



THE STABLE HOUSE



Imagine escaping the noise and bustle of the city and coming home to peaceful seclusion. Drinking in the sunlight in your private walled garden. Having friends and family gatherings to mark special days.

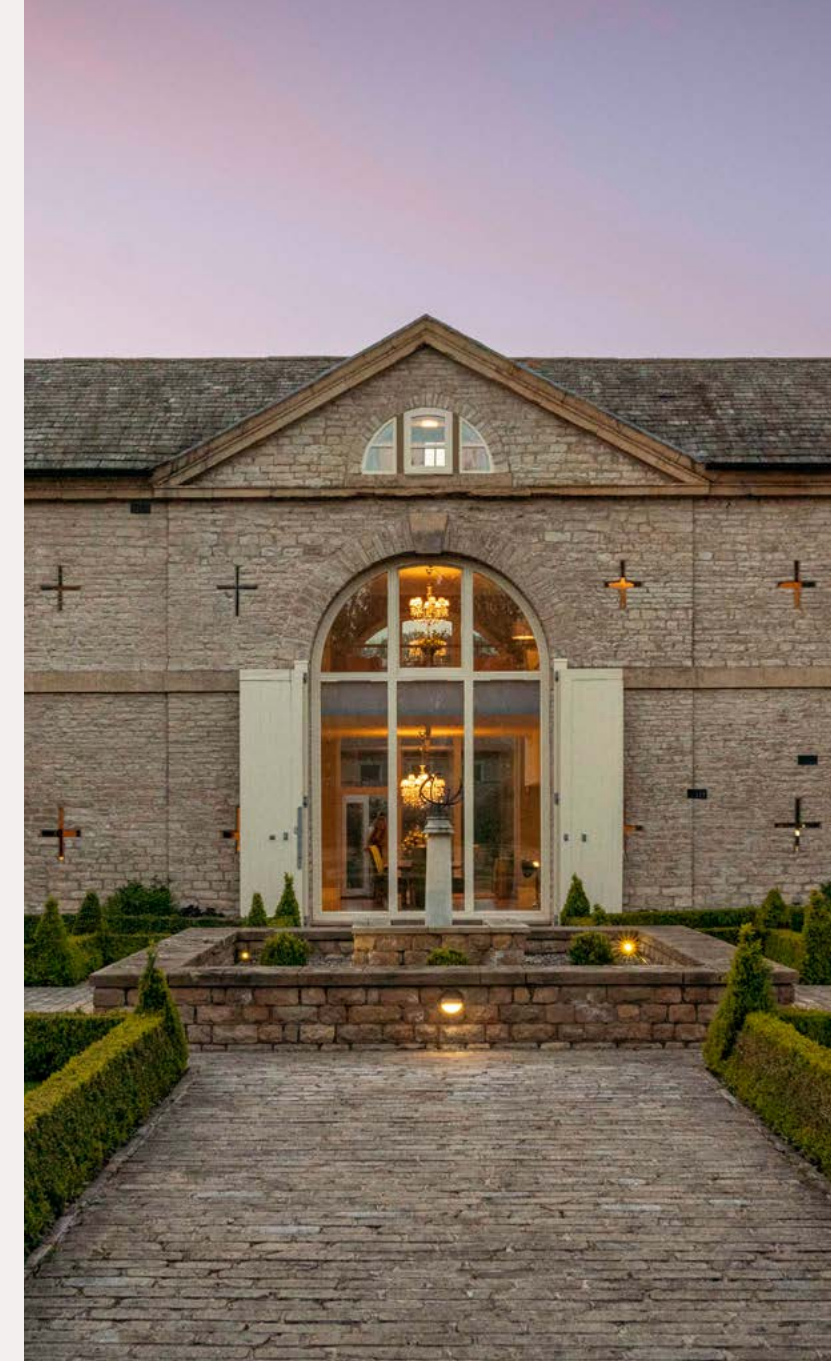
Taking woodland walks from your door and coming home to the smell of a Sunday roast slowly cooking in the oven. This is just a little slice of what life can be like at The Stable House on the Gally Knight Estate.





LUXURY AWAITS

One of an exclusive collection of only five homes developed from the Langold Park Estate, The Stable House is a beautiful home, cleverly crafted to cross the ages. Merging classical architecture from the 1700s with a contemporary interior, it offers comfort and style alongside stunning historical features preserved from the original stables construction.





