



Guide Price £1,300,000 Freehold

DALE FARM SHEPHERDS LANE | | SUTTON-IN-ASHFIELD | NG17 3JG

**BuckleyBrown**  
ESTATE AGENTS

## A CUT ABOVE THE REST!

A remarkable family home – completely renovated and enhanced by a striking double-storey extension, set within approximately two acres of private countryside grounds. The property provides an idyllic escape from the pace of everyday life while still delivering refined, modern living.





#### ABOUT THIS HOME

Over recent years the home has been the subject of an extensive and carefully considered programme of renovation and enhancement, with the current owners investing significantly to elevate both the style and functionality of the property. A striking double-storey extension has been added, thoughtfully designed to blend seamlessly with the original structure while dramatically increasing the living space and versatility of the home. The result is a beautifully balanced residence that has evolved from an already impressive house into a truly exceptional home, finished to a high specification throughout and perfectly suited to modern family living.

Great care has been taken to ensure that every aspect of the property reflects both quality and comfort, with spacious interiors, elegant finishes and an abundance of natural light creating a welcoming yet refined atmosphere. The improvements carried out in recent years have not only enhanced the aesthetic appeal of the home but have also ensured that it offers the practicality and flexibility required for contemporary lifestyles.

Upon entering, a striking entrance hall with impressive vaulted ceilings immediately sets the tone, creating a wonderful sense of space and architectural character. This grand introduction provides an immediate impression of the scale and quality found throughout the home. The elegant living room offers a warm and inviting setting in which to relax, providing the perfect retreat for quieter moments.

At the heart of the home lies the stunning open-plan kitchen and dining area, a beautifully designed space that has been created with both everyday family life and entertaining in mind. Featuring a central island and stylish fittings, the kitchen provides both functionality and visual appeal, while bi-folding doors allow the room to open seamlessly onto the gardens beyond. This expansive and light-filled space effortlessly connects indoor and outdoor living, flooding the interior with natural light and creating the perfect environment for hosting family and friends. The ground floor further benefits from a contemporary shower room and a versatile games room,

complete with French doors that open onto the side garden, offering additional flexible living or entertainment space.

The first floor continues to impress with a collection of generously proportioned bedrooms, each thoughtfully designed to offer comfort, privacy and attractive outlooks across the surrounding grounds and countryside. Large windows allow natural light to pour into each room, enhancing the bright and airy feel throughout the upper level.

The principal suite provides a luxurious and peaceful retreat, complete with an open-access en-suite bathroom that introduces a sense of modern indulgence and style. A second bedroom also benefits from its own en-suite facilities, offering added convenience and privacy, while the remaining bedrooms are served by a beautifully appointed family bathroom accessed from the landing.

Externally, the property is equally captivating. The beautifully maintained and landscaped gardens provide a peaceful and private setting for both relaxation and outdoor entertaining. Manicured lawns stretch across the grounds, complemented by a charming stream that gently flows through the landscape, adding a wonderful natural feature to the setting. A patio seating area provides the perfect space for outdoor dining or enjoying the tranquil surroundings, while far-reaching countryside views further enhance the sense of space and seclusion.

The grounds extend to approximately two acres in total, offering exceptional outdoor space and endless possibilities for leisure, recreation or simply enjoying the tranquillity of the surroundings. In addition, the property benefits from ample off-road parking along with an impressive detached garage and workshop. This substantial outbuilding offers outstanding versatility and scale, providing space suitable for vehicle storage, workshop use, hobby space or potential home business needs. The size and practicality of this building are truly remarkable and it is a feature that must be seen in person to be fully appreciated.

In addition to the main residence, the property benefits from a substantial detached garage and workshop, a truly impressive space that offers exceptional versatility. Whether utilised for vehicle storage, a home workshop, or further hobby space, the scale and practicality of this outbuilding make it a standout feature of the property. Rarely found with homes of this kind, it provides tremendous potential and simply must be seen in person to be fully appreciated.

Altogether, this is a truly remarkable home that effortlessly combines countryside charm with modern luxury living. Offering space, privacy and beautifully presented accommodation throughout, the property represents a rare opportunity to acquire a residence of such quality and setting. Early viewing is highly recommended to fully appreciate the scale, surroundings and exceptional lifestyle this outstanding home has to offer.

#### Entrance Hallway

Step into a spacious and striking entrance hallway featuring elegant herringbone flooring that adds warmth and character. The high vaulted ceiling enhances the sense of space and light, creating a lasting first impression. Practical features include central heating, a useful under-stairs cupboard for storage, and a built-in decorative wine holder integrated alongside the staircase, adding a stylish and unique touch. Fitted with tall windows to the front, a velux window and leading access through to;

#### Living Room 23'10" x 16'2"

An expansive living area featuring plush carpets and a stylish feature wall that adds character to the space. A front-facing window fills the room with natural light, while central heating ensures comfort throughout the year. With ample space for your desired furnishings, it offers a perfect area to relax and entertain.

