



Guide Price £700,000 - £730,000 Freehold

BRIDGESIDE HOUSE 126 MAIN STREET | HAYTON | RETFORD | DN22 9LH

**BuckleyBrown**  
ESTATE AGENTS

PRICE £700,000-£730,000! An Exceptional Home with Annex & Expansive Grounds. Discover the perfect blend of space, elegance, and tranquillity at this stunning four-bedroom, two-bathroom home with six reception rooms and a self-contained one-bedroom annex.

Nestled in the sought-after village of Hayton, this property offers a rare opportunity to enjoy peaceful surroundings while remaining close to local shops, charming pubs, and scenic canal-side walks. Situated, set back and on nearly an acre of land, this impressive residence, boasts approximately 4,000 sq. ft. of living space, a large double garage, and off-road parking.

The elegant hallway allows access to an array of versatile living areas, including a dining room, a welcoming lounge, and a cosy snug, all designed for both relaxation and entertaining. The modern, well-appointed kitchen features ample storage with integrated appliances, access to a separate utility all seamlessly combining style and functionality. Adding to the home's appeal are two additional reception rooms—a charming garden room that flows effortlessly into a spacious conservatory, offering stunning views and the perfect space to unwind.

Further to the ground floor, you will find access to the annex area, a fantastic addition to this wonderful home. Perfect for guests, extended family, or even rental potential, this self-contained one-bedroom annex features a spacious living area, a fully equipped kitchen, a comfortable bedroom, and a modern bathroom. Designed for both flexibility and privacy, it provides seamless access from the main house while maintaining a sense of independence.

Ascending the staircase, the first floor presents four generously sized double bedrooms, all benefiting from natural light and ample storage. The master bedroom with the added luxury of a modern en-suite, while the remaining bedrooms are served by a well-appointed family bathroom.

Properties of the calibre very rarely come to the market - book your viewing now





### Porch

A spacious area featuring windows that offer panoramic views and an abundance of natural light, seamlessly connecting the indoors with the surrounding garden whilst also allowing access to;

### Reception Hall

A bright and elegant reception hall that provides a grand entrance into this stunning home, setting the tone for the rest of the property. The space is beautifully finished with hardwood flooring and offers seamless access to a selection of reception rooms, as well as the staircase leading to the first floor

### Dining Room 16'0" x 18'6"

From the entrance hall, you will find a generously sized dining room, featuring carpeted flooring, a central heating radiator, and a striking brick dual fireplace with a multi-fuel burner. The room is flooded with natural light from windows to the front elevation.

### Living Room 17'4" x 19'8"

A beautiful room to relax and enjoy, although the space is large for all the family to enjoy! The room also offers a cosy feel due to the feature brick fireplace housing the other side of the multi-fuel burner. The living room is finished with carpeted flooring, central heating radiators and an

abundance of natural light flooding through the windows to the side and front elevation. Patio doors also provide convenient access to the rear garden

### WC

Modern in style, the downstairs WC offers convenience to the ground floor. It comprises of a two-piece suite, including a low flush WC and a hand wash basin. The space also benefits from ample storage, due to the fitted vanity units.

### Sitting Room/Snug 13'10" x 11'8"

A further reception room, currently used as a cosy snug, offers versatility and can be adapted to suit the new owner's needs. The room features a charming brick fireplace with an electric log burner, a central heating radiator, carpeted flooring and a window to the front elevation.

### Kitchen 25'7" x 13'5"

This beautifully traditional kitchen seamlessly blends rustic charm with modern convenience. Characterful wooden beams, exposed brickwork, and classic tiled flooring create a warm and inviting atmosphere. The generous space easily accommodates a dining table, making it perfect for both everyday meals and entertaining.

An array of elegant Shaker-style wall and base units provide ample storage, complemented by a stunning granite



worktop. The inset Belfast sink, complete with stylish taps, enhances the elegance of the space, while integrated appliance offer convenience and a seamless finish.

Natural light floods the room through side-facing windows and offers a lovely outlook onto the garden. There is also a central heating radiator to the space.

