



WILLOW COTTAGE, HAYTON  
£595,000

**BROWN & CO**





# WILLOW COTTAGE

110 MAIN STREET, HAYTON

RETFORD, NOTTINGHAMSHIRE, DN22 9LH

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## DESCRIPTION

Generous home of character, successfully combining cottage attributes with enhanced specification for modern life together with environmentally friendly credentials.

Situated within wonderful grounds, offering excellent vehicle parking/storage, the ability for home working and flowing living space, the property is well suited to family occupation.

Accommodation commences with an entrance porch, protecting the reception hall from which a staircase ascends to the galleried landing over; to one side is the sitting room with woodburning stove and direct garden access.

A separate dining room permits formal entertaining and opens to a conservatory affording views over, and access to, the rear garden. An additional separate snug is cosy for winter evenings.

The breakfast kitchen is generously proportioned with ample informal dining space, re-fitted with a most attractive range of two tone units, granite worktops and a quality appliance package by Bosch/Neff. 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 main bedroom suite has excellent fitted wardrobes and a generous en suite bathroom off, including freestanding bath and good showering enclosure. Four further bedrooms are provided with bedrooms four and five being interlinked, meaning they are capable of occupation in a number of ways including teenage suite, hobbies or similar. The house bathroom is well appointed too, again boasting a 4 piece suite.

The aforementioned grounds are maturely landscaped, vehicle arrangements include off road parking for several vehicles and an integral double garage with electric doors. Nestled within the rear garden is a brick built home office garden building, perhaps also suitable for use as gymnasium, studio, alfresco entertaining, etc.







The quality specification includes environmentally friendly and economic air source heat pump central heating.

## LOCATION

The property enjoys frontage to Main Street in the linear and highly regarded village of Hayton.

Hayton has immediate access to a wealth of country walks, lanes, bridleways, and the tow path of the Chesterfield Canal to enjoy the surrounding countryside. Nearby Clarborough has a range of facilities, presently including primary school and convenience store; Retford is a short car journey away.

The area in general is served by an excellent transport network, including the A1M to the west of Retford, from which the wider motorway network is available and the town also has a direct rail service into London Kings Cross (approx. 1 hour 30 minutes). Educational facilities (both state and independent) and leisure amenities are well catered for.

## DIRECTIONS

what3Words ///mainframe.shelf.modest

## ACCOMMODATION

### ENTRANCE PORCH

**RECEPTION HALL** stairs ascending to galleried landing over, useful under stairs, storage cupboard

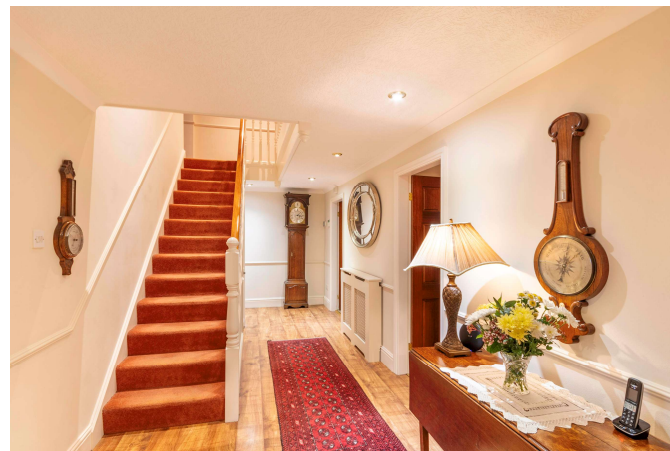
**SITTING ROOM 17'2" x 14'8" (5.23m x 4.48m)** measured to rear of chimney breast hosting rustic brick fireplace, beam over and log burner, dual aspect including direct garden access by double doors

**DINING ROOM 15'3" x 9'9" to 12'0" (4.66m x 2.96m to 3.66m)** dual aspect and steps with double doors opening to

**CONSERVATORY 10'7" x 7'10" (3.23m x 2.38m)** rustic brick base and UPVC double glazed upper levels. Views over, and access to, the rear garden

**SNUG 12'9" x 9'10" (3.89m x 2.99m)** rustic brick fireplace, hosting open living flame gas fire, beamed effect ceiling

**BREAKFAST KITCHEN 14'4" x 12'9" (4.36m x 3.90m)** luxuriously re-fitted with a comprehensive range of pale slate and almond white two tone units to wall and floor level, base units surmounted by solid granite worktops. In laid sink unit inclusive of cold water filtered supply.







