



BAILEYDALE, SOUTH LEVERTON
£555,000

BROWN & CO

BAILEYDALE, MEETING HOUSE LANE, SOUTH LEVERTON, RETFORD, DN22 0BS

DESCRIPTION

A wonderful, recently constructed generously proportioned and well appointed throughout. The property is ideal for family occupation and is light filled.

The impressive specification includes an Aga, integrated appliances and granite work surfaces to the sizeable kitchen, excellent house and en suite bathrooms, oil fired central heating being under floor at ground floor level and conventional radiators to the first floor and fitted intruder alarm system.

The accommodation commences with an excellent reception hall, to one side of which lies the lounge with rustic brick fireplace and multi fuel stove. On the other side, double doors open to a dining room, perfect for formal entertaining. To the rear is a further living room with direct garden access via double doors to patio. The living room has a large opening creating an open plan feel to the substantial breakfast kitchen which delivers a range of integrated appliances as well as the Aga. A useful utility room and cloakroom with wc complete the ground floor.

At first floor level the sleeping space radiates around the central galleried landing. The master bedroom has a generous well appointed en suite bathroom with four piece suite. A house bathroom complements and both are tiled natural tones. In addition to the four bedrooms is a good further hobbies room, ideally suited as home office, etc.

Externally the property has an in and out block paved driveway, good attached garage with electric roller shutter door and principal garden on the west side making it ideal for the afternoon and evening sun.

LOCATION

Baileydale enjoys an enviable location situated on the quiet Meeting House Lane towards the edge of this highly regarded village. The village presently boasts a local pub and village hall which is the hub of village life.

The independent Orchard School is within walking distance and the neighbouring village of North Leverton features a variety of other facilities, presently including convenience store/post office, doctors surgery, primary school and public house.

From Meeting House Lane and the village there are miles of footpaths, lanes and bridleways to explore the local countryside.

The market town of Retford where a full range of facilities may be found is approximately six miles to the west.

The area in general is served by excellent transport links of road, rail and air. The A1M lies to the west from which the wider motorway network is available. Retford has a direct rail service into London Kings Cross (approx. 1hr 30 mins) and air travel is convenient via Doncaster Sheffield and Nottingham East Midlands international airports.

DIRECTIONS

Leaving Retford town centre market square via Grove Street, at the traffic lights turn left onto Arlington Way and at the next lights turn right leaving the town on Leverton Road. After approximately five miles turn right signposted South Leverton to enter the village. At the T-junction turn right, proceed through the village passing the church and rising up the following hill, at the crest of which turn right onto Meeting House Lane and Baileydale will be found straight ahead on the right hand side

ACCOMMODATION

RECEPTION HALL with staircase to first floor with spindle balustrade and useful under stairs storage cupboard. Oak style flooring.

CLOAKROOM corner basin with base storage and contemporary tiling, tiled flooring to complement.

LOUNGE 18'6" x 14'0" (5.64m x 4.27m) measured to rear of chimney breast with substantial rustic brick fireplace, stone flagged hearth and multi fuel stove, oak beam over. Dual aspect.



DINING ROOM 12'0" x 11'6" (3.66m x 3.50m) front aspect window, double doors to reception hall.

LIVING ROOM 14'7" x 14'0" (4.45m x 4.27m) with direct garden access via double doors opening to Indian sandstone patio. With a large opening this is effectively open plan to the



BREAKFAST KITCHEN 22'10" x 11'8" (6.98m x 3.55m) luxuriously and comprehensively appointed with elegant range of pale green heritage coloured units to wall and floor level including dresser unit

29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP
01777 709112 | retford@brown-co.com

with glazed display cabinets and plate racking. Base cupboards are surmounted by solid granite working surfaces including upstands and extended into peninsular unit with breakfast bar. Additional tiled splashbacks and flooring in natural tones to complement. The focal point is a chimney breast recess hosting electric two oven Aga. Extractor over. Other integrated appliances include fan assisted double oven, halogen hob with extractor over, dishwasher, fridge and freezer. Ample breakfasting and circulation space, rear aspect windows.



UTILITY ROOM 11'8" x 7'2" (3.55m x 2.18m) with further range of complementing pale green heritage coloured units providing copious storage, base units surmounted by solid granite work surface, ceramic 1.5 sink unit, tiled splashbacks in natural tones and flooring to complement. External stable type door, personal door to garage. Boiler cupboard hosting Grant oil fired central heating boiler.

FIRST FLOOR

GALLERIED LANDING with spindle balustrade over stairwell, generously proportioned including space to the front beneath front aspect window allowing sitting, relaxation, music etc. Access hatch to roof void, walk in airing cupboard with radiator.

BEDROOM ONE 14'0" x 13'8" (4.27m x 4.17m) light filled via large front aspect window, radiator, off to



EN SUITE BATHROOM luxuriously appointed with roll topped bath having Victorian style bath/shower mixer. Separate generous showering enclosure, tiled in natural tones with overhead deluge rainfall shower. Complementing tiling to half height and flooring to match. Pedestal hand basin, low suite wc, combined towel warmer and traditional finned radiator.

BEDROOM TWO 12'8" x 11'8" (3.86m x 3.55m) rear aspect window, radiator.



BEDROOM THREE 12'0" x 11'6" (3.66m x 3.50m) front aspect window, radiator.

BEDROOM FOUR 11'8" x 10'0" (3.55m x 3.04m) rear aspect window, radiator.

HOBBIES ROOM 16'4" x 12'10" (4.97m x 3.92m) suitable for a variety of purposes with vaulted ceiling, roof windows, access hatches to eaves, radiator.

