



ORCHARD CLOSE, CARLTON IN LINDRICK

£1,200,000

BROWN & CO



ORCHARD CLOSE

CARLTON HALL LANE, CARLTON IN LINDRICK

S81 9EE

DESCRIPTION

In a rarely available location, Orchard Close is a wonderfully light filled contemporary home, delivering high calibre, flowing family living space, in generous grounds extending to approximately 1.52 Acres (subject to measured site survey).

The property has been imaginatively extended and remodelled to capture the best of its location, perfectly suited to an indoor/outdoor lifestyle, entertaining and enjoyment of modern family life.

Accommodation commences with an atmospheric two storey reception hall with galleried landing over and front part glazed walling. The lounge is particularly bright with substantial glazing and direct garden access. The hub of the home is the living dining kitchen arrangement, split level and L-shaped with well-appointed kitchen area including wraparound quartz worktops/breakfast bar and quality appliance package. There is ample dining space for more formal entertaining and steps lead down to the living space which is ideal for family gathering.

Leading directly off the kitchen is a wonderful garden room, opening to a covered external patio. Beyond is a substantial utility room which is linked to the attached double garage.

At the other end of the home is the ground floor sleeping space radiating around a central hallway. Three en suite bedrooms are provided together with a further bedroom which is equally suitable for use as a study or similar.

The entire first floor is devoted to the master suite, which is simply stunning and fitted with a host of bespoke furniture. The bedroom area has a high vaulted ceiling, light filled via multiple windows and double doors to Juliet balcony. An additional fitted dressing area is to one side and the substantial en suite bathroom is equally bright, airy and luxuriously appointed in an elegant, contemporary style.

Outside the house is almost centrally located in its wraparound maturely landscaped gardens. The plot includes the original Grade II listed kitchen garden wall to the former Carlton Hall and nestled on the other side of the wall is a useful amenity area with an array of original Carlton Hall outbuildings. Vehicle distribution is excellent off the private access way of Carlton Hall Lane and via an in and out driveway sweeping by the front





elevation of this splendid home.

Potential exists for further enhancement; in January 2021, planning permission was granted to carry out further extension and remodelling work, creating a study, extending double garage and store with home office over and an orangery addition to the rear.

The high calibre specification includes oil fired underfloor heating, which is zonal, a separate heated towel rail system is provided too. The electrical specification is excellent and includes mood lighting in the kitchen. A fitted alarm is provided.

LOCATION

Orchard Close is situated in a special location where properties are rarely available in the marketplace. Originally the site of Carlton Hall, the Hall was demolished in 1955 and seven dwellings were built on the site and in the kitchen garden, one of which is Orchard Close. The remaining Grade II listed kitchen garden wall was constructed in the late 18th Century and was part of the redevelopment of Carlton Hall Estate by the renowned Gardener and Landscape Designer, William Emes. Part of the wall and range of buildings on the north side of the wall are included within the sale.

Carlton Hall Lane is a private drive, shared and maintained by the exclusive properties in this highly regarded enclave.

Carlton in Lindrick itself offers a variety of residential amenities, further facilities are available in nearby Worksop, 3 miles, Retford, 11 miles, Sheffield, 18 miles and the South Yorkshire conurbation in general.

Transport links are excellent with a particularly good road network placing the major urban centres of South Yorkshire and beyond within reasonable commuting distance. The M1 lies to the west and the A1 to the east. Cross country rail services are available from Worksop and nearby Retford has a direct rail service into London Kings Cross (approx. 1hr 30 mins). Air travel is convenient via international airports of Doncaster Sheffield and Nottingham East Midlands.

This area has a particularly good provision of leisure and educational facilities (both state and independent). These include a wealth of well known golf courses and the National Trust's Clumber Park.

DIRECTIONS

Leave Worksop northbound on the A60, taking the first turning left into Church Lane, sweep around and at the church turn left onto the private access drive of Carlton Hall Lane. Proceed along bearing left and following the signs to Orchard Close.



ACCOMMODATION

A substantial contemporary entrance door with glazed side lights opens to

TWO STOREY RECEPTION HALL atmospheric, with quarter turn oak staircase ascending to galleried landing, oak flooring.

CLOAKROOM low suite wc, vanity basin, polished tiled flooring.

