



SUNNY NOOK, BLYTH  
Offers in the region of £600,000

**BROWN & CO**

## SUNNY NOOK, BAWTRY ROAD, BLYTH, WORKSOP, S81 8HJ

### DESCRIPTION

Sunny Nook Farm represents a rare opportunity to acquire a four bed family home, combined with a variety of former agricultural buildings, both traditional brick and portal framed within grounds, extending to approximately 1.40 acres (0.57 hectares) subject to measured site survey. The property lends itself to further enhancement, re-use of the outbuildings, and perhaps redevelopment, subject to all planning and statutory consents. The location just off the A1(M) makes it highly accessible.

The house delivers four bedrooms, including dressing area and en suite shower room to the principal bedroom as well as three reception rooms plus conservatory. The kitchen is L-shaped, generously proportioned and fitted.

Domestic gardens are in a wraparound style with an in/out driveway providing excellent vehicle distribution into, and within, the site. The former farmyard provides an array of outbuildings including a brick built workshop, 3 bay open fronted cart shed, grain handling store, separate portal framed barn and double garage

### LOCATION

The property is situated north of the main village of Blyth, enjoying frontage to Bawtry Road which connects to the A1(M) just to the south where Blyth Services are located, this means excellent transport links are on hand. Bawtry, Retford, Worksop, Sheffield and the South Yorkshire conurbation in general are commutable. There is also a direct London Kings Cross rail service via Retford (approx. 1 hour 30 minutes).

### DIRECTIONS

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## ACCOMMODATION

**LIVING ROOM 17'3" x 12'0" to 15'6" (5.26m x 3.66m to 4.74m)**

substantial rustic brick fireplace, feature corner bay window, front entrance door, spiral staircase.



**SITTING ROOM 16'9" x 11'10" (5.62m x 3.60m)** fireplace with log burner, double doors to



**CONSERVATORY 10'10" x 8'10" (3.30m x 2.69m)** timber effect UPVC double glazed with direct garden access

**DINING ROOM 18'5" x 11'10" (5.62m x 3.60m)** dual aspect with part vaulted ceiling, exposed beams and roof windows, exposed floorboarding, double doors to Sitting Room



**BREAKFAST KITCHEN 24'0" x 16'9" to 10'9" (7.32m x 5.11m to 3.29m)** L-shaped, featuring pale green shaker style units,

complementing dresser units, wood block work surfaces, complementing island, part vaulted ceiling, exposed beam accents, roof windows, exposed floorboarding, rear entrance door.



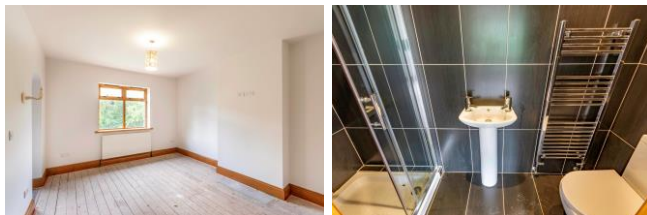
29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP  
01777 709112| [retford@brown-co.com](mailto:retford@brown-co.com)

CLOAKROOM WC, surface mounted basin, exposed floorboarding, chrome towel warmer.

FIRST FLOOR

GALLERIED LANDING with views over Living Room.

BEDROOM ONE 13'3" x 12'0" (4.04m x 3.66m) front aspect.



DRESSING ROOM with feature glazed wall over stairwell, front aspect window.

EN SUITE SHOWER ROOM square shower enclosure, WC, basin, fully tiled, chrome towel.

BEDROOM TWO 11'10" x 10'10" (3.60m x 3.30m) feature corner bay window.



BEDROOM THREE 17'4" x 8'3" (5.30m x 2.50m) with reducing head height to rear, side aspect.

BEDROOM FOUR 11'10" x 11'6" (3.60m x 3.50m) with reducing head height to rear, side aspect window

HOUSE BATHROOM contemporary style with white suite and tiled in natural tones. Freestanding double ended bath, walk in showering area with glazed side shower screen, WC, basin, chrome towel warmer



OUTSIDE

In all approximately 1.40 acres (0.57 hectares) subject to measured site survey.

Domestic gardens of a wraparound nature to front, side and rear, laid out with mature lawns and inset with a variety of trees

From Bawtry Road there is an in/out driveway which extends to the adjoining farmyard area and facilitates good vehicle distribution within the site.

The farmyard hosts variety of buildings including:-

BRICKWORK WORKSHOP – 40m<sup>2</sup> / 435 ft<sup>2</sup>

THREE BAY OPEN FRONTED CART SHED – 66m<sup>2</sup> / 710 ft<sup>2</sup>

PORTAL FRAMED GRAIN HANDLING STORE – 139m<sup>2</sup> / 1497 ft<sup>2</sup>

FURTHER PORTAL FRAMED BARN – 114m<sup>2</sup> / 1231 ft<sup>2</sup>

DOUBLE GARAGE

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 D.