### Utility 6'11" x 16'9"

Leading seamlessly from the kitchen, the utility room continues the traditional charm with matching tiled flooring. Designed to complement the kitchen, it features coordinated Shaker-style wall and base units, a wooden worktop, and a Belfast sink with inset taps, adding both style and practicality. The space is well-equipped with ample room for appliances, complete with sufficient plumbing for convenience and a central heating radiator.

### Garden Room 16'9" x 17'1"

The garden room enhances the charm and functionality of this property. Generously sized and designed for versatility, this stunning space serves as a perfect reception room for entertaining or relaxing. Natural light floods in through sliding doors that seamlessly connect to the conservatory, creating a bright and inviting atmosphere. Additionally, the room offers wooden flooring and a central heating radiator.

### Conservatory 11'6" x 17'9"

A perfect room designed for those blissful summer days and serene evenings, offering breathtaking panoramic views of the garden through expansive full-length windows. The glass roof also invites an abundance of natural light, creating a bright and airy ambience.

The room does not stop there with charming exposed brick accents and stylish tiled flooring enhance the character of the space, providing a warm and inviting atmosphere. There is also convenient patio doors leading directly to the garden, effortless transition between indoor comfort and outdoor serenity.

A perfect room to relax and enjoy those summer days or evenings, this room allows panoramic views over the garden through full length windows, whilst the natural light also floods the room through the glass roof. The exposed brick in places and tiled flooring adds to the charm of the room, whilst the patio doors allow for easy access to the garden.

### Landing

Upon ascending the carpeted stairs, you are lead to a spacious landing allowing access to four bedrooms and the well-appointed bathroom.



#### Bedroom One 18'4" x 19'7"

A generously sized master bedroom offers all that you would need, with carpeted flooring for a cosy feel, a central heating radiator and windows to the rear and side elevation allowing an abundance of natural light to flood the space. The room also offers the added luxury of a private modern EnSuite.

#### EnSuite 4'7" x 12'0"

Accessed from the master bedroom, the EnSuite is modern in style and comprises of a three-piece suite. A low flush WC, walk in shower and a wash hand basin. There is also the added benefit of additional storage with built-in vanity units.

#### Bedroom Two 10'0" x 19'7"

A further double bedroom offers carpeted flooring to ensure a cosy feel, a central heating radiator, whilst three windows flood the space with natural light from the front, rear and side elevation.

#### Bedroom Three 9'3" x 14'1"

Another generously sized bedroom with carpeted flooring and a central heating radiator. The room also has a window to the rear elevation allowing breathtaking views over the beautiful rear garden.

#### Bedroom Four 8'10" x 14'1"

Currently used as an office, the fourth bedroom is also a brilliant size, with carpeted flooring and a central heating radiator. The room also benefits from a window to the rear elevation allowing breathtaking views over the beautiful rear garden.

#### Bathroom 7'2" x 14'1"

Well-appointed to the three bedrooms on the first floor, the family bathroom is modern in style and comprises of a four-piece suite. There is a stunning feature bath, low flush WC, walk in shower and a wash hand basin to the space. A built-in vanity unit and shelves provide convenient storage whilst the heated chrome towel rail finishes the space.

#### Annexe Kitchen 9'6" x 12'1"

As you step into the annexe, you're welcomed by a charming kitchen that exudes warmth and functionality. This delightful space features elegant shaker-style matching wall and base units, complemented by a work surface and an inset Belfast sink with stylish taps above. The kitchen also provides ample room for essential appliances and space for a dining table.

#### Annexe Shower Room 7'2" x 8'6"

Perfectly designed for convenience, the well-appointed shower room features a stylish three-piece suite that includes a low flush WC, a spacious walk-in shower, and a pedestal hand wash basin.



#### Hall

The annexe has the added luxury of its own hallway;

#### Annexe Bedroom 9'10" x 12'9"

A spacious double bedroom located from the hallway, the room offers carpeted flooring a central heating radiator and a window allows natural light to the side elevation.

#### Annexe Sitting Room 9'10" x 16'9"

Step into a light and airy sitting room that invites you to unwind and relax. Featuring wooden flooring, this space is both stylish and low-maintenance. The large patio doors seamlessly connect the indoors to the outdoors and also flood the room with natural light. The room also offers a central heating radiator and window to the side elevation.

