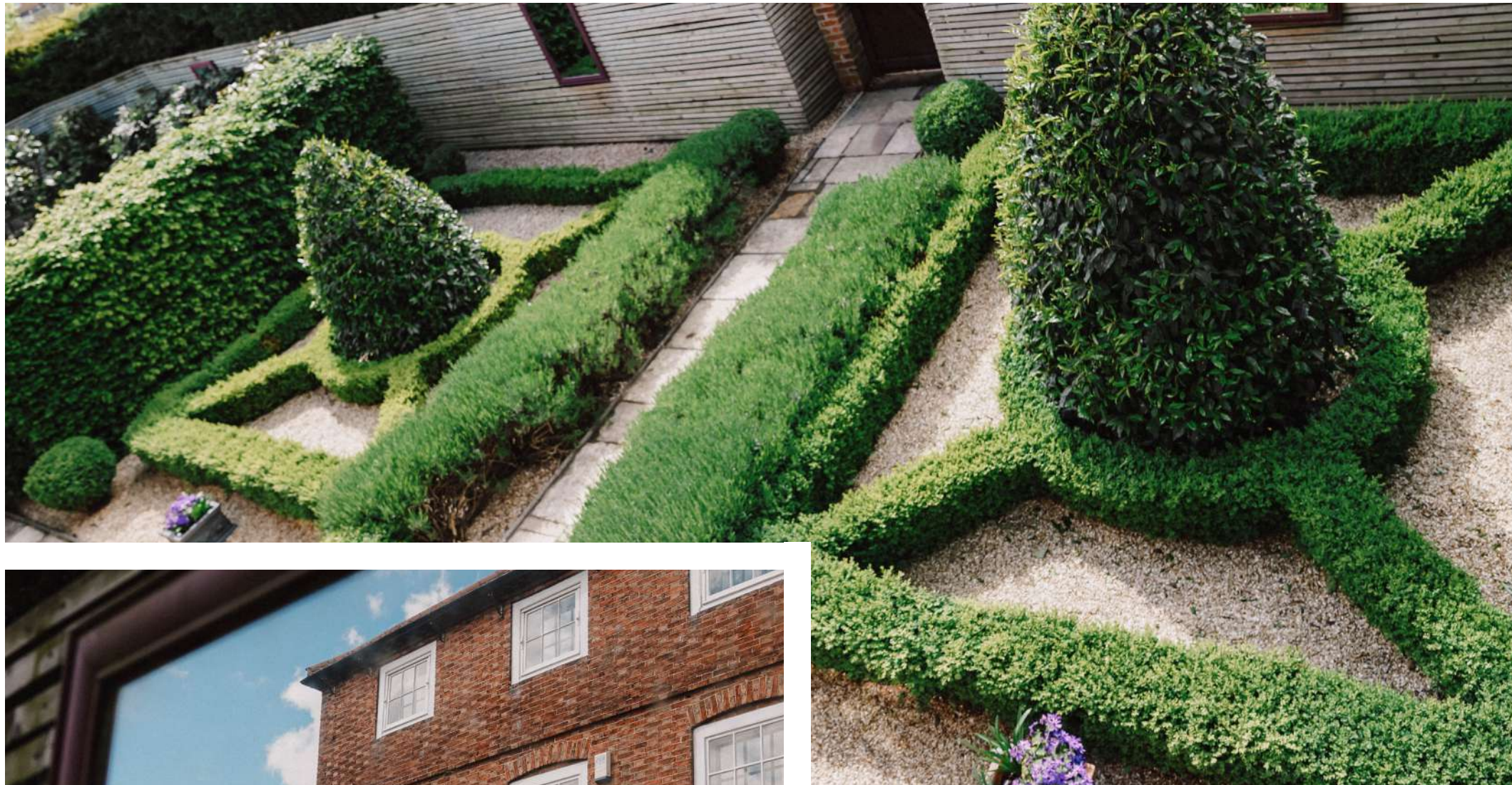
Professionally designed by Doncaster's Vicki Foers, the garden at Gateford House is more an extension of the home than a separate entity.

Come and take a tour, past the hornbeam hedges whose blooming foliage reflects the change in seasons, to the evergreen cheer of the parterre garden which offers such a neat and formal Georgian feel.

