

# LILAC COTTAGE







SITUATED IN A  
PEACEFUL, RURAL  
SETTING AND  
BOASTING AN  
ABUNDANCE OF  
CHARM

# LIFE AT LILAC COTTAGE IS A RURAL DREAM.

*Tranquility and privacy envelope this incredible five/six bedroomed residence, which sits within an expansive 0.7 of an acre plot and enjoys open countryside views. The generous living spaces are filled with a wealth of charm and offer great versatility for a growing family, whilst the established gardens, designed by a Chelsea Flower Show Gold Medalist, provide a beautiful place to escape or entertain.*



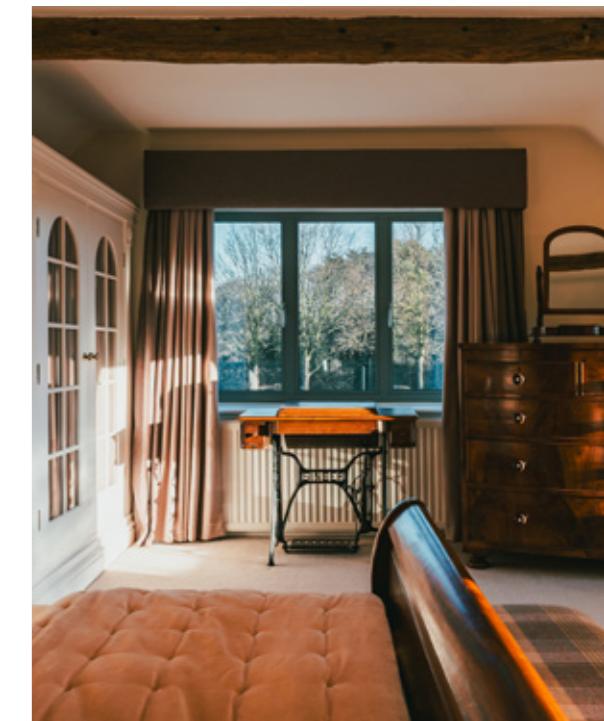
Upon entering Lilac Cottage, you are greeted by the large, open plan living kitchen.

Allowing natural light to adorn the room, an oversized aluminium sliding door provides a seamless transition from the living kitchen to the south-facing terrace at the front of the home. An exposed stone wall and fireplace featuring a Yeoman log burner create a rustic focal point and the functional kitchen area makes every day cooking and dining effortless. Just off the kitchen is a larder, which incorporates additional cupboard and worktop space for storage and food preparation.

Both primary reception rooms, the library and sitting room, boast a homely environment that is perfect for unwinding and relaxing with family. A second kitchen also adds to the flexibility of Lilac Cottage and contains an integrated oven and dishwasher.

The first floor houses five bedrooms, including an exceptionally spacious master suite with a separate dressing room (which could be used as a sixth bedroom if preferred) and an en-suite bathroom. The four further bedrooms are of a good-size, along with two family bathrooms, one of which could be easily utilised as a guest bathroom to bedroom 2.

Lilac Cottage is positioned with extensive landscaped grounds which have been meticulously designed, planted and maintained by the current owners to form truly amazing outdoor spaces. The stone flagged seating terrace at the front of the home allows ample room for comfortable seating and is populated with an array of beautiful planting to create a vibrant setting. A curved patio offers another east-facing aspect, a place for relaxation, as well as having the provision for a hot tub and access to a fabulous reindeer hut and sauna/shower room. For any tennis lovers or gardening enthusiasts, Lilac Cottage has a full-size, enclosed tennis court with a carpet surface, and a superb kitchen garden with eight raised beds, offering a productive area for growing a host of fruits and vegetables.





