



BEECH FARM BARN RETFORD ROAD WORKSOP, S81 8EU

£1,000,000
FREEHOLD

We are delighted to welcome you to Beech Farm Barns, nestled down picturesque Tinker Lane near Blyth. Set within just under two acres of beautifully landscaped gardens and surrounded by breathtaking open countryside views, this property offers the perfect blend of rural charm and modern comfort.

Enjoy the south-facing courtyard ideal for embracing country living at its finest. Rich in character and full of charm throughout, Beech Farm Barns also includes self-contained annexes, making it a truly versatile and inviting home.

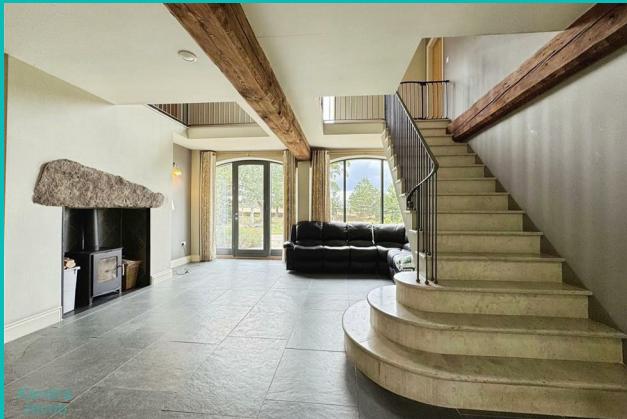
A handsome barn conversion, Beech Farm Barn is a thoughtfully designed, high-specification home whose refurbishment was expertly overseen by a skilled stonemason. Combining craftsmanship with contemporary comfort, the property offers open, airy interiors that defy the usual expectations of barn-style living creating a unique blend of character, light, and modern elegance.

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BEECH FARM BARN RETFORD

• BARN CONVERSION • CHARACTER & CHARM
THROUHGOUT • TWO LOG BURNERS • APPROX 1.75
ACRES IN TOTAL • PRIVATE & SECURED GATED
PLOT • SURROUNDED BY BREATHTAKING
VIEWS • TWO SELF CONTAINED ANNEX'S, BEING
IDEAL FOR HOLIDAY LETS • DOUBLE
BEDROOMS • LUXURY BATHROOMS



RECEPTION HALL

Accessed via an engineered softwood double-glazed entrance door with matching side panels, this impressive space features a multi-fuel burner set within a slate surround and resting on a granite hearth. Floor-to-ceiling windows frame stunning views over open countryside, flooding the room with natural light. The flooring is finished in natural slate tiles, complementing the characterful beamed ceiling. Additional features include wall-mounted lighting and a bespoke limestone staircase leading to the first floor, adding a unique architectural focal point.

CLOAKROOM

A beautifully appointed suite featuring a contemporary low-flush WC and a striking black marble wash basin, seamlessly set into a natural limestone worktop with an integrated vanity unit. Additional features include a built-in storage cupboard and a wall-mounted mirror, offering both style and functionality in a refined setting.

LIVING ROOM

A stunning space centered around a multi-fuel stove with a limestone surround and contrasting slate insert, creating a warm and inviting focal point. The room features a beamed ceiling and wall lights, adding character and ambiance. Floor-to-ceiling windows, including three opening sections and French doors, frame panoramic views of the open countryside and provide seamless access to the rear garden. The floor is laid with natural limestone, enhancing the sense of quality and timeless elegance.

GARDEN ROOM

An exceptional space flooded with natural light, featuring four sets of bi-folding doors that open out to the garden, seamlessly blending indoor and outdoor living. Additional windows to the rear and side aspects, along with Velux roof windows set into the vaulted, beamed ceiling, create a bright and airy atmosphere. Finished with a natural slate floor and complemented by wall-mounted lighting, this versatile room offers both style and comfort.

KITCHEN

A beautifully handcrafted bespoke oak kitchen, thoughtfully designed for both functionality and style. At its heart is a central island featuring a 1.5 bowl sink set into a polished granite worktop, complemented by open shelving, cupboards, an integrated dishwasher, and hidden bin storage. Further granite worktops extend along the perimeter, housing an extensive range of custom-made oak base and drawer units, with matching wall cupboards above, including elegant china display cabinets. The kitchen is equipped with high-spec appliances, including a Smeg five-ring induction range oven and integrated fridge and freezer. Natural slate flooring runs throughout, while floor-to-ceiling windows offer uninterrupted views over open countryside. An external door with glazed

side panels provides access to the outside. The beamed ceiling is fitted with recessed spotlights, adding a modern touch to this charming, rustic space.