Horizontal fencing continues the contemporary feel within a traditional garden.



"We've modernised a historic building for today's living."

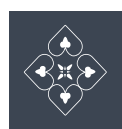


HORNBEAM HEDGES

Step through the gate onto the lawn, or rest a while on the gravelled patio by the pizza oven and enjoy a feast with friends on the gabion seating.

Admire the Portuguese laurel hedging, whose pretty white flowers burst forth in spring chased up by red berries in the autumn. Soak up the smells and sights of the circular lawn and its herbs and bamboo, breathe in the aromatic calm from the lavender hedge, its smell pervading the garden for up to four months of the year.





A HOME IMMORTALISED

So much more than just a home, Gateford House is synonymous with the history of the village itself.

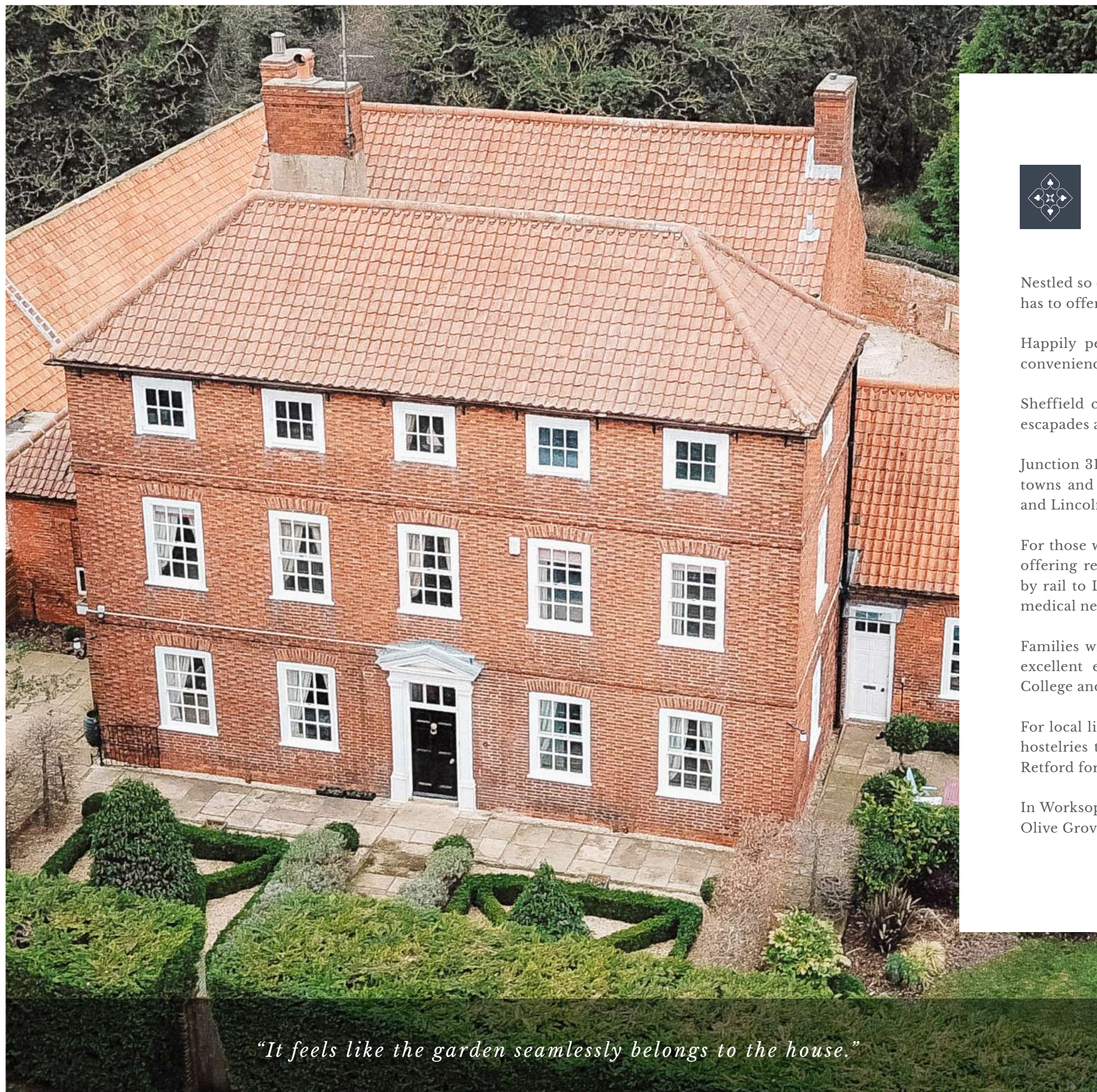
Gateford House features prominently in a watercolour of the village from around 1780, captured by well-known 18th century Swiss landscape artist Samuel Hieronymus Grimm.