The hamlet of Belp is a highly sought-after rural area within the district of Bolsover and is on the edge of the Welbeck Estate. The Estate spans impressive acreage and contains miles of trails for exploration, an award-winning farm shop, Harley Cafe and The Portland Gallery. One of the circular walks takes in Belp Brook, which is just a stone's throw away from Lilac Cottage, and continues through scenic countryside. Creswell Crags is also accessible within reasonable walking distance. The property is close to both Lindrick Golf Club and Worksop Golf Club, and is well situated with excellent road links via the A1 and M1, making it ideal for commuters. Amenities can be found nearby in Whitwell, such as public houses, a convenience store, a butchers, a pharmacy and a community hub, whilst the market town of Worksop is only 4 miles away (approx.) and offers supermarkets, shops, restaurants and sporting facilities. Highly regarded independent schooling is provided at Worksop College and Ranby House, whilst state schools are nearby in Cuckney, Whitwell, Hodthorpe and Clowne. For rail journeys, the Robin Hood Line from Worksop to Nottingham is a short journey away, and Retford train station provides a direct, fast link to London.

**The property briefly comprises of on the ground floor:**  
Living kitchen, larder, entrance hall, boot room, inner hallway, WC, library, second kitchen and sitting room.

**On the first floor:** Landing, bedroom 3, inner landing, family bathroom, bedroom 2, bedroom 4, bedroom 4 walk-in wardrobe, family bathroom, bedroom 5, master bedroom, master dressing room/bedroom 6, master en-suite bathroom and cylinder store.

**Outbuildings:** Double garage with a first floor multifunctional room, reindeer hut, sauna/shower room and wood store.

# GROUND FLOOR

*A sliding aluminium door with double glazed panels opens to the living kitchen.*

## Living Kitchen

26'9 x 17'11 (8.16m x 5.45m)

A beautiful living kitchen, perfect for enjoying every day as a family. Having a side facing aluminium double glazed window, recessed lighting, pendant light points, central heating radiators and stone flagged flooring. The focal point of the room is the exposed stone wall, which features a Yeoman log burner with an oak mantel above. To one corner is a built-in cupboard with shelving and the provision for a television. There is a range of fitted base/wall and drawer units, incorporating Corian work surfaces, upstands and an inset Franke 1.5 bowl stainless steel sink with a chrome mixer tap. Also having a central island with a matching Corian work surface. A Smeg range cooker sits within a tiled recess with an oak beam above and has a six-ring gas hob including a Wok burner, two ovens, a grill and an Elica extractor fan above. There is also an integrated Bosch dishwasher. An arched oak door opens to the larder. An oak door opens to the entrance hall. An aluminium door with a double glazed panel opens to the rear of the property.

## Larder

Having rear and side facing aluminium double glazed windows, an exposed timber beam and a flush light point. There is a range of fitted furniture, incorporating matching work surfaces, tiled upstands and space/provision for an American style fridge/freezer and two under-counter appliances.

## Entrance Hall

Offering a formal entrance to the home, the entrance hall has a front facing aluminium double glazed window, exposed timber beams, recessed lighting and a central heating radiator. Oak doors open to the boot room and inner hallway. Double aluminium doors with double glazed panels open to the rear of the property.

## Boot Room

Having a rear facing aluminium double glazed panel, flush

light points, central heating radiator and tiled flooring. There is a range of fitted shelving and cloaks hanging. An oak door opens to the second kitchen.

## Inner Hallway

Having a front facing aluminium double glazed picture window, side facing partially obscured circular window, exposed timber beams, recessed light point and a central heating radiator. An oak door opens to the WC and a wide opening leads to the library.

## WC

Being fully tiled and having a wall mounted light point, central heating radiator, low-level WC and a wash hand basin with a chrome mixer tap.

## Library

12'8 x 10'10 (3.86m x 3.30m)

A tranquil area for relaxation with a side facing aluminium double glazed window, exposed timber beams, wall mounted light points and a central heating radiator. There is a range of fitted book shelving and cupboards. Oak doors open to the second kitchen and sitting room. An aluminium door with a double glazed panel opens to the right side of the property.

## Second Kitchen

A functional second kitchen, ideal for preparation for hosting. Having a side facing aluminium double glazed window, exposed timber beams, strip lighting, central heating radiator, fitted shelving units, telephone point and tiled flooring. There is a range of fitted base and wall units, incorporating oak work surfaces, upstands and an inset 1.5 bowl stainless steel sink with a chrome mixer tap. The integrated appliances include a fan assisted oven and a dishwasher. There is space/provision for a washing machine and a tumble dryer. An oak door opens to the boot room and an aluminium door with a double glazed panel opens to the rear of the property.