"The home feels so grand. It's perfect for hosting. We love to have friends and family round. The kids love it. It seemed to be a Happy House - joyful and beautiful - and it is."



A WARM WELCOME

Feel the welcoming warmth of underfloor heating beneath your feet as you cross the threshold of The Stable House.

The ample entrance hall provides plenty of space to greet guests, but it's not until making your way across the oak effect flooring to the family living area that the incredible nature of this home begins to reveal itself.

CONTEMPORARY LIVING



Step into the family space and smile as the dramatic design of this home begins to reveal itself. The original arches, through which horses would have arrived at the stables, have been fully glazed creating breathtaking, double height, arched windows which flood the space with light from sunrise to sunset.



FINE DINING

Cleverly designed around this magnificent feature, the contemporary kitchen, dining and living area offers the perfect space to host parties and family gatherings.

A generous, wrap around composite work surface frames the kitchen and provides bar seating where you can relax in the morning sunlight, sipping coffee and taking in views of the formal parterre courtyard.





Two original cross shaped windows with exposed stonework stand at each side of the integrated SMEG stove and induction hob. Further SMEG appliances include dishwasher, fridge freezer and microwave.

Storage is in abundance and finished with a high gloss, black frontage, creating a chic and modern appeal. The seamless connection from kitchen to dining space allows the chef to be part of any gathering.





DOUBLE ASPECT DINING

With views to both the courtyard and private garden through the two full height feature windows, the airy dining space begs to be filled with the sound of entertaining. A table for ten fits comfortably with space to expand. Look up to a chandelier light fitting illuminating the celebrations.