Immortalised in type as well as paint, Gateford House also features in the book 'Voices from a Trunk: The Lost Lives of the Quaker Eddisons' by Sarah Woodall, detailing the life of the Eddison family who lived in the house in the early 1800s.

Representations of individual rooms feature in the book.

If you would like your growing family to take their place on the pages of history, Gateford House awaits. Book a viewing today to avoid disappointment.

"Gateford House also features in the book 'Voices from a Trunk: The Lost Lives of the Quaker Eddisons' by Sarah Woodall..."



OUT & ABOUT

Nestled so close to so much, Gateford House is ideally placed to enjoy all the locale has to offer.

Happily perched on the fringe of rurality, all the trappings of contemporary convenience are close at hand; with the centre of Worksop only minutes' drive away.

Sheffield city centre lies less than 20 miles to the east for shopping, epicurean escapades and evenings out.

Junction 31 of the M1 is also within close range, offering access to the many local towns and cities within the surrounding counties of Yorkshire, Nottinghamshire and Lincolnshire.

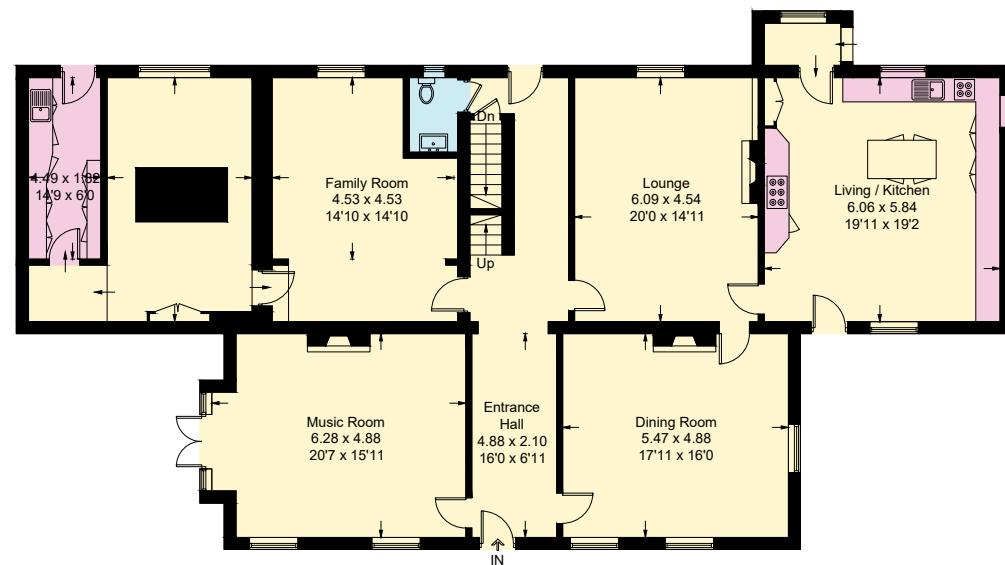
For those who travel by train, local rail links are second to none; the local station offering regular routes into Sheffield in 30 minutes. City commuters can travel by rail to London within 95 minutes. Bassetlaw Hospital is also close by for your medical needs.

Families with school-age children are only 20 minutes away from a selection of excellent educational establishments including independent schools, Worksop College and Ranby House.

