



THE OLD FARMHOUSE, NORTH WHEATLEY

Offers Over £525,000

BROWN & CO



THE OLD FARMHOUSE

LOW STREET, NORTH WHEATLEY

RETFORD, DN22 9DS

DESCRIPTION

A sympathetically restored detached Victorian farmhouse with many original style features including exposed ceiling beams, some patterned tiled flooring and farmhouse style breakfast/kitchen. There is a large sitting room with bifold doors leading into the garden with rustic fireplace, separate dining room, snug with rustic fireplace, plus ground floor shower room. There is also an entrance hall/ boot room and utility room.

On the first floor there is a good sized master bedroom suite with en suite shower room and dressing room, second double bedroom, plus first playroom leading to two separate bedrooms. Good sized separate WC (potential en suite to bedroom two).

Externally there is an attractive walled garden and off road parking for two vehicles.

LOCATION

North Wheatley benefits from a wealth of local amenities when combined with its sister village of South Wheatley. These presently include primary school, recreation ground, village hall and post office/convenience store.

The village is ideally located for commuting into Retford, Gainsborough and beyond. The area in general has excellent transport links with the A1M lying to the west, Retford has a direct rail service into London Kings Cross (approx. 1hr 30 mins) and air travel is convenient via Nottingham East Midlands international airports.

Leisure amenities and educational facilities (both state and independent) are well catered for.

DIRECTIONS

[palaces.exotic.bibs](https://www.palaces.exotic.bibs)





ACCOMMODATION

Half glazed door into

ENTRANCE HALL 9'2" x 7'3" (2.81m x 2.22m) measured to front of full length range of built in storage cupboards with ample hanging and shelving space. Slate tiled flooring, part tiled walls, exposed ceiling timbers. Wooden door to

UTILITY ROOM 9'4" x 6'3" (2.87m x 1.92m) side aspect obscure double glazed window. Space and plumbing for washing machine, wooden work surfaces above. Recently installed Worcester oil fired central heating boiler with water softener and Ideal Instinct hot water cylinder. Tiled flooring.



FARMHOUSE BREAKFAST/KITCHEN 15'10" x 13'9" (4.86m x 4.25m) dual aspect with double glazed windows to front and rear. An extensive range of painted wood fronted base and wall mounted cupboard and drawer units. Inset Belfast sink with mixer tap, wood working surface surround, central island/breakfast bar with cupboards below and wooden breakfast bar worktop, tiled recessed fireplace with oak bressummer and space for range style cooker, space for upright fridge/freezer, slate tiled flooring, part tiled walls, exposed ceiling timbers and wall light points. Step up and door into

INNER HALLWAY side aspect obscure double glazed window. Victorian style patterned tiled flooring, additional side aspect double glazed fire escape window, stairs to first floor landing. Part wood panelled walls, recessed lighting, door to under stairs storage cupboard. Wall light points, door to



WET ROOM 9'8" x 5'2" (2.98m x 1.58m) two side aspect double glazed windows, white low level wc, twin hand basins with mixer tap set into wooden cupboard, tiled flooring, matching walls, recessed lighting and mains fed shower with handheld attachment and raindrop shower head.

DINING ROOM 15'10" x 13'4" (4.86m x 4.07m) front aspect double glazed window, oak flooring, period style skirtings, exposed ceiling timbers, recessed fireplace, wall light points. Wooden double doors into

SITTING ROOM 18'7" x 15'4" (5.70m x 4.70m) rear aspect double glazed bifold doors, rustic fireplace with open fireplace and oak bressummer, TV and telephone points, wall light points.



SNUG/BEDROOM 6 13'7" x 3'7" (4.18m x 4.16m) double glazed windows to side and rear. Floor to ceiling rustic brick fireplace with log burner, tiled hearth and oak bressummer. Painted panelled walls, stained wood flooring, TV point.

FIRST FLOOR GALLERY STYLE LANDING side aspect double glazed window. Split level and irregular shaped, exposed ceiling timbers, access to large roof void. Additional single glazed rear aspect window. Wall light points. Built in linen cupboard. Doors to

DRESSING ROOM 7'9" x 13'9" (2.41m x 4.25m) with window overlooking the galleried landing, exposed ceiling timbers, rustic brick fireplace with original style range, period style skirtings, wall light points. Range of built in wardrobes with ample hanging and shelving space. Step up to

MASTER BEDROOM 18'6" x 15" (5.68m x 4.73m) two rear aspect double glazed windows. Period style skirtings, wall light points, TV and telephone points. Door to

EN SUITE SHOWER ROOM full width tile enclosed shower cubicle with glazed screen, mains fed shower with handheld attachment and raindrop shower head, white low level wc, wall mounted basin with black contemporary mixer tap, tiled floor and walls, extractor, recessed lighting and towel rail radiator.

BEDROOM TWO 14'4" x 13'7" (4.39m x 4.18m) double glazed windows to side and rear. Period style skirtings, stained wood flooring, telephone point.

FIRST FLOOR PLAYROOM/BEDROOM 5 15'9" x 9'7" (4.86m x 2.96m) rear aspect double glazed window. Exposed ceiling timbers, part exposed brick wall, wall light points. Step down to

BEDROOM THREE 9'9" x 7'7" (3.03m x 2.35m) front aspect double glazed window. Exposed ceiling timbers.

BEDROOM FOUR 9'9" x 7'2" (3.03m x 2.18m) rear aspect double glazed window. Exposed ceiling timbers.

FAMILY BATHROOM 14'0" x 7'6" (4.27m x 2.32m) refitted within the last few years. Front aspect double glazed window. Freestanding roll top bath with chrome claw feet and mixer tap/handheld attachment. Vanity unit with inset sink and cupboards and drawers below. White low level wc. Part exposed walling, exposed ceiling timbers, wall light points, extractor towel rail radiator.

SEPARATE WC 6'3" x 4'7" (1.92m x 1.42m) with side aspect obscure double glazed window. Pedestal hand basin, white low level wc with concealed cistern behind wood panelled walls, bidet with mixer tap. Additional wood panelled walling, radiator and ceramic tiled floor. Please note with some reconfiguration this could become an en suite to the second bedroom.

OUTSIDE

From Low Street there is a shared driveway leading to The Old Farmhouse. Paved courtyard garden with external lighting and water supply. External brick built shed. The driveway leads to the rear of the plot which has a pebbled area with off road parking for two vehicles. Oil tank and space for shed. Picket fencing to both sides.

The rear garden is fenced and walled to all sides, attractively planned with a large pebbled area with some established shrubs. A good area of lawn, additional paved patio with space for a hot tub (this can be purchased by separate negotiation). Raised wooden decked area with pagoda above. Additional shrub and flower borders retained by wooden surround.





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 finalizing 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 specialize 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.

Surveys: We naturally hope that you purchase your next home through Brown & Co, but if you find a suitable property through another agent, our team of experienced Chartered Surveyors led locally by Jeremy Baguley MRICS are able to carry out all types of survey work, including Valuations, RICS Homebuyers Reports and Building Surveys. For more information on our services please contact our Survey Team on 01777 712946.

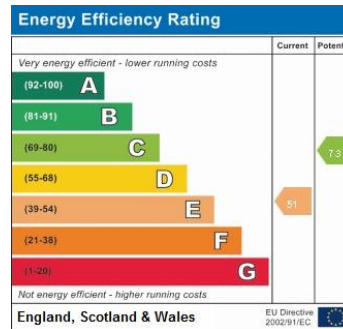
These particulars were prepared in October 2023.



Ground Floor



First Floor



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

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