LOUNGE 24'8" x 16'6" (7.52m x 5.03m) flooded with natural light via substantial glass walling and patio doors, additional side aspect windows, contemporary log burner and oak steps up to either side into

OPEN PLAN L-SHAPED LIVING DINING KITCHEN 28'3" x 27'4" (8.60m x 8.35m) max. dimensions
Kitchen Area substantially fitted with range of contemporary ivory units in U-shape, quartz work surfaces, array of integrated quality appliances including 2 x Siemens fan assisted ovens, combination microwave, dishwasher, wine cooler and larder fridge. Induction hob and ceiling mounted extractor. Under unit 1.5 sink unit. The peninsular divide incorporates breakfast bar. Again, flooded with natural light, tiled flooring.

Dining Area permitting more formal entertaining with contemporary windows to front. Steps lead down to

Sitting Area again with direct garden access, substantial patio doors and side aspect picture window. Oak flooring and roof windows.

GARDEN ROOM 23'6" x 12'6" (7.17m x 3.81m) open to the Living Dining Kitchen with two garden access points via substantial patio doors, front entrance door, front aspect windows, tiled flooring.

SECOND CLOAKROOM low suite wc, wall mounted basin and vanity cupboard beneath. Tiled flooring.

UTILITY 17'5" x 9'2" (5.32m x 2.80m) generously proportioned including substantial Belfast double sink unit, range of high gloss white units to wall and floor level, granite working surfaces,

appliance recesses, access hatch to roof void, front and rear external doors. Integrated fridge freezer and space/provision for American style refrigerator. Personal door to garage.

INNER HALL with substantial coms/cloaks cupboard hosting manifolds etc. Roof windows. Access hatch to roof void with fitted loft ladder.

SECOND BEDROOM SUITE

Entrance Hall

Bedroom 17'5" x 14'0" (5.32m x 4.24m) light filled, dual aspect with direct garden access via patio doors, hot and cold air conditioning unit.

En Suite Bathroom beautifully appointed with contemporary suite including free standing bath with over bath mixer taps and additional handset, walk in showering area with glazed screening, overhead deluge rainfall shower, additional handset and remotely operated. Wall hung basin, low suite wc, windows to front elevation, tiled flooring, chrome towel warmer.

Dressing Room with range of open fronted wardrobes and shelving delivering excellent storage, front aspect window.

BEDROOM THREE 15'10" x 10'0" (4.84m x 3.05m) front aspect windows, off to

EN SUITE BATHROOM with panelled bath, quadrant showering enclosure with overhead deluge rainfall shower and additional handset, low suite wc, wall hung basin, tiled accents to complement, front aspect window, tiled flooring, chrome towel warmer.

BEDROOM FOUR 14'0" x 10'0" (4.24m x 3.05m) large patio doors giving direct garden access, flooding the room with natural light, off to

EN SUITE SHOWER ROOM well-appointed with double ended bath, separate quadrant showering enclosure with overhead deluge shower and additional handset, wall hung basin, low suite wc. Attractively tiled flooring, chrome towel warmer.

BEDROOM FIVE/STUDY 14'0" x 10'8" (4.24m x 3.24m) multi-functional versatile room with substantial patio doors giving direct garden access.





FIRST FLOOR dedicated to the Master Suite

GALLERIED LANDING spindled balustrade overlooking reception hall, illuminated by glazed walling.

MASTER BEDROOM SUITE 21'8" x 16'4" (6.61m x 4.99m)

Bedroom light and airy with vaulted ceiling, roof windows and double doors opening to glazed Juliet balcony and flanked by additional picture windows. Dimensions taken to front of bespoke range of fitted furniture and including kneehole vanity unit. Hot and cold air conditioning unit. The bedroom flows into a

Dressing Area fitted with comprehensive range of complementing bespoke furniture before opening to

En Suite Bathroom luxuriously appointed and again featuring vaulted ceiling, glazed walling and beautifully appointed with free standing contemporary roll topped bath with over bath mixer taps and handset. 1700 walk in showering area with glazed screening, overhead deluge rainfall shower with additional handset, wall hung basin with contemporary tiled splashback, low suite wc, chrome towel warmer.



OUTSIDE

The property enjoys the aforementioned location on Carlton Hall Lane approached by a private driveway.

To the front of the property there is substantial in and out tarmac driveway sweeping around central lawn via the front elevation, delivering excellent vehicle distribution and parking. This provides ready access to the **ATTACHED DOUBLE GARAGE 18'10" x 15'8" (5.74m x 4.76m)** with electrically operated up and over door, oil central heating boiler, light, power, access hatch to roof void.

The driveway is flanked by beautifully maintained and stocked gardens, lawned with extensive shrubbery borders. These flow around the property in a wraparound style to the principal garden area at the rear. At the rear is an expanse of lawn, together with substantial patio which is partly covered. There are multiple access points to the garden making it ideal for indoor/outdoor lifestyle and alfresco entertaining.