LIVING KITCHEN





ENTRANCE HALL

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*A beautiful entrance hall, extending a homely welcome to Lilac Cottage.*



LIBRARY



SITTING ROOM



SECOND KITCHEN



SITTING ROOM

# GROUND FLOOR CONTINUED & FIRST FLOOR

## Sitting Room

18'9 x 11'4 (5.71m x 3.45m)

A homely reception room with front facing aluminium double glazed windows, side facing aluminium double glazed panels, exposed timber beams, wall mounted light points and central heating radiators. The focal point of the room is the Yeoman log burner with an oak mantel and a stone hearth.

From the inner hallway, a staircase with hand rails and balustrading rises to the:

## First Floor

### Landing

A long landing connected by three arched openings. Having front facing aluminium double glazed windows, exposed timber beams, wall mounted light points and central heating radiators. Oak doors open to bedroom 3, inner landing, bedroom 4, family bathroom, master dressing room/bedroom 6, bedroom 5 and master bedroom.

### Bedroom 3

13'6 x 10'10 (4.11m x 3.30m)

A spacious double bedroom with a side facing aluminium double glazed window, exposed timber beam, flush light point, central heating radiator and a telephone point. There is a range of fitted furniture, incorporating short/long hanging, shelving and drawers.

### Inner Landing

Offering the potential to be used as an independent suite, the inner landing has a side facing aluminium double glazed window, exposed timber beams, recessed lighting and a central heating radiator. Oak doors open to the family bathroom and bedroom 2.

## Family Bathroom

Being fully tiled and having a side facing aluminium double glazed window, exposed timber beams, extractor fan, recessed lighting and a chrome heated towel rail. A suite in white comprises a low-level WC and a pedestal wash hand basin with a chrome mixer tap and a vanity mirror above. Also having an inset bath with a chrome mixer tap and a built-in cupboard above with shelving. To one corner is a separate shower enclosure with a fitted shower and a glazed screen/door.

## Bedroom 2

18'9 x 12'8 (5.71m x 3.85m)

An exceptionally spacious bedroom with pleasant dual aspect views through front facing arched aluminium double glazed panels and a side facing aluminium double glazed window. Also having exposed timber beams, flush light point, wall mounted light points and central heating radiators. There is a range of fitted furniture, incorporating short hanging, shelving and a vanity unit with drawers.

From the landing, an oak door opens to:

## Bedroom 4

9'11 x 9'9 (3.02m x 2.98m)

A good-sized double bedroom with a rear facing aluminium double glazed window, exposed timber beam, flush light point, dado rail, central heating radiator and a telephone point. An oak door opens to the bedroom 4 walk-in wardrobe. Access can be gained to a loft space.

## Bedroom 4 Walk-in Wardrobe

Having a flush light point, fitted shelving and a clothes hanging rail.



LANDING



MASTER BEDROOM



MASTER EN-SUITE BATHROOM



BEDROOM 3



BEDROOM 2



BEDROOM 4

# FIRST FLOOR CONTINUED

## Family Bathroom

Being fully tiled and having a rear facing aluminium double glazed window, recessed lighting, chrome heated towel rail, wall mounted light point and under floor heating. A suite in white comprises a low-level WC and a pedestal wash hand basin with traditional chrome taps. To one corner is a panelled bath with a chrome mixer tap, a hand shower facility and a folding glazed screen. Access can also be gained to a loft space.

## Bedroom 5

8'0 x 7'5 (2.45m x 2.26m)

Having a rear facing aluminium double glazed window, flush light point, central heating radiator and a TV/aerial point. A wall mounted cabinet incorporates shelving.

## Master Bedroom

17'11 x 11'10 (5.45m x 3.60m)

A fabulous master bedroom suite with a Keylite roof window, side facing aluminium double glazed window, pendant light point and a central heating radiator. Oak doors open to the master dressing room/bedroom 6 and master en-suite bathroom.

## Master Dressing Room/ Bedroom 6

15'0 x 6'2 (4.56m x 1.87m)

Offering flexibility to be used as a dressing room to the master bedroom or a sixth bedroom. Having a Keylite roof window, flush light point and a central heating radiator. There is a range of fitted furniture, incorporating short/long hanging and shelving.

