



THE OLD COTTAGE, STURTON LE STEEPLE
£475,000

BROWN & CO

THE OLD COTTAGE, 18 WATKINS LANE, STURTON LE STEEPLE, RETFORD, DN22 9HR

DESCRIPTION

Set within stunning, landscaped grounds of approx. 0.36 acres, this is a delightful, detached cottage of immense character.

Cottage attributes of beamed ceilings, rustic brick fireplaces, stoves, etc. successfully combine with a wonderful standard of presentation and quality specification for ease of modern life

The flowing living space commences with good Reception Halls to both front and rear. There are two reception rooms of Sitting Room and Snug both of character, with a separate Study area leading off the Snug.

The Breakfast Kitchen is lovely and sizable, comprehensively fitted with Ivory cream country units, solid woodblock worktops, and coordinating island.

Ancillary accommodation of Utility Room and Cloakroom, complete the ground floor.

The first floor delivers four good bedrooms, the main bedroom having an entrance lobby and ensuite Shower Room with generous shower enclosure. The House Bathroom is luxuriously appointed including roll top bath and walk in rainfall shower.

The outside grounds are a particular feature of The Old Cottage, heavily planted and landscaped into a variety of "garden rooms" interconnected by flowing paths delivering secluded areas for relaxation, sitting and alfresco entertaining. There is also a useful rear amenity area.

Vehicle parking is excellent on the red granite driveway which terminates at a good brick Double Garage.

The property is equipped with oil fired central heating via an external boiler.

LOCATION

The Old Cottage is situated towards the edge of this popular village.

Sturton le Steeple presently boasts an active community and a variety of amenities, including Primary School, church, recreation ground, public house and Village Hall. Further facilities are available in nearby North Leverton presently including convenience store/post office and Doctor's surgery.

The villages is ideal for accessing the areas excellent transport links by road rail and air. Retford has a direct rail service into London King's Cross (approx. 1 hour 30 mins). Leisure amenities and educational facilities, but state and independent, are well catered for.

DIRECTIONS

What3words/// devoured.mock.grumbling

ACCOMMODATION

RECEPTION HALL feature cast iron fireplace, beamed ceiling, wainscot panelling.

SITTING ROOM 18'9" x 11'7" (5.69m x 3.53m) measured to rear of chimney breast featuring rustic brickwork and stove, front aspect, exposed floor boarding.



SNUG 12'2" x 12'0" (3.71m x 3.66m) measured to rear of chimney breast with log burner in rustic brick fireplace, bespoke cabinetry of cupboards and display shelving, tiled flooring, part Wainscott panelling, front aspect and off to



STUDY 7'8" x 6'0" (2.33m x 1.82m) beamed ceiling, tiled flooring, rear aspect.

BREAKFAST KITCHEN 17'6" x 15'11" (5.33m x 4.85m) lovely and comprehensively fitted with range of Ivory cream country units and solid wood block worktops, coordinating substantial island. Appliances including five burner LPG range cooker and dishwasher. Double Belfast sink unit, front and rear aspect, double doors to side terrace beautifully landscaped for alfresco dining, ample internal dining/living space.



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REAR RECEPTION HALL beamed ceiling, tiled flooring.

CLOAKROOM with WC basin, tiled flooring.

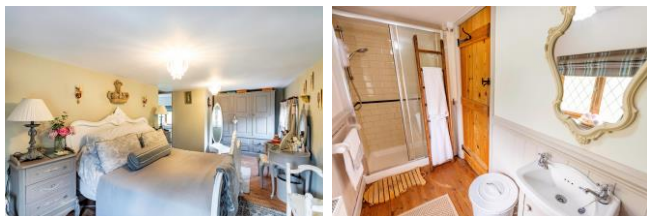
UTILITY 10'10" x 7'8" (3.31m x 2.32m) Ivory country cream base unit, Belfast sink unit, solid woodblock worktops, beamed ceiling, tiled flooring and under stairs cupboard off.

FIRST FLOOR
SPLIT LEVEL LANDING

MASTER BEDROOM

Entrance lobby

Bedroom 19'8" x 9'10" (6.00m x 3.01m) maximum dimensions, dual aspect, exposed floor boarding, and off to



En suite shower room with generous tiled shower enclosure, basin, WC, Wainscott panelling, exposed floor boarding.

BEDROOM TWO 12'6" x 12'2" (3.82m x 3.71m) measured to rear of chimney breast, quaint fireplace with basket grate.



BEDROOM THREE 12'0" x 8'2" (3.66m x 2.48m) minimum measured to front of inbuilt wardrobe, front aspect.

BEDROOM FOUR 11'8" x 8'4" (3.55m x 2.56m) front aspect, exposed floor boarding.

HOUSE BATHROOM luxuriously appointed with rolltop bath having bath shower mixer, walk in tiled showering area, glazed side shower screen, and overhead rainfall shower with additional handset, vanity basin, WC, wainscot panelling, combined radiator/towel warmer.



OUTSIDE

Beautifully landscaped in true cottage style, heavily planted and designed with a number of "garden rooms" interlinked by meandering pathways. In all approx. 0.36 acres, subject to measured site survey. Front cottage garden with foot gate and sweeping path to front entrance door.

