



CHURCH FARM, HEADON  
£740,000

**BROWN & CO**





# CHURCH FARM

HEADON

RETFORD, NOTTINGHAMSHIRE, DN22 0RD

---

## DESCRIPTION

Church Farm represents a rarely available opportunity to acquire a stunning Grade II listed link detached barn conversion of character and equine orientation, with land extending to approximately 10.3 acres STMS, fine array of supporting buildings including multi-functional covered crew yard and stabling, together with excellent vehicle arrangements.

The property is configured to capture wonderful westerley views over its own paddock land and countryside beyond.

The living space delivers generously proportioned principal rooms with glorious sitting room having inglenook fireplace, log burner and substantial picture windows; the living dining kitchen is ideal for relaxed gathering with family and friends. At ground floor level, there is a charming reception hall, utility room, third bedroom and luxuriously appointed, travertine tiled, shower room. At first floor level there are two further bedrooms, both with views and house bathroom.

A particular feature is the covered crew yard, which is highly practical allowing covered access to the stables and tack room/workshop, general amenity, sheltered working, storage and so on.

Gated and substantial vehicle parking court wrapping around the home for ease of parking distribution and manoeuvring; car barn, further garaging and stores. A summer house nestles to the rear with enclosed entertaining patio enjoying a southerly aspect over the domestic lawned garden, but also within sight of the property's land extending beyond.

Church Farm is equipped with oil fired central heating via the Stanley range in the kitchen, running economies of this fine property are improved by the addition of solar panels.





## LOCATION

Headon is a modest village, benefiting from village hall and church, Church Farm is located on its periphery commanding the aforementioned panoramic westerly views.

There is ready access to a wealth of bridleways lanes and paths for hacking out.

A good road network is in striking distance for those wishing to travel further afield or commute upon the A1.

The nearby market town of Retford offers a full range of residential amenities and has a direct rail service into London Kings Cross (approx. 1 hour 30 minutes)

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

## DIRECTIONS

what3Words /// vest.debut.riddle

## ACCOMMODATION

**RECEPTION HALL** staircase with spindled balustrade, rustic brick pillar, flagged flooring, beamed ceiling.

**SITTING ROOM 26'8" x 11'8" (8.11m x 3.55m)** measured to rear of rustic brick inglenook fireplace with log burner, three picture windows capturing lovely westerly views, beamed ceiling.

**LIVING DINING KITCHEN 29'8" x 17'8" (9.05m x 5.37m)** of character, hosting granite worktops, Belfast sink with base unit, integrated dishwasher and fridge. Stanley range delivering cooking, hot water and central heating. Beamed ceiling, flagged flooring, roof window, rustic brick pillars.

**UTILITY ROOM AND HALLWAY 11'8" x 7'7" (3.55m x 2.31m)** plumbing for washing machine, stable door giving direct access to the patio and covered crew yard.

**BEDROOM THREE 16'0" x 11'8" (4.89m x 3.55m)** vaulted ceiling with beamed accent, view over crew yard and stabling, beamed accent, multifunctional also suited to study, home office, music, etc.





**SHOWER ROOM** quadrant shower enclosure, WC with concealed cistern, vanity basin and cupboard, extensive travertine tiling, chrome towel warmer.

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE** 15'0" x 12'4" (4.59m x 3.76m) beamed accent, dual aspect, lovely views.

**BEDROOM TWO** 11'8" x 8'8" (3.55m x 2.63m) lovely views, over stairs wardrobe, beamed accent.

**HOUSE BATHROOM** 10'8" x 8'8" (3.24m x 2.63m) with white suite featuring roll top freestanding bath, WC with concealed cistern, vanity basin and base cupboard, beamed accent, lovely views, towel warmer.

**OUTSIDE**

This stunning property nestles within extensive grounds, including barn conversion, vehicle parking arrangement, crew yard, equine facilities, domestic garden, and paddocks, in all approximately **10.3 acres** subject to site survey.

**COVERED CREW YARD** 45'0" x 36'0" (13.70m x 11.0m) – multifunctional and providing covered amenity for a variety of practical tasks, benefiting from rubber matting and having double doors to the wraparound vehicle court. A block paved patio links this covered area to the home.

**TACKROOM/WORKSHOP** 12'5" x 11'8" (3.79m x 3.55m) light and power.

**STABLE ONE** 15'2" x 11'4" (4.63m x 3.45m) rubber floor matting.

**STABLE TWO** 11'4" x 10'6" (3.45m x 3.20m) rubber floor matting.

A gated and extensive vehicle court, allowing parking and manoeuvring for numerous vehicles, lies to the front and wrapping round to the side. There is an attached **CAR BARN 19'8" x 10'8" (6.00m x 3.24m)** of brick pillars with pitched clay pan tile roof.

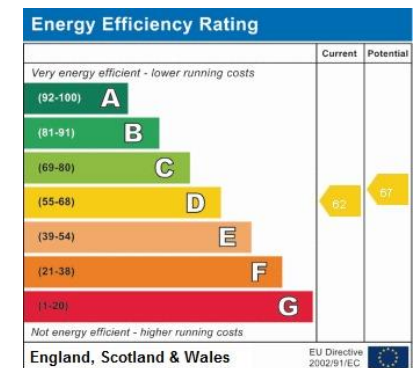
Concrete sectional **SINGLE GARAGE** with adjacent **wood store** and **implement store** to the other side.

Picket fence patio terrace, ideal for alfresco entertaining and hosting **SUMMER HOUSE 10'0" x 10'0" (3.04m x 3.04m)** from which views over the south facing lawned garden and paddocks/countryside beyond may be enjoyed.

The paddock land extends to the south west of the property, enclosed by post and rail fencing and mature hedging. These are interlinked and two of the larger fields have been used as productive hayfields. The land borders a small beck and also features a natural pond.

**Agents Note:**

The property is described as link detached, originally part of neighbouring and listed Glebe Farm, the barn has been converted into a lovely dwelling and remains attached to a small outbuilding belonging to the adjacent property.







## 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 E.

**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.

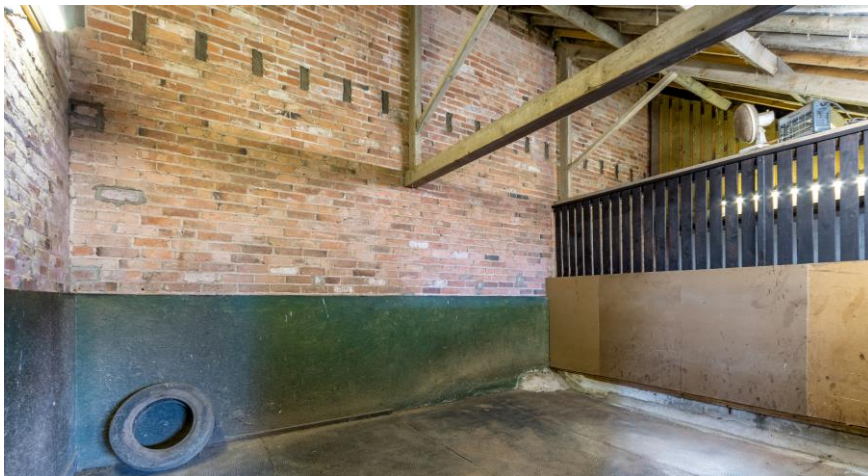
**Agents Note:** In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

**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.