## Master En-Suite Bathroom

A luxurious en-suite bathroom that is fully tiled and has a side facing aluminium double glazed window, recessed lighting, chrome heated towel rail, wall mounted light point, mirrored storage cabinets and under floor heating. A suite in white comprises a low-level WC and a pedestal wash hand basin with Grohe traditional chrome taps. To one corner is a panelled bath with a Grohe chrome mixer tap, a fitted shower and a folding glazed screen. An oak door opens to the cylinder store.

## Cylinder Store

Housing the Joule hot water cylinder.



BEDROOM 5



FAMILY BATHROOM

# EXTERIOR & GARDENS

From the gravelled lane, an opening within stone walling leads to a gravelled driveway at the front of the property, which provides parking for four vehicles. The driveway has exterior lighting and planted borders. Access can be gained to the detached double garage. To one side of the garage, the oil tank is housed and there is a storage shed, wood store and an external power point.

## Detached Double Garage

22'0 x 20'1 (6.71m x 6.12m)

Having two double timber access doors, timber glazed windows, light, power and a water tap. The garage houses the biomass boiler, oil boiler and a hot water cylinder. A timber personnel door opens to the side of the garage. A staircase with a hand rail rises to a multifunctional room.

## First Floor

## Multifunctional Room

22'0 x 19'10 (6.71m x 6.05m)

Having Velux roof windows, a timber glazed window, light, power and a telephone point.

From the driveway, stone steps lead down to the left side of the property where a wide stone flagged path with exterior lighting and a lawned garden leads around to the rear. An opening beneath a wisteria archway leads to the front of the property.

To the front is a beautiful stone flagged seating terrace of substantial proportions, making it ideal for outdoor dining and entertaining and having the benefit of a south-facing aspect. There is external power points and exterior lighting. Around the perimeter of the terrace are raised borders that are neatly planted with an array of ornamental shrubs, flowers and trees. Access can be gained to the living kitchen. A stone flagged path with a raised stone planter leads around the edge of the house and to a timber pedestrian gate within a yew hedge which opens to the lane.

The path continues to the right side of the property, where there is a wonderful stone patio with curved edges and two

seating areas. The terrace has exterior lighting, up-lighters, an external power point, a water tap, a timber pergola and the provision for a hot tub. Access can be gained to the library, reindeer hut and sauna/shower room.

## Reindeer Hut

13'1 x 11'5 (3.98m x 3.48m)

A cosy escape with a wooden access door, double glazed windows, light, fire-pit and fitted benches.

## Sauna/Shower Room

Being fully tiled and having a wall mounted light point and a fitted Triton shower. A wooden door with a glazed panel opens to the electric sauna.

Beyond the patio is a garden that is mainly laid to lawn with mature trees and well-stocked, meticulously planted borders containing a variety of trees, shrubs and flowers. A timber gate opens to the lane. A stepping stone path meanders to the tennis court and kitchen garden.

## Tennis Court

Fully enclosed by metal link sports fencing with a top-quality carpeted surface fully fitted and maintained by Anglian Tennis Courts.

The kitchen garden incorporates gravelled paths set around eight raised planting beds and two greenhouses.

From the patio at the right side of the property, a stone flagged path continues along the rear of the property. The path has exterior lighting, hot and cold water taps, and access can be gained to the second kitchen, entrance hall and living kitchen. A stone step rises to the rear garden, which is mainly laid to lawn and is surrounded by planted borders with mature trees (including apple trees), shrubs, roses and flowers. The garden and path wrap back around to the left side of the property.