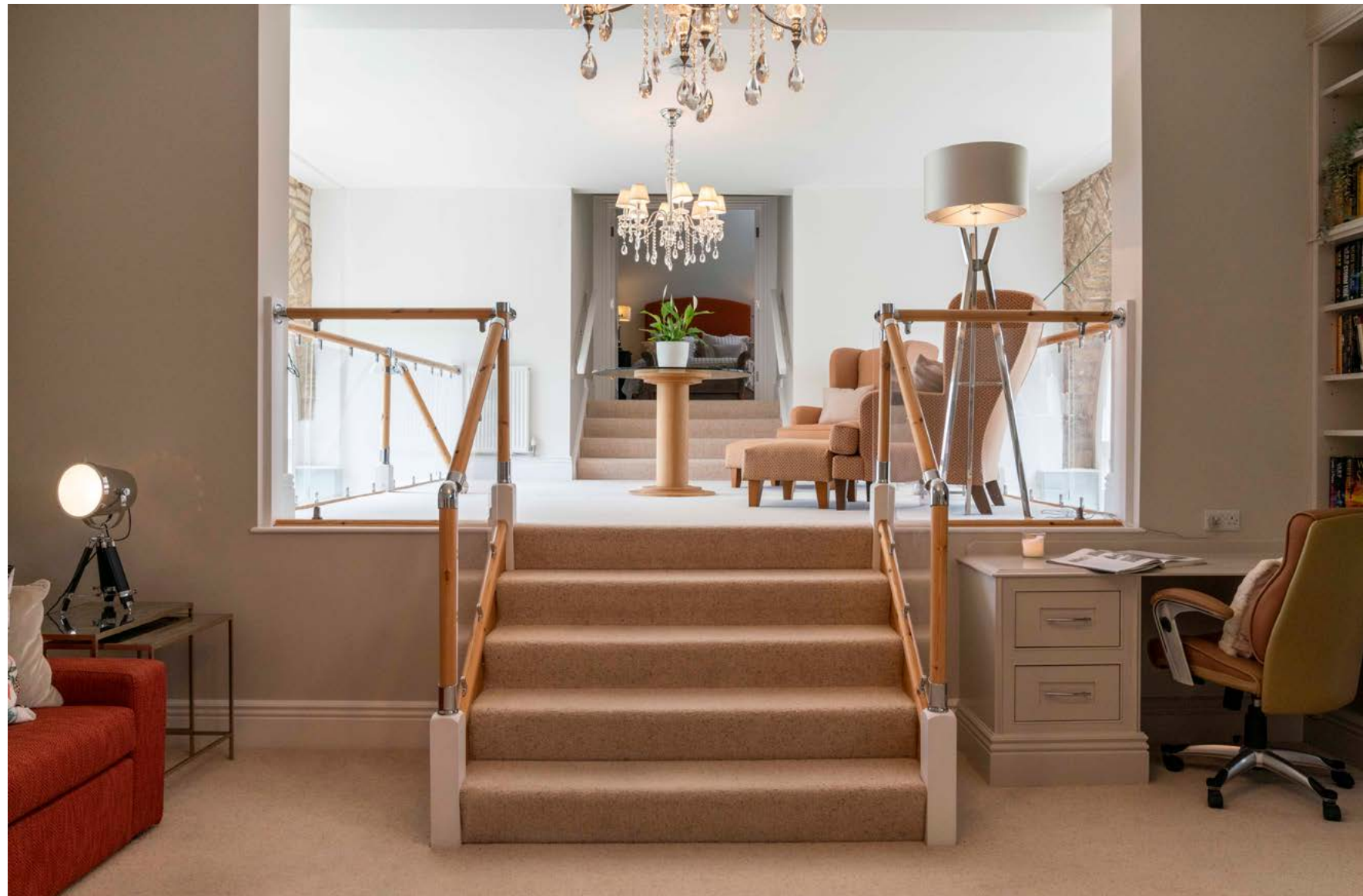




Continue on the oak effect flooring to an elegant lounge with a high ceiling, chandelier light fittings, original windows and stonework tastefully featured in the room.

Expanses of wall long to be filled with art. Relax here in jovial comfort after dinner, pour a drink and chat into the small hours, while the flames in the fire gently flicker. Return through this wonderful space to the entrance hall and note the ground floor WC.





DIVERSE SPACE

Ideal for a family with older children, flexible living space continues on the first floor with a snug and office. Featuring built-in bookshelves and desk space, this is a super spot for working from home or catching up on homework. Once the work is done, there's plenty of room for some comfy seating to take a break, soak up some entertainment or relax with friends.



A ROOM WITH A VIEW

Continue from the snug up a short staircase to a mezzanine level gallery enclosed in glass balustrades with natural wood railings.

Positioned at the top of the two arch-shaped feature windows that bookend the dining area and with views over both the courtyard and private garden, this lovely nook would make a bright and comfortable reading space that is peaceful whilst remaining connected to the ground floor.





TIME FOR TRANQUILITY



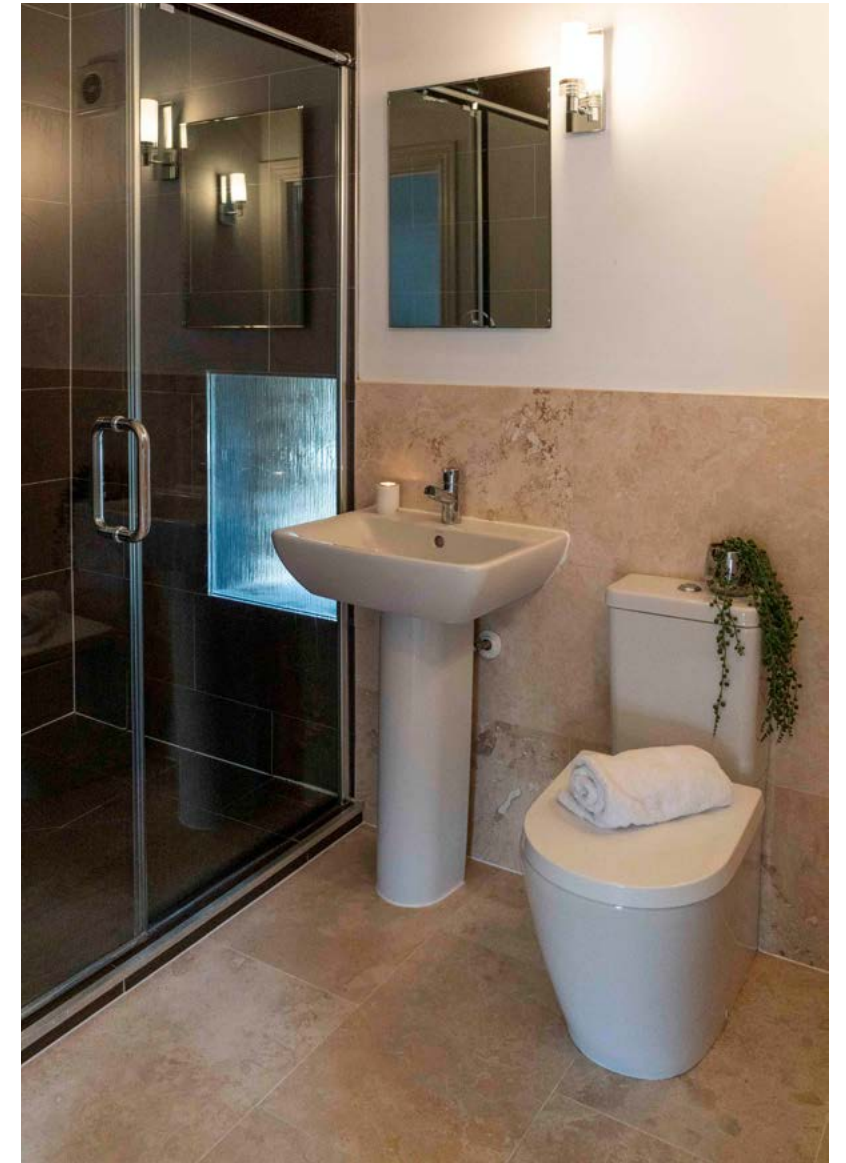
Step up once more through double doors to the master bedroom. A stunning, vaulted ceiling with exposed beams reflects the history of the home and also creates a feeling of sanctuary. Decorated in neutral colours, this room is a restful retreat to escape the hustle and bustle of daily life.