HOUSE BATHROOM luxuriously appointed with roll topped bath having Victorian style bath/shower mixer. Separate generous showering enclosure, tiled in natural tones with overhead deluge rainfall shower. Complementing tiling to half height and flooring to match. Pedestal hand basin, low suite wc, combined towel warmer and traditional finned radiator.

OUTSIDE

The property commands a fine position towards the edge of this highly regarded village with a front aspect over Meeting House Lane.

To the front there is a block paved in and out driveway facilitating maneuvering and off road parking. To one side the drive gives access to the **ATTACHED GARAGE 19'1" x 13'1" (5.81m x 3.99m)** with electric roller shutter door, painted throughout including flooring, light, power, plumbing for washing machine, alarmed.

The driveway is flanked by areas to create shrubby borders. The principal garden lies to the rear, this features an Indian sandstone patio directly accessible from the living room and utility room. Useful side amenity area and paths returning to the front.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised by Bassetlaw District Council that this property is in Band F.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

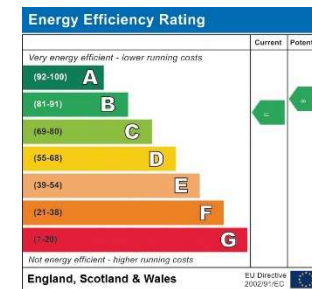
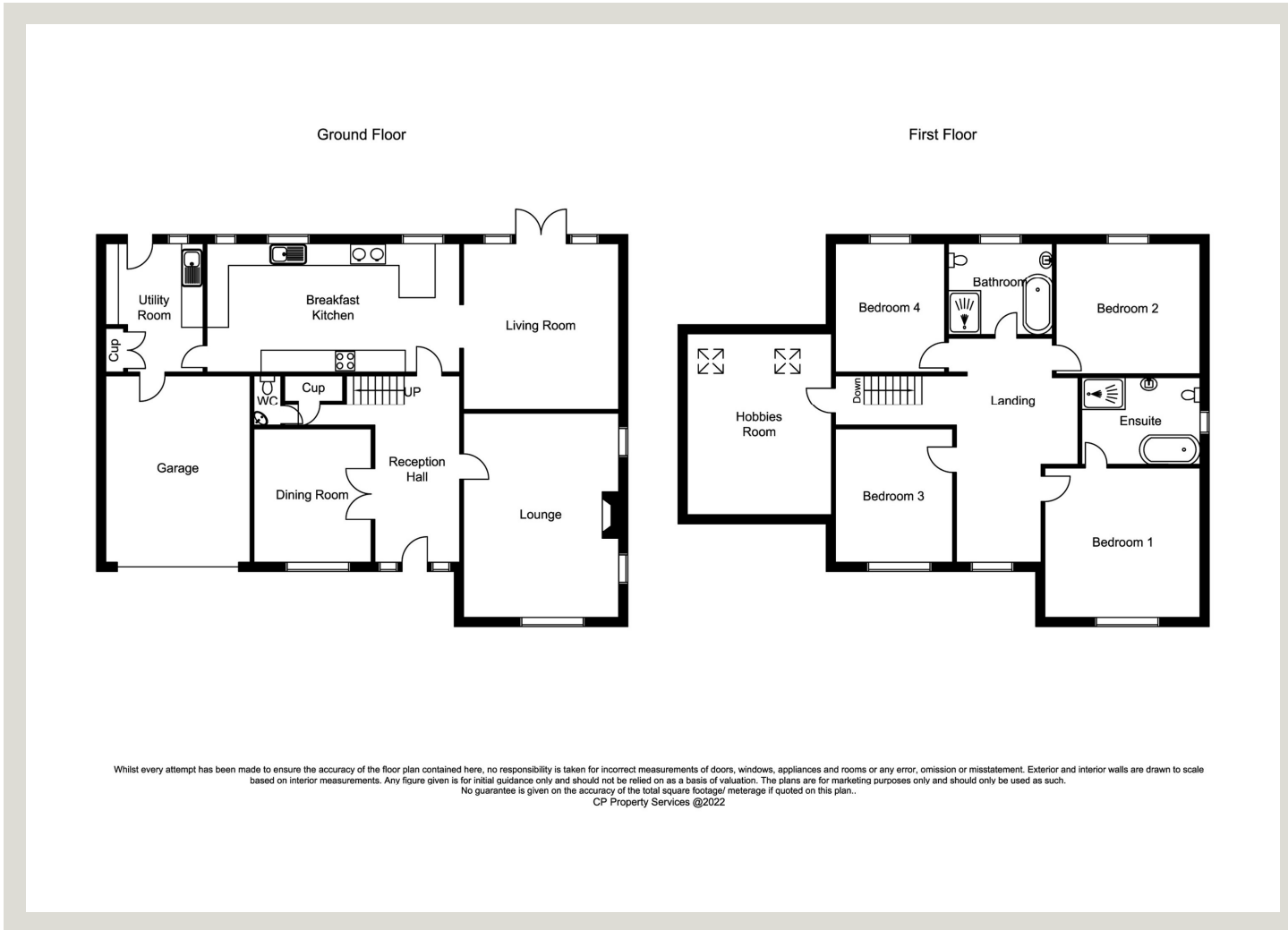
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

Viewing: Please contact the Retford office on 01777 709112.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

These particulars were prepared in September 2022.



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges Street, Norwich, NR3 1AB. Registered in England and Wales. Registration Number OC302092.

29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP
01777 709112 | retford@brown-co.com