# GROUND FLOOR

Ground Floor Approximate Floor Area:  
1410 SQ.FT. (131.0 SQ.M)

House - Total Approximate Floor Area:  
2766 SQ.FT. (257.0 SQ.M)



# FIRST FLOOR

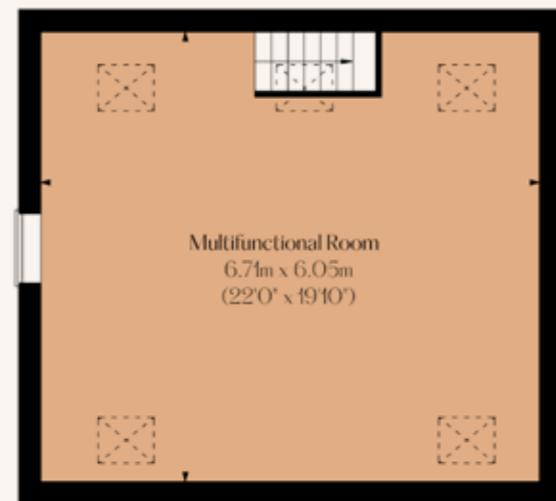
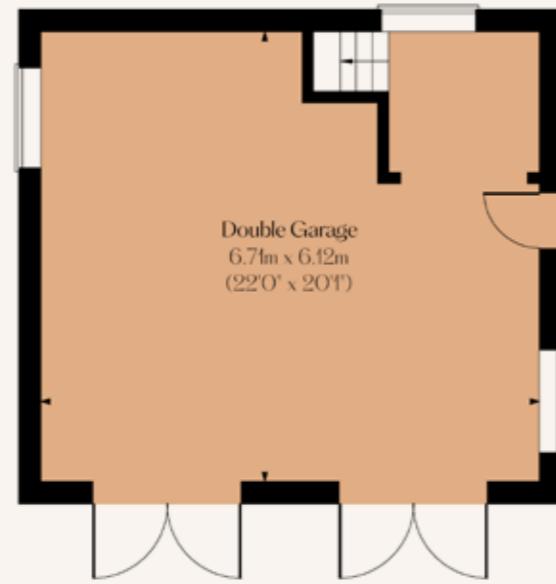
Approximate Floor Area:  
1356 SQ.FT. (126.0 SQ.M)