UTILITY ROOM

Featuring a sink set into luxurious granite worktops, this practical space is fitted with bespoke oak base cupboards and drawers, complemented by matching wall-mounted units and elegant china display cabinets. A window frames lovely views over the surrounding countryside, while limestone flooring and ceiling spotlights complete the space with both style and functionality.

SIDE ENTRANCE HALL

Accessed via a double-glazed entrance door, this welcoming space benefits from dual-aspect windows that allow natural light to flood in. Finished with elegant limestone flooring, it offers a bright and durable entry point to the home.

WET ROOM

A stylish and well-appointed shower room featuring a generous walk-in shower area with a power shower over and a contemporary heated towel rail. The suite includes a low-flush WC and a limestone wash basin set into a granite worktop, with storage drawers below. Finished with marble floor tiling and matching half-height wall tiling, the room also benefits from a side-aspect window and ceiling spotlights, combining practicality with elegant design.

FURTHER LIVING ROOM

With fitted store cupboard, bespoke slate staircase, limestone flooring, spot lights to ceiling, side aspect window and entrance door to courtyard .

BEDROOM

A generous size room with limestone flooring, loft access and window overlooking the courtyard

FIRST FLOOR-LANDING

A bright and airy landing area, enhanced by a large window that floods the space with natural light and offers stunning open views across the surrounding countryside.

MASTER BEDROOM

A characterful double bedroom featuring a vaulted, beamed ceiling and a front-aspect window providing ample natural light. French doors open onto a Juliet balcony to the side aspect, offering charming views and a sense of openness. The room is completed with a central heating radiator, combining comfort with architectural charm.

EN SUITE

A well-appointed en-suite featuring a fully enclosed shower cubicle with a power shower, bath with shower attachment, low-flush WC, and a

limestone wash basin set into a granite worktop with storage drawers beneath. The space is finished with limestone tiling to the floor and half-height walls, complemented by an electric heated towel rail. A Velux window provides natural light and ventilation, completing this elegant and functional space.

BEDROOM

A versatile space featuring loft access to the roof void and illuminated by Velux windows, allowing natural light to flood in. The room is fitted with a range of built-in units, including drawers and shelving, offering excellent storage solutions. Additional features include wall lights and a central heating radiator, making it ideal for use as a bedroom, study, or hobby room.

EN SUITE

Featuring a corner shower cubicle with an electric power shower, this well-designed room also includes a wash basin set into granite worktops with drawers beneath for storage. A low-flush WC and electric heated towel rail add comfort and convenience. Natural light is provided by a Velux window, and the space is finished with durable slate flooring, combining style with practicality.

BEDROOM

A bright and inviting space featuring a vaulted, beamed ceiling that adds character and charm. The front-aspect window, complemented by a Velux window, floods the room with natural light. A central heating radiator ensures comfort throughout the year.

DRESSING AREA

A well-appointed space featuring a range of fitted hanging areas, drawers, and shelving, providing ample and organized storage solutions.

EN SUITE

Featuring a corner shower cubicle with a power shower, this elegant space also includes a low-flush WC and a ceramic wash basin set into granite worktops. The floor and half-height walls are finished with Jerusalem stone tiles, adding natural warmth and texture. Additional amenities include an electric heated towel rail and a Velux window providing natural light and ventilation.

BEDROOM

A bright and spacious bedroom featuring a vaulted, beamed ceiling and a front-aspect window with French doors opening onto a Juliet-style balcony, offering lovely elevated views. Additional natural light is provided by a Velux roof window. The room also includes a central heating radiator, combining charm and comfort.

WC

Comprising of a low flush wc and wash basin into granite worktops with drawers below, slate flooring, heated towel rail

ANNEX

ENTRANCE HALL

With a entrance door, electric radiator, access into the garages and stairs leading to the top floor.

OPEN PLAN LIVING AREA

Open plan living with a Shaker style kitchen having a range of wall and base units, work surfaces incorporating a stainless steel sink and drainer, integrated dishwasher, washing machine, induction hob and electric oven. Juliet balcony, side and rear facing windows, power points and underfloor heating.

BEDROOM

A spacious bedroom with power points, underfloor heating and Velux windows.

SHOWER ROOM

A generously sized bathroom comprising a shower enclosure, electric radiator, wash hand vanity unit, low-flush WC, and a rear-facing window that allows natural light to brighten the space.