#### Dining Room 22'7" x 12'9"

A versatile dining and living area finished with elegant herringbone flooring and central heating, creating a warm and welcoming environment. A charming log burner fireplace provides a cosy focal point, perfect for

relaxing evenings. The space flows seamlessly through to the kitchen, making it ideal for modern living and entertaining, while side windows allow natural light to brighten the room throughout the day.

#### Kitchen 26'0" x 11'5"

An outstanding, light-filled kitchen beautifully designed with high-end matching cabinetry and integrated appliances, creating a sleek and contemporary feel. The space is finished with stylish herringbone flooring and central heating, ensuring both comfort and elegance throughout. At the heart of the room sits a central island with a breakfast bar, ideal for casual dining and socialising. Natural light flows in through a side window, while bifold doors open onto the rear garden, creating a seamless connection between indoor and outdoor living.

#### Games Room 18'8" x 21'11"

A spacious and highly versatile games room, currently utilised as a stylish bar and pool room, offering an ideal space for entertaining with family and friends. The room is finished with elegant herringbone flooring and central heating, creating a comfortable setting throughout the year. Surrounding windows allow plenty of natural light to fill the space, while a fitted breakfast bar adds a sociable focal point. French doors open to the side, providing easy access and enhancing the bright, open feel of the room. This room boasts potential to create whatever room you desire.

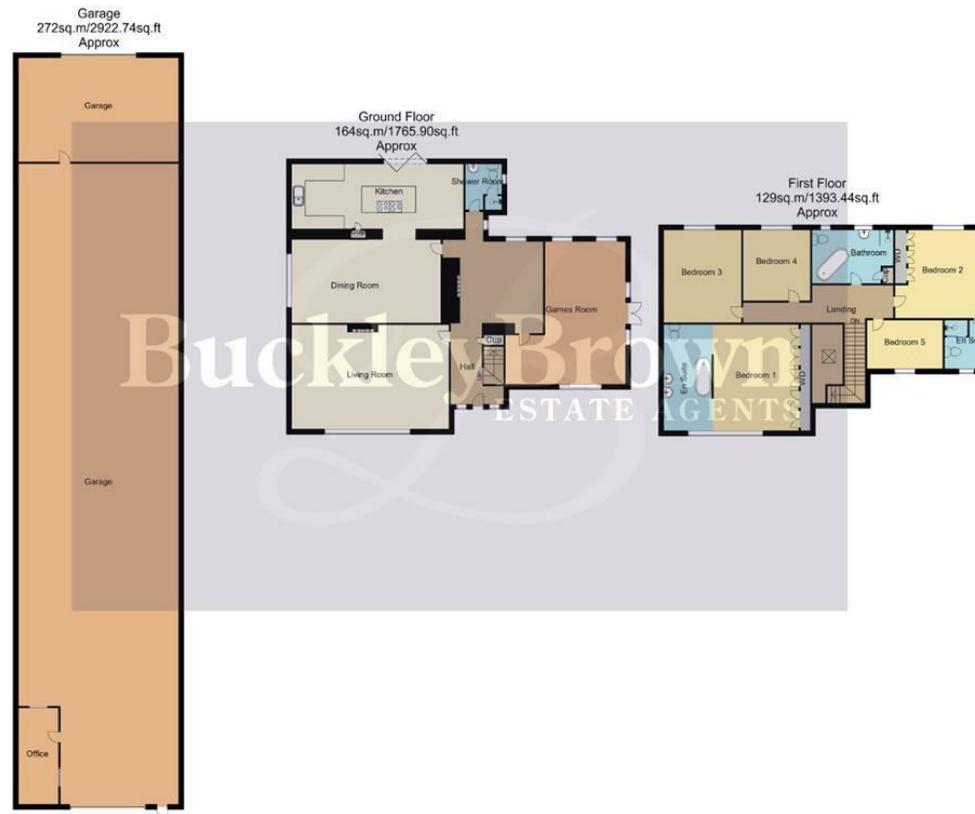
#### Shower Room 6'0" x 7'2"

Convenient ground floor shower room including a hand wash basin, low flush WC and a tiled shower. Window fitted to the side elevation.

#### Landing

A stunning landing and staircase overlooking the hall, enhanced by a high vaulted ceiling and a velux window that fills the space with natural light. Plush carpets run seamlessly along the stairs and landing, creating a soft and elegant pathway that leads to each bedroom





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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