Comprehensive and quality appliance package by Bosch and Neff, including fridge freezer, oven with warming drawer, combination microwave, gas hob, extractor and dishwasher. Beamed ceiling, tiled flooring.

**UTILITY ROOM** refitted in pale slate with sink unit, plumbing for washing machine, further integrated fridge, useful additional cupboards including linen cupboard, direct garden access.

**CLOAKROOM** with WC.

**FIRST FLOOR**

**GALLERIED LANDING** with spindled balustrade

**BEDROOM ONE 16'10" x 12'9" (5.15m x 3.88m)** maximum dimensions measured to rear of two sets of inbuilt wardrobes, off to

**EN SUITE BATHROOM 12'9" x 8'4" (3.88m x 2.56m)** refitted in contemporary style, including freestanding bath with freestanding over bath taps, separate generous shower enclosure with mermaid boarding, range of vanity units hosting basin and concealing cistern to WC, tiled splashbacks in natural tones and flooring to coordinate

**BEDROOM TWO 9'6" to 14'8" x 8'3" (2.91 to 4.46m x 2.52m)** front aspect

**BEDROOM THREE 9'9" x 8'9" (2.96m x 2.66m)** rear aspect

**BEDROOM FOUR 14'8" x 8'7" (4.48m x 2.61m)** rear aspect and off to

**BEDROOM FIVE 17'3" x 15'10" (5.26m x 4.83m)** generous and bright, dual aspect with beamed effect ceiling

**HOUSE BATHROOM** with four piece suite of separate offset bath and shower enclosure with mermaid boarding, WC, basin and complementing tiling.



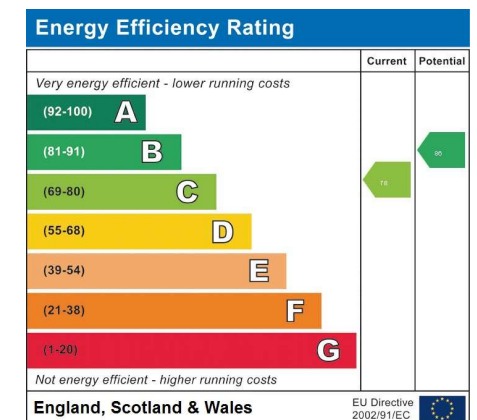
## OUTSIDE

Willow Cottage enjoys frontage to Main Street having a front aspect over edge of village countryside towards the Chesterfield Canal and beyond

Gated driveway facilitating off-road parking and extending to the side with additional parking space. The driveway terminates at an **INTEGRAL DOUBLE GARAGE 17'3" x 16'1" (5.26m x 4.91m)** with two electrically operated doors, light, power and a personal door to the rear garden. Front lawned garden with flower border behind brick wall.

To the rear is mature, landscaped and generous garden, including patio with multiple access points from the house and garage. Lawned garden extending beyond with rustic brick features, flower/shrub borders. Nestled to one side is a highly versatile **BRICK BUILT GARDEN BUILDING 22'0" x 11'6" (6.72m x 3.50m)** previously used as a home office, but also suitable as gymnasium, studio, alfresco entertaining, etc.

At the rear and separated by a rustic trellis fence and archway is a vegetable plot, area of meadow and greenhouse. The rear garden is generally enclosed by mature hedging, aiding privacy.