EXTERNAL

Accessed via a shared driveway over a neighbouring property, the entrance leads to a gated and fenced surround offering parking for several vehicles to the side aspect. A graveled sweeping driveway runs along the front of the property, continuing to a detached open-bay car barn. One of the standout features of this property is the breathtaking countryside views, framed by a hedged boundary and mature trees. The grounds include well-maintained lawns and beautifully landscaped gardens, complemented by natural limestone patios located at the front, side, and within the rear courtyard. Additional outdoor amenities include a further landscaped areas featuring mature fruit trees, a natural stone path bordered by sleepers, a vegetable plot, and woodland creating a peaceful and private setting with diverse outdoor spaces to enjoy.

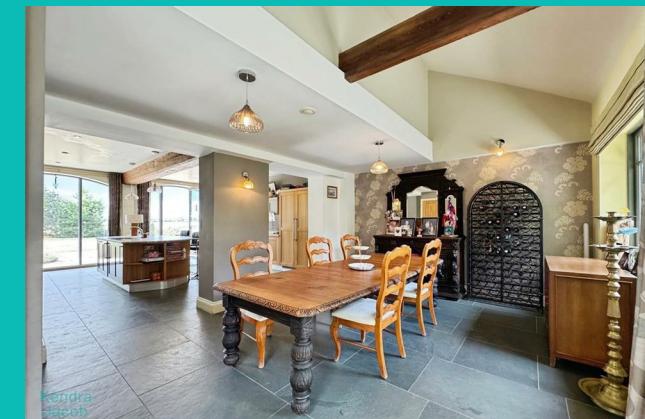
DOUBLE GARAGE

With electric doors and power points.

WORKSHOP

Featuring two front-opening doors and rear-aspect windows, this versatile space benefits from ample natural light and accessibility. It includes a range of worktops with fitted units below, providing excellent storage and workspace. Additionally, the property is equipped with 3-phase electricity, catering to a variety of power-intensive needs.

BEECH FARM BARN RETFORD





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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band G

Viewings – By Appointment Only

Floor Area – 7132.40 sq ft

Tenure – Freehold



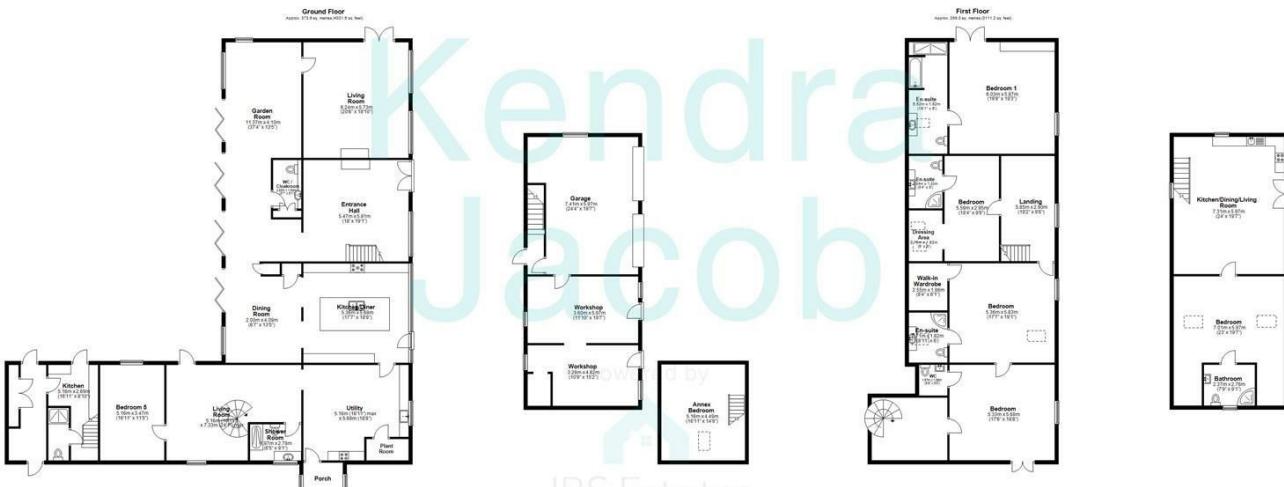
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The floor plans provided are for guidance purposes only and may not represent the exact plan, dimensions, or particulars of the property. Measurements are approximate and should not be relied upon. For an accurate description of the property, please refer to the legal title documents. It is the responsibility of the buyer to make their own arrangements to verify the accuracy of the details provided. For legal measurements, professional advice in any other circumstances, please consult a solicitor or surveyor of property agents.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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