Towards the rear of the garden is a mature screen delivered by trees and shrubs and the original ha-ha from Carlton Hall.

A particular feature of this property is the inclusion of the historic Grade II listed wall. A section of this wall was originally a heated wall to a greenhouse. Within the kitchen garden wall gateways lead to a discreet amenity area hosting a range of original former outbuildings to the original Hall including chimney for the original heated wall and Gardener's Cottage/Bothy, now delivering log storage, general storage, outbuildings etc. These offer potential for alternate uses, ancillary to the enjoyment of Orchard Close., subject to all statutory consents.

AGENTS NOTES:

- Interested parties are asked to note Bassetlaw District Council granted planning permission on 28 January 2021 to erect a further two storey side extension and single storey rear extension under application no. 20/01401/HSE. This remodels the northwestern end of the property creating dedicated study, double garage and storage with galleried landing and home office over

together with an elegant orangery addition to the rear elevation.

- The private access of Carlton Hall Lane is managed and maintained by the residents/users, the current sinking fund contribution is £ . Interested parties should verify costs and arrangements via their legal advisor.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion. Council Tax: We are advised by Bassetlaw District Council that this property is in Band G.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

Viewing: Please contact the Retford office on 01777 709112.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialize in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home.

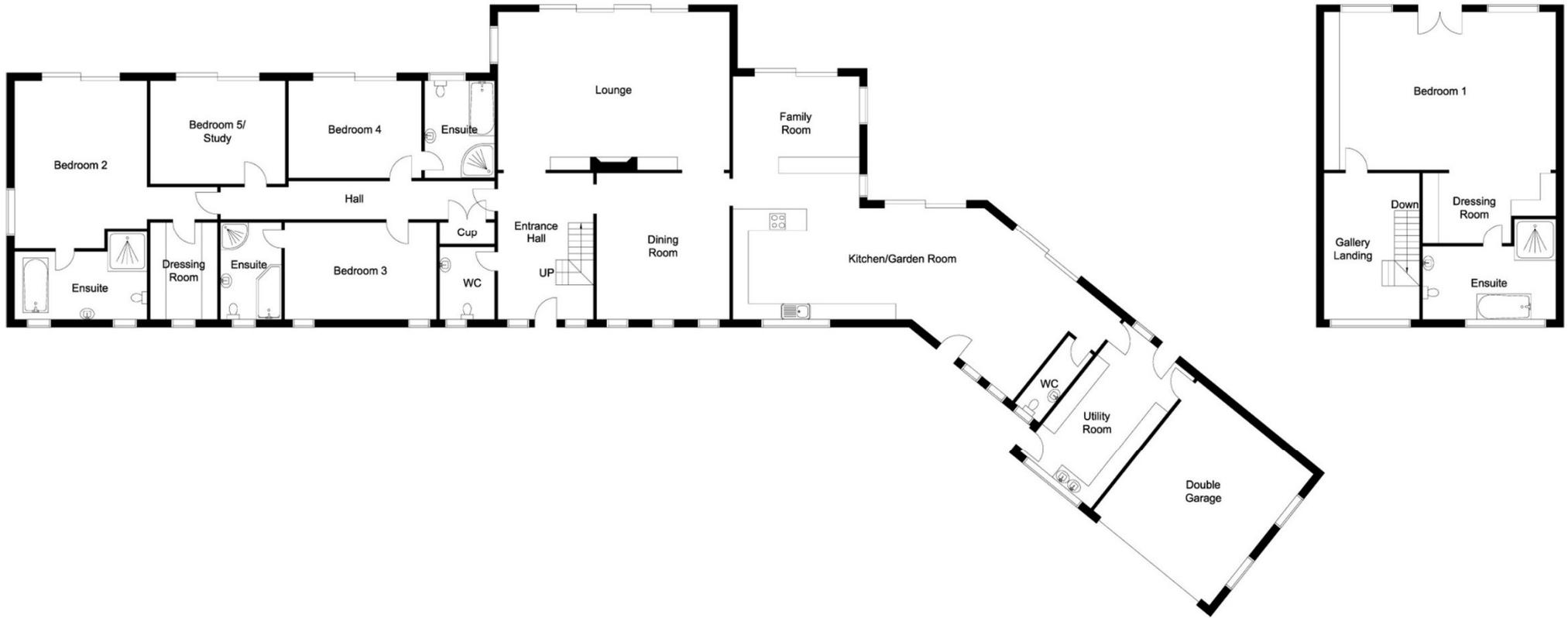
Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in July 2022.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Least energy efficient - higher running costs			
England, Scotland & Wales			

Ground Floor

First Floor



IMPORTANT NOTICES

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