Peek through two original, cross-shaped feature windows for a view of the courtyard or gaze from the larger, rear window out over the garden. A Velux, high up in the vaulted ceiling, provides further, gentle light throughout the day.

RELAX & UNWIND

Wash away any stresses and strains in the elegant ensuite which is home to a luxuriously sized rainfall shower with exposed beams and a frosted feature window inside. Half tiled walls, a basin, WC and towel rail complete this oasis of calm.

To help maintain the tranquillity of the master suite, a dressing room has been created with Velux window, built-in open shelving and cupboard space for organising shoes and clothes. A wall mounted, full length mirror is an addition you won't want to be without.





Retrace your steps across the gallery and through the snug to the landing where you'll find the second double bedroom.

Feature windows in both the bedroom and ensuite add gentle light to the rooms. The ensuite features a bath, with shower over, for those days when you need to soak your cares away. The room is also furnished with a WC, basin and towel rail. Fitted wardrobes in this bedroom add built-in storage.

COMFORT & CONVENIENCE





Ascending the second staircase and noticing a feature window as the stairs turn, arrive at the second floor landing. Two inviting double bedrooms are to be found on this floor.

To the right, find a decadently sized bedroom where exposed beams run from floor to ceiling as well as above. Settled between the beams there is space for a double bed, creating a dramatic and memorable feature.

Velux windows provide a wash of natural light. As well as space to sleep, the capaciousness of this room offers the opportunity of storage, study and seating. The neutrally decorated and well equipped ensuite brings contemporary comfort in the form of a rainfall shower, WC, basin and towel rail.





RECHARGE & ADMIRE THE VIEW

To the left, another generous double bedroom with a stunning, semi-circular feature window. Wake up here to the sun shining in and a bird's-eye view of the symmetrically-designed parterre courtyard. The room is complete with fitted storage and a spacious ensuite with rainfall shower, WC, basin and towel rail.