# DOUBLE GARAGE

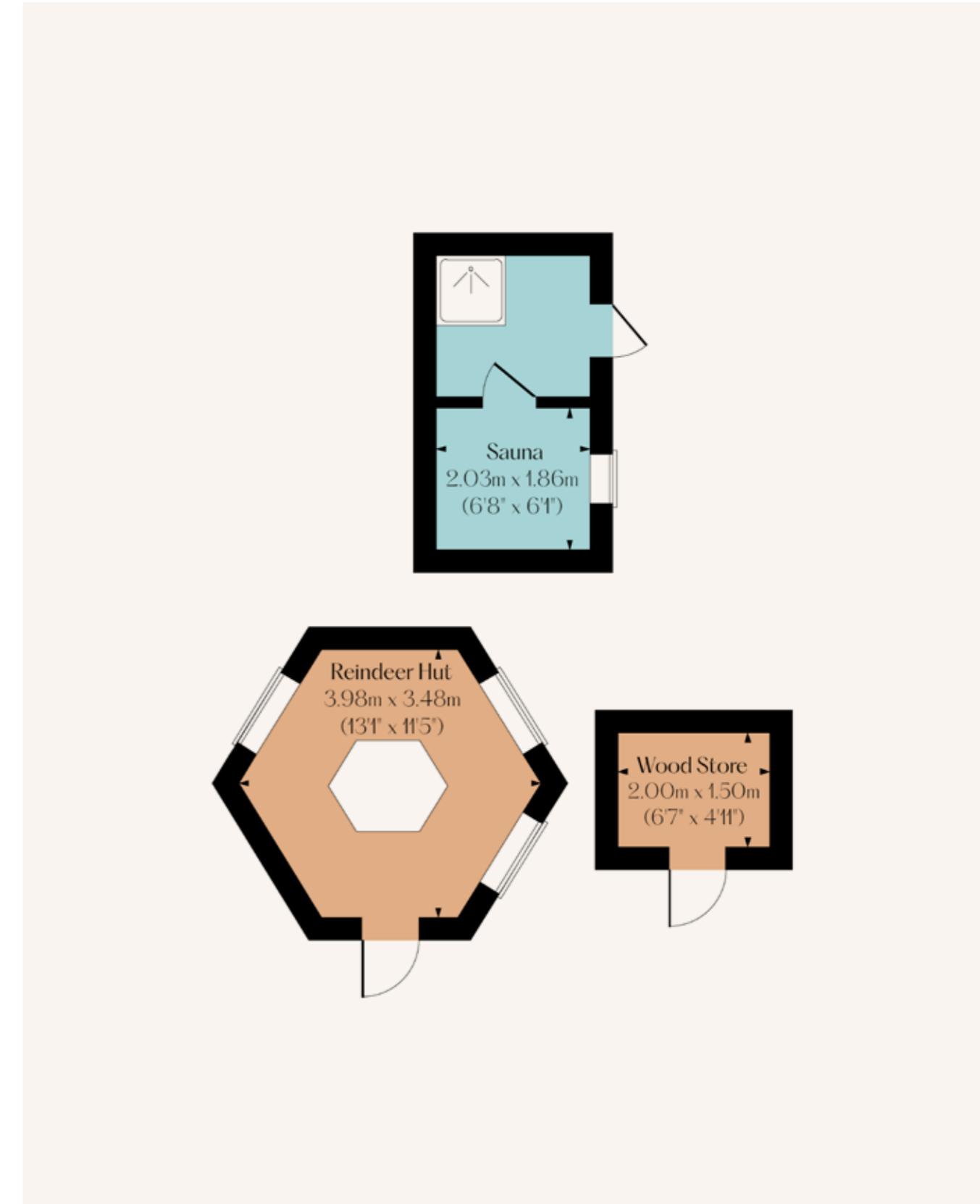
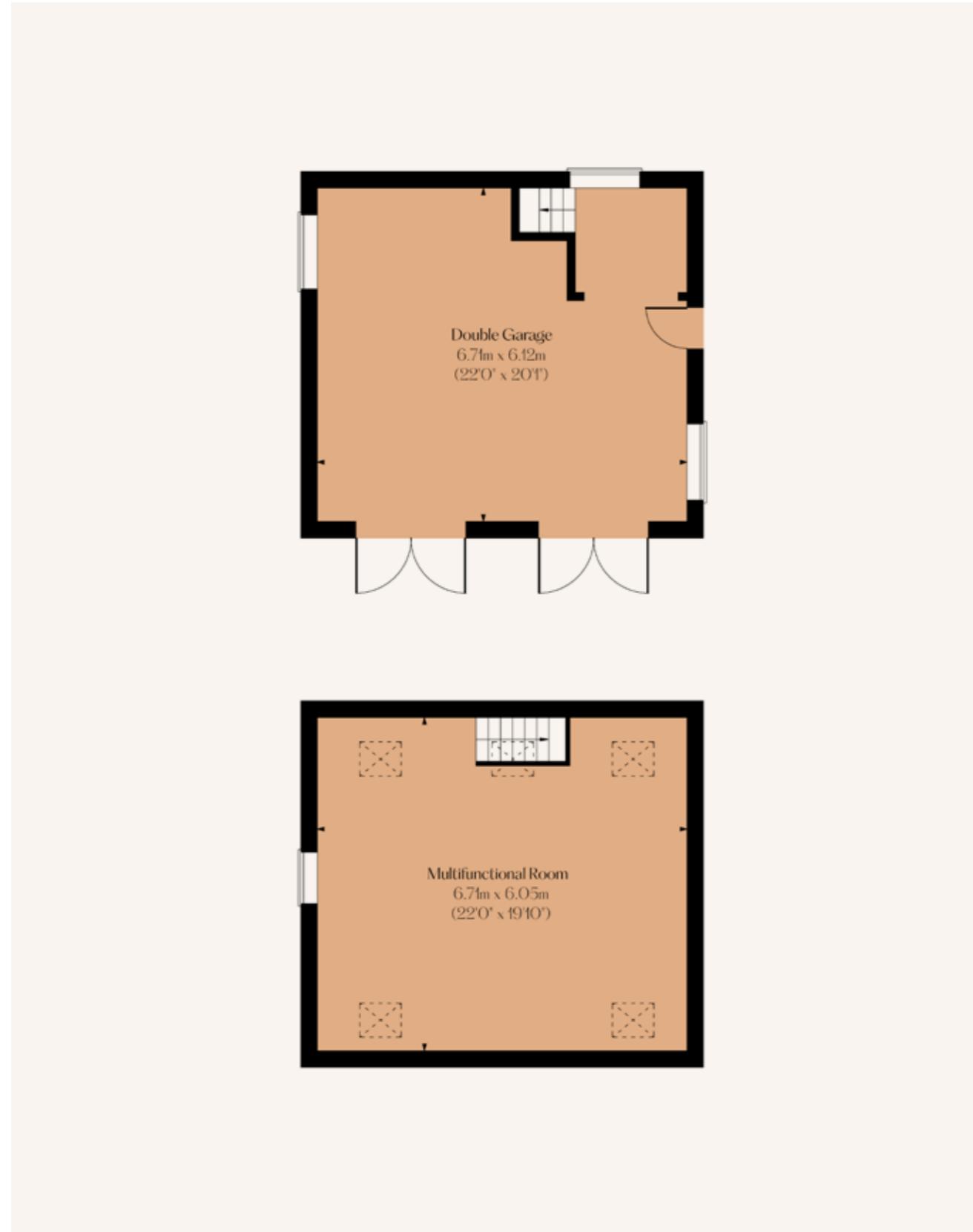
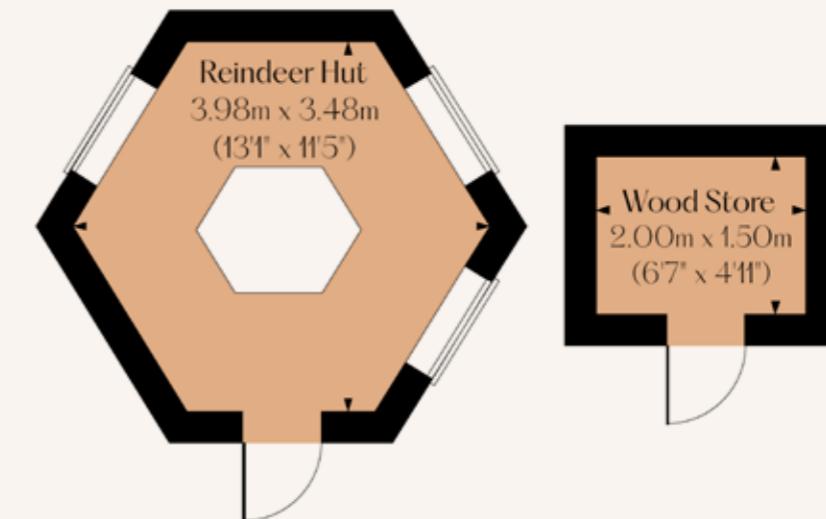
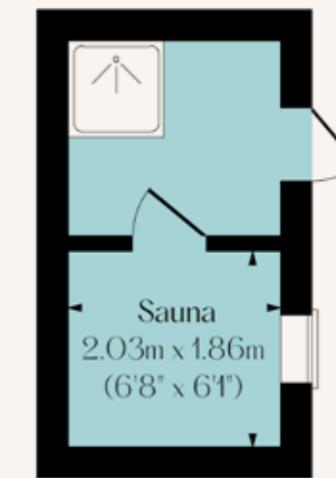
Ground Floor Approximate Floor Area:  
436 SQ.FT. (40.5 SQ.M)