#### Outside

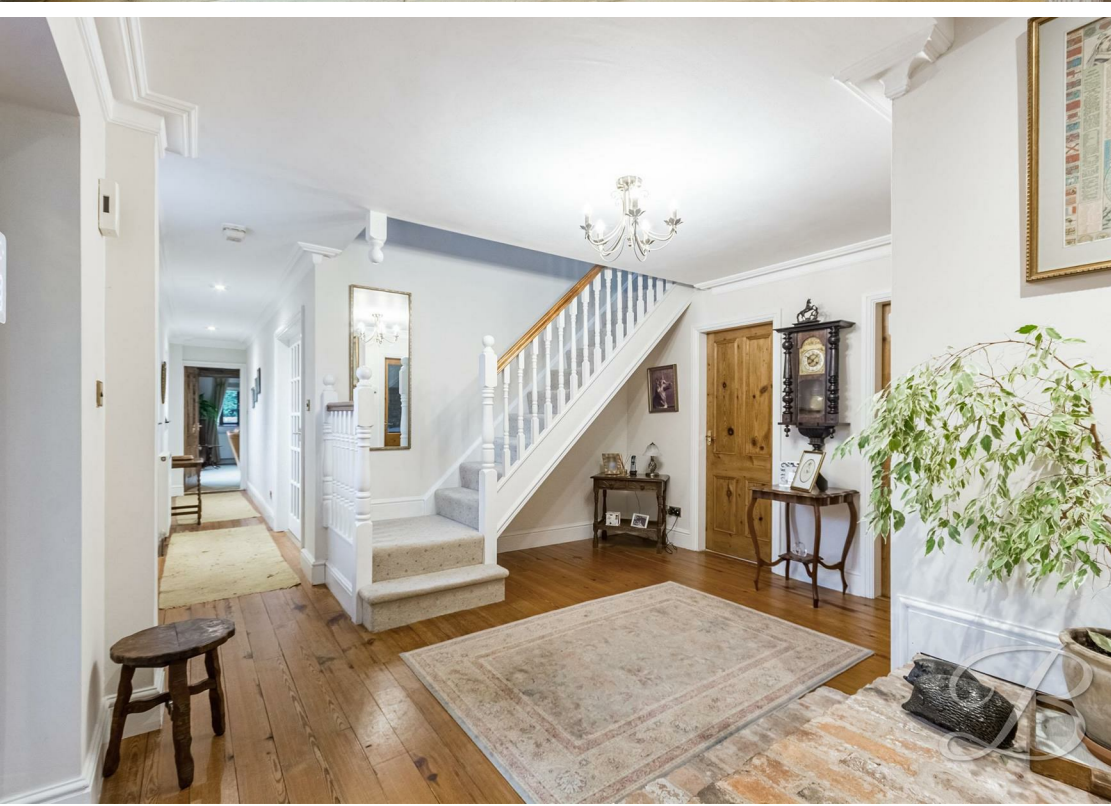
Situated on nearly an acre plot, this property features a beautifully manicured lawn, providing ample space for outdoor activities. A spacious patio area is perfect for al fresco dining or entertaining, while the lush greenery creates a tranquil setting for both gatherings or quiet relaxation. To the front, a gated entrance enhances privacy and security, leading to a driveway with ample parking and a double garage, offering both convenience and peace of mind. This exceptional outdoor space seamlessly blends beauty, functionality, and exclusivity.

#### Garage/WC 19'4" x 25'11"

Discover the perfect blend of functionality and convenience in this impressive double garage, ideally situated just off the gated driveway. Access is made effortlessly through a secure electric garage door or through a door to the side from the garden. This spacious garage not only offers ample storage but is also equipped with electric points and internal lighting, making it an ideal workspace or storage area. Additionally, enjoy the convenience of a thoughtfully designed WC, featuring a low flush WC and a wash hand basin.

#### Summer House 12'0" x 11'11"

Nestled within the beautifully landscaped garden, the charming summer house offers a peaceful retreat to enjoy all year round. Fully insulated with heating and wood flooring, it provides the perfect space to relax, entertain, or work from home while taking in the stunning surroundings.







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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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

| 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>                            | 71      | 76        |
| (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 |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



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