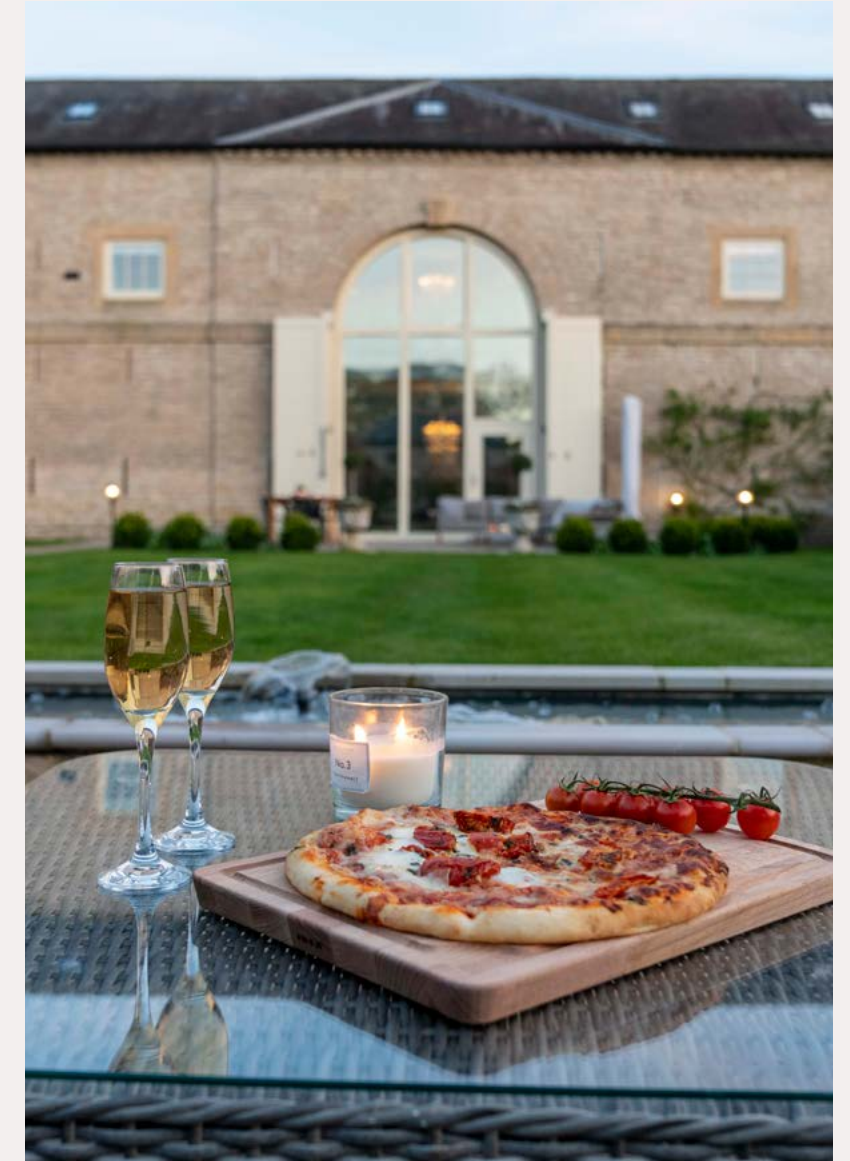


GLORIOUS GARDENS

Leave the dining room through a fully glazed glass door and take in the glorious, private walled garden. Lovingly landscaped by the current owners, the symmetry of design and attention to planting is exquisite. Each of the feature trees that edge the garden has its own spotlight, bringing the garden to life after the sun has gone down.

With a large lawned area, two terraces and beautiful water feature, the elegance of the garden reflects the rest of the home. The opportunity for alfresco dining and summer garden parties cannot be ignored.

Follow the Indian stone pathway to a secure outbuilding. Continue under rose-covered trellises to substantial rear gates which lead to the double garage and private parking spaces. CCTV covering the garage and shared driveway adds to your sense of wellbeing.



Ideal for people who love to stretch their legs, The Stable House has doorstep access to many beautiful woodland walks and quiet bridleways for cycling.

Families can visit the nearby Roche Abbey and Clumber Park for more adventures on foot and activities for kids. Rother Valley Country Park is around 30 minutes away by car and provides opportunities for canoeing, fishing, windsurfing or paddle boarding.

Just a mile away, the village of Firbeck was the home of Anthony St Leger - the founder of the St Leger Horse Race. The village now boasts the Black Lion gastro pub.

There are a range of independent shops in the local villages as well as a farm shop a short drive away in Oldcotes. For larger shopping trips, Crystal Peaks Shopping Centre is 15 minutes away, with Meadowhall Shopping Centre and Sheffield city centre accessible in under 30 minutes. For commuters, both junction 31 of the M1 the A1M Blyth are within seven miles.

The independent Worksop College and Ranby House Schools are nearby.

As well as being a fabulous place to entertain loved ones, embracing a quieter way of life is also easy at The Stable House. A bright and airy home, filled with character and surrounded by nature; it's a wonderful, tranquil place to bring up a family in a safe, secure and idyllic location.



FLOOR PLAN

Approximate Gross Internal Area
293 sq m / 3155 sq ft.

Illustration for identification purposes only.
Measurements are approximate. Not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Presented By

Smith & Co.

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To view The Stable House, call our team on 01623 392352 or email info@smithandcoestates.co.uk



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