Side terrace, direct accessible from Breakfast Kitchen and flowing through to rear grounds.

Rear garden with Indian sandstone patio running along the rear elevation, heavily planted pergolas, water feature with mini stream, thoroughly established planting, paved paths meandering through the "garden rooms".

Planted and trellis divide separates the rearmost area, again featuring variety of trees, shrubs and plants with further walkways and raised beds. Nestled within one corner is a useful amenity area, presently fenced with a covered area and timber store.

DOUBLE GARAGE 17'9" x 17'3" (5.41m x 5.25m) brick built, roller door, light and power.

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.

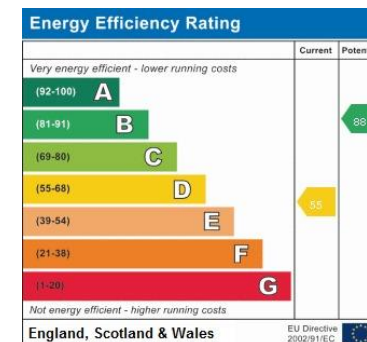
Viewing: Please contact the Retford office on 01777 709112.

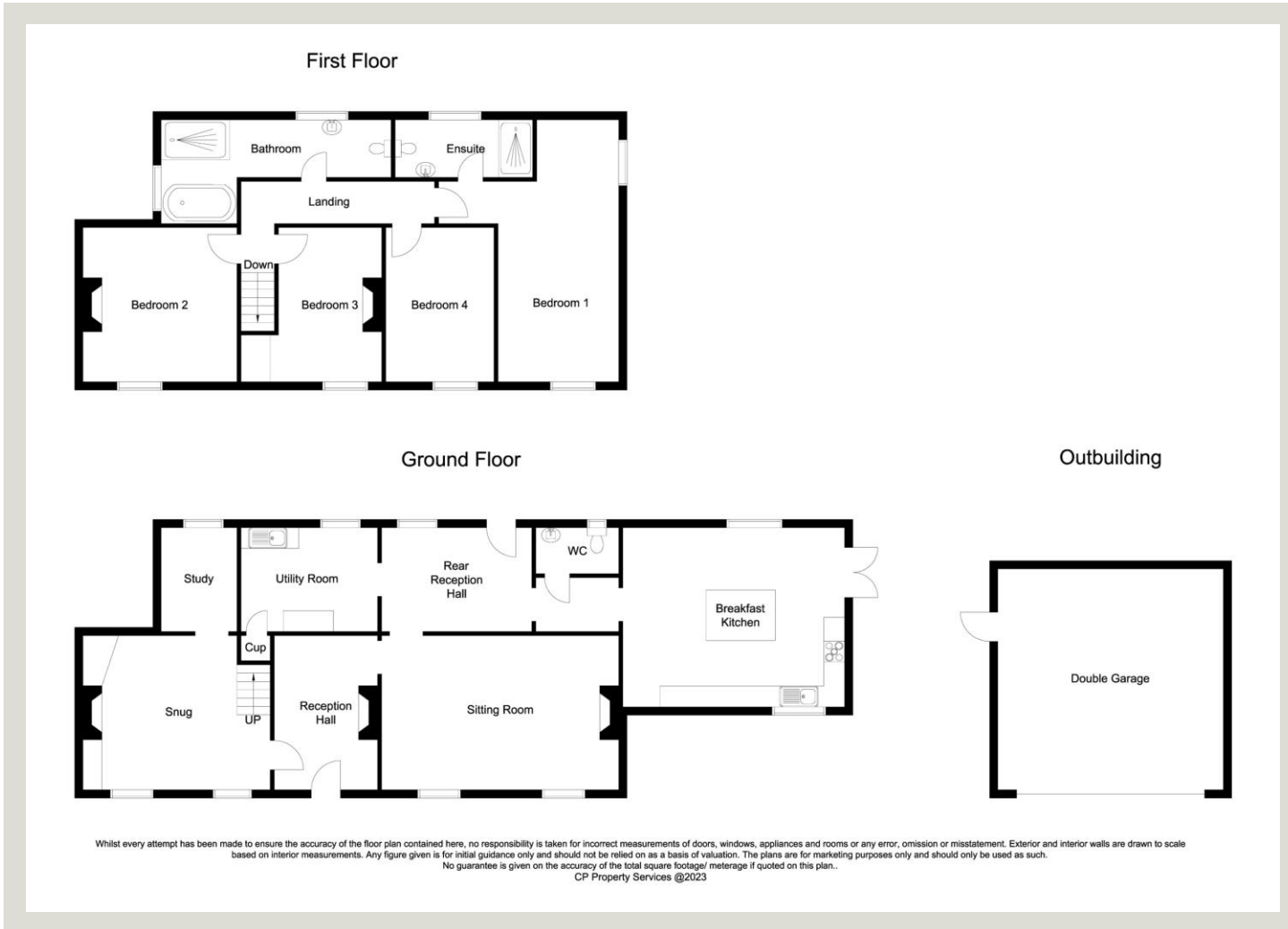
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These particulars were prepared in September 2023.





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