First Floor Approximate Floor Area:  
436 SQ.FT. (40.5 SQ.M)



# OUTBUILDINGS

Approximate Floor Area:  
226 SQ.FT. (21.0 SQ.M)



BEDROOMS	BATHROOMS
5 / 6	3
LIVING ROOMS	SQFT (INC. GARAGE AND OUTBUILDINGS)
3	3,864
TENURE	COUNCIL TAX
Freehold	G
SCORE	ENERGY RATING
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
01-20	G

## Services

Oil, biomass, mains electricity, mains water and the drainage is connected to a septic tank. The property has fibre optic broadband into the premises currently and the mobile signal quality is variable.

## Rights of Access & Shared Access

None.

## Covenants, Easements, Wayleaves & Flood Risk

None and the flood risk is low.

## Conservation Area

The property is located in the Belpth Conservation Area

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. 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 ability. All photography is for illustration purposes only.

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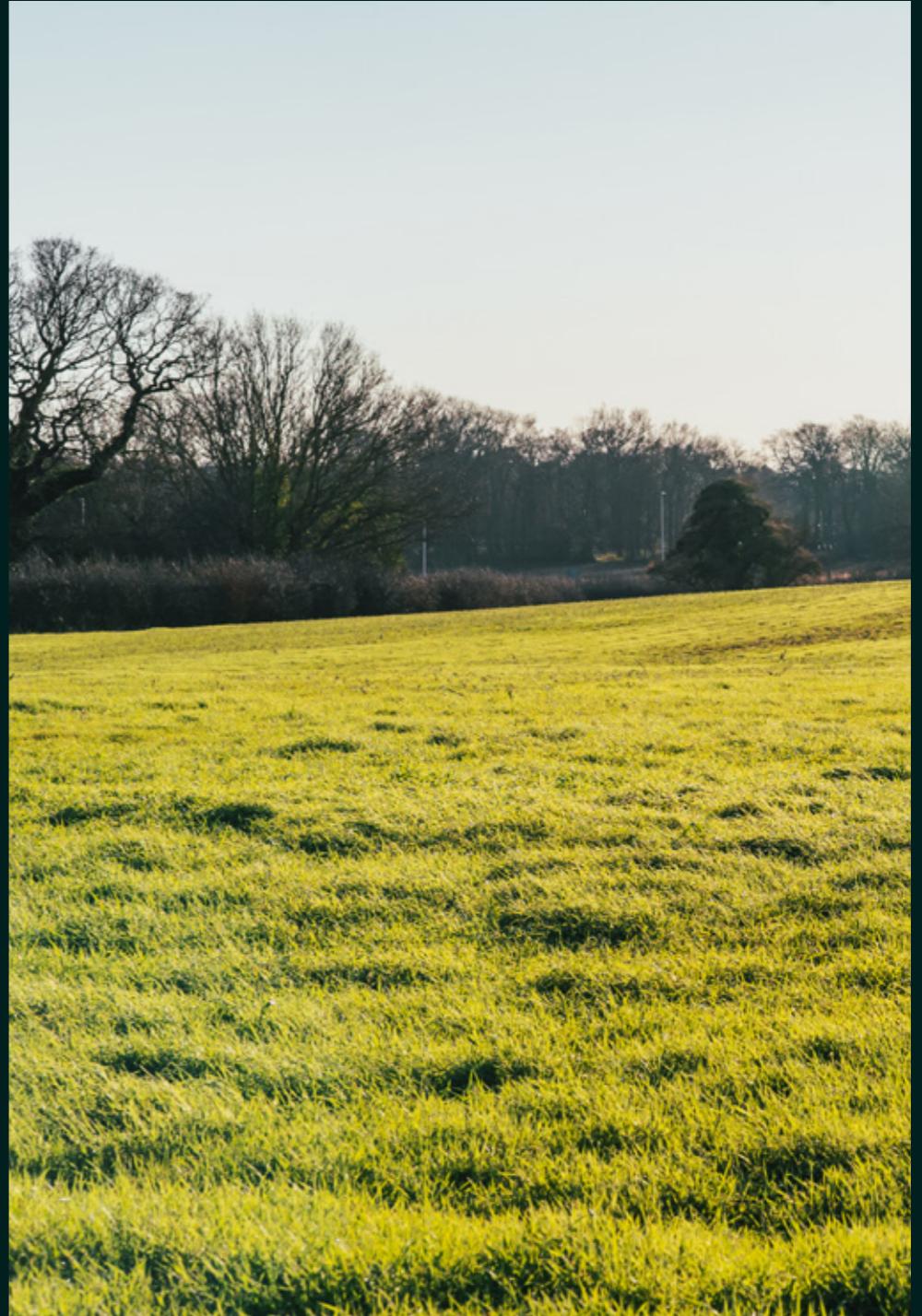
# LILAC COTTAGE

Belp, Worksop, S80 3NH

Offers in the Region  
of £1,000,000

Viewing strictly by appointment with  
our consultant on: 0114 358 2020

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