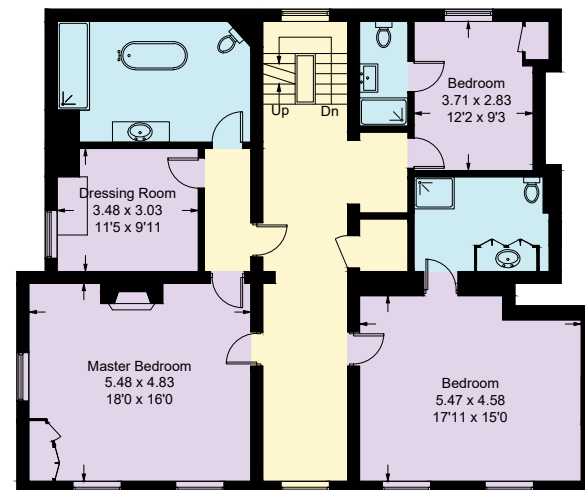
For local libation there are a number of watering holes to quench your thirst and hostelrys to sate your appetite. Try the Elm Tree at Elmtown or White Houses in Retford for gastropub fare.

In Worksop itself, there is an array of eateries including Piccolo Espresso Bar, The Olive Grove and Saffron Lounge for tasty Indian cuisine.

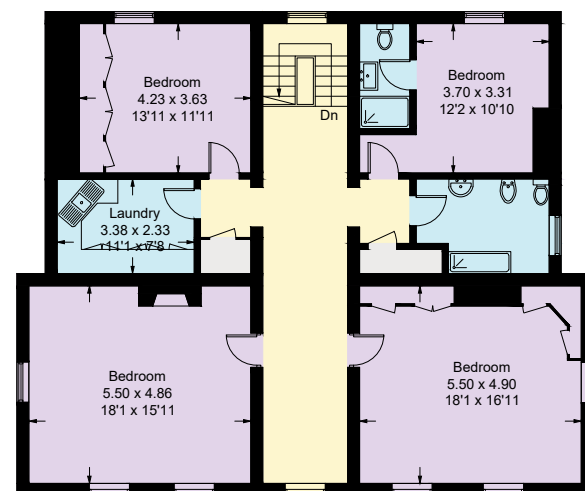
"It feels like the garden seamlessly belongs to the house."



Ground Floor

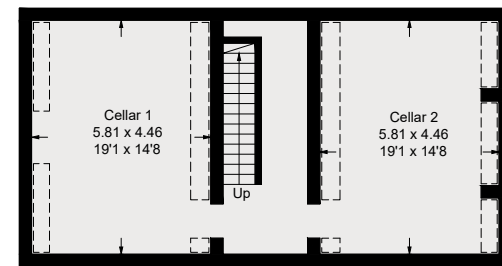


First Floor



Second Floor

--- = Reduced headroom below 1.5m / 5'0"



Cellar



A parade of shops only five-minutes' walk away includes a pharmacy, takeaways and supermarkets, with a leisure centre a further five minutes away, alongside Worksop's vibrant market which is held for three days each week. Shop 'til you drop at the Meadowhall shopping complex, only a car ride away.

For a cultural afternoon, why not visit Chatsworth House, home to so much history and drinking in splendid views of the Derbyshire scenery. In the opposite direction, drive north to explore the rugged delights of the Peak District and its array of quaint villages.

Enjoy a day out with the family at Bolsover Castle, Roche Abbey, Sherwood Forest and Creswell Crags.

With so much nature on the doorstep, why not sample the outdoor recreation at Rother Valley and Clumber Park?

The destinations of Chesterfield, Hope Valley, Sheffield, Rotherham, Lincoln, and Nottingham all lie within a 30-mile range of Gateford House.

For exercise and fresh air, head out on one of the numerous walks in the surrounding area, along the canal or through the woods. Osberton Woods are also a ten-minute drive away with an activity walk available at nearby Shireoaks. Clumber Park and Sherwood Forest are approximately 15-minutes' drive away.

Perfect your swing at one of Britain's most prestigious golf courses, Lindrick Golf Course - a former Ryder Cup host and only 10 minutes from Gateford House. Worksop also boasts its own municipal 18-hole course nearby.

Approximate Gross Internal Area = 562.0 sq m / 6050 sq ft (Including Cellar).
Illustration for identification purposes only, measurements are approximate, not to scale



Presented By

Smith & Co.
e s t a t e s



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