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.

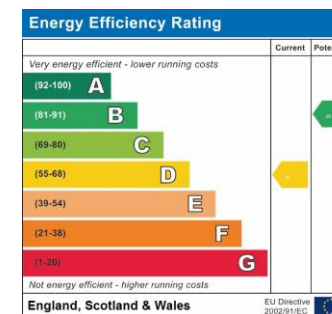
Viewing: Please contact the Retford office on 01777 709112.

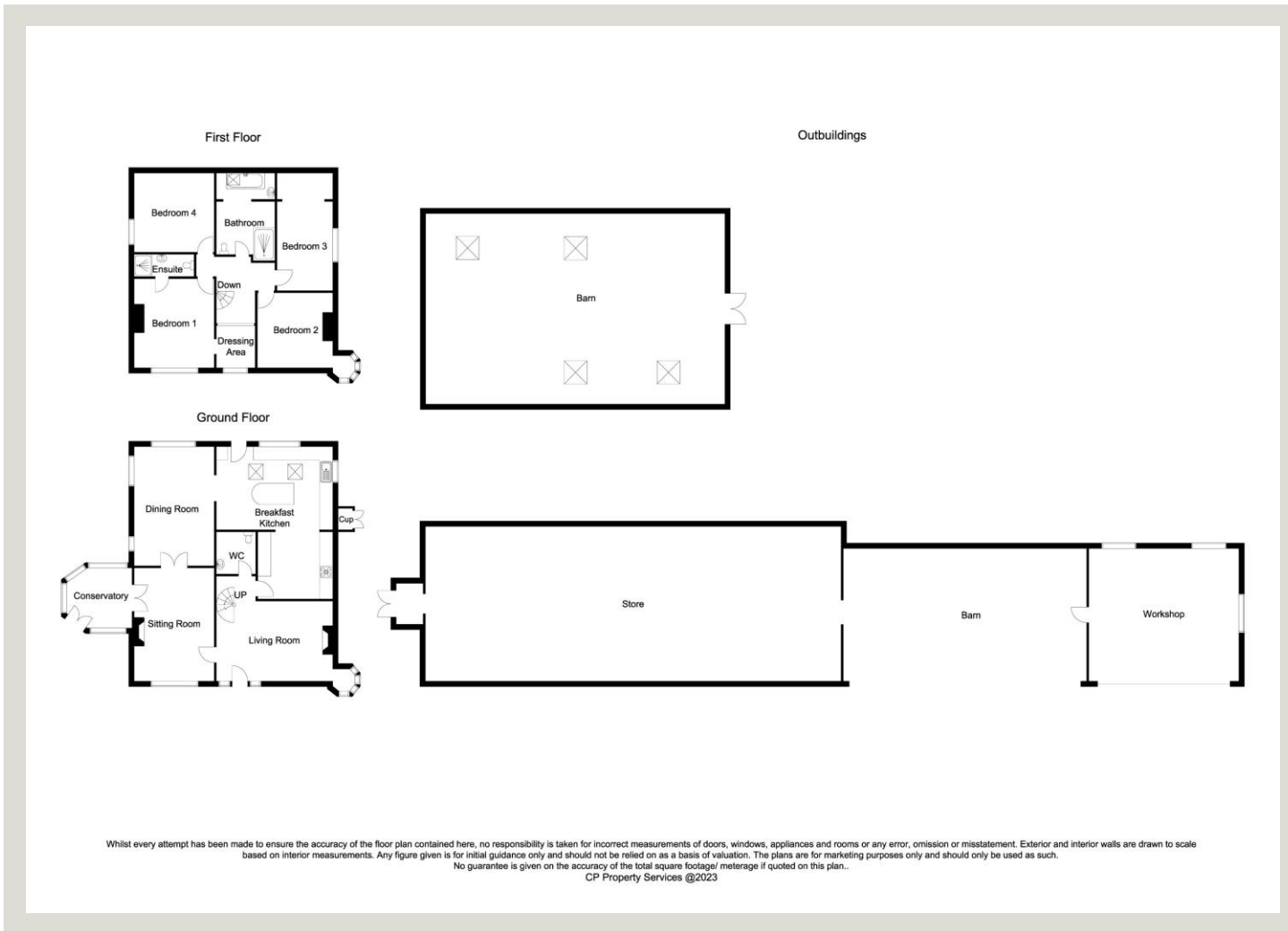
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in August 2023.





### IMPORTANT NOTICES

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