## 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.

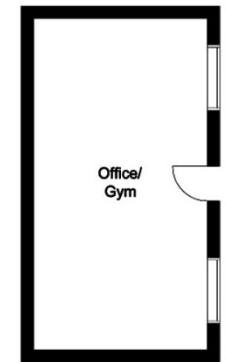
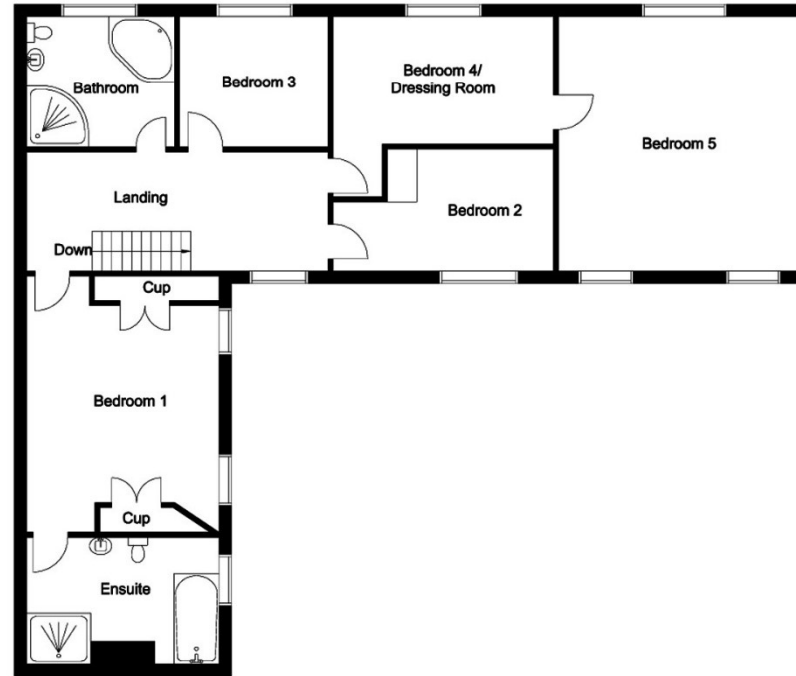
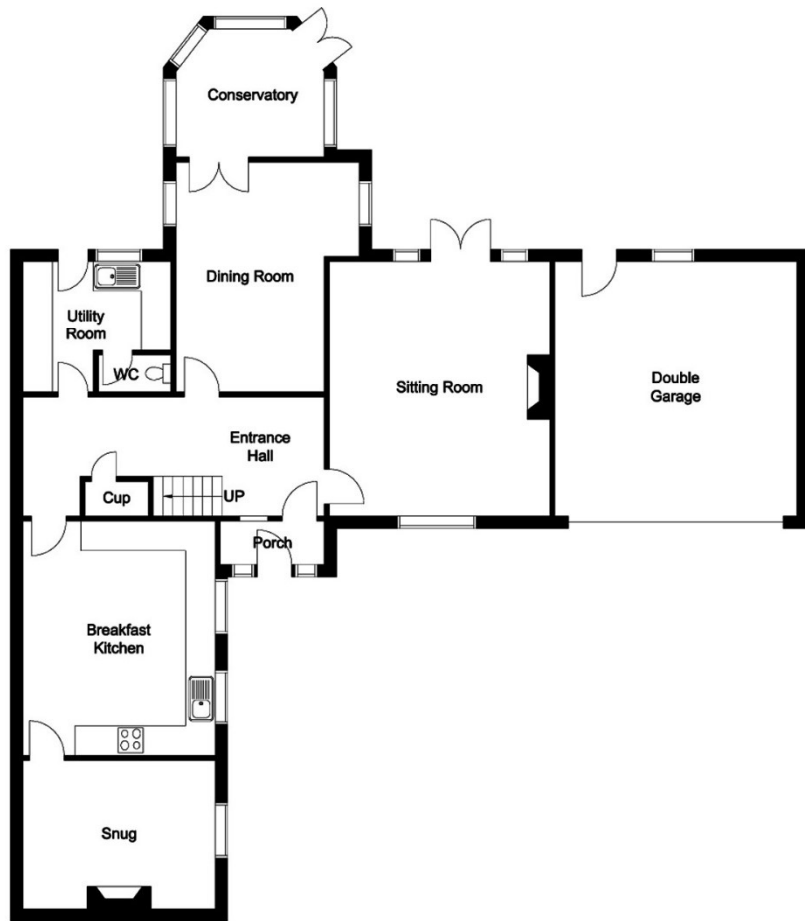
Your home may be repossessed if you do not keep up repayments on your mortgage.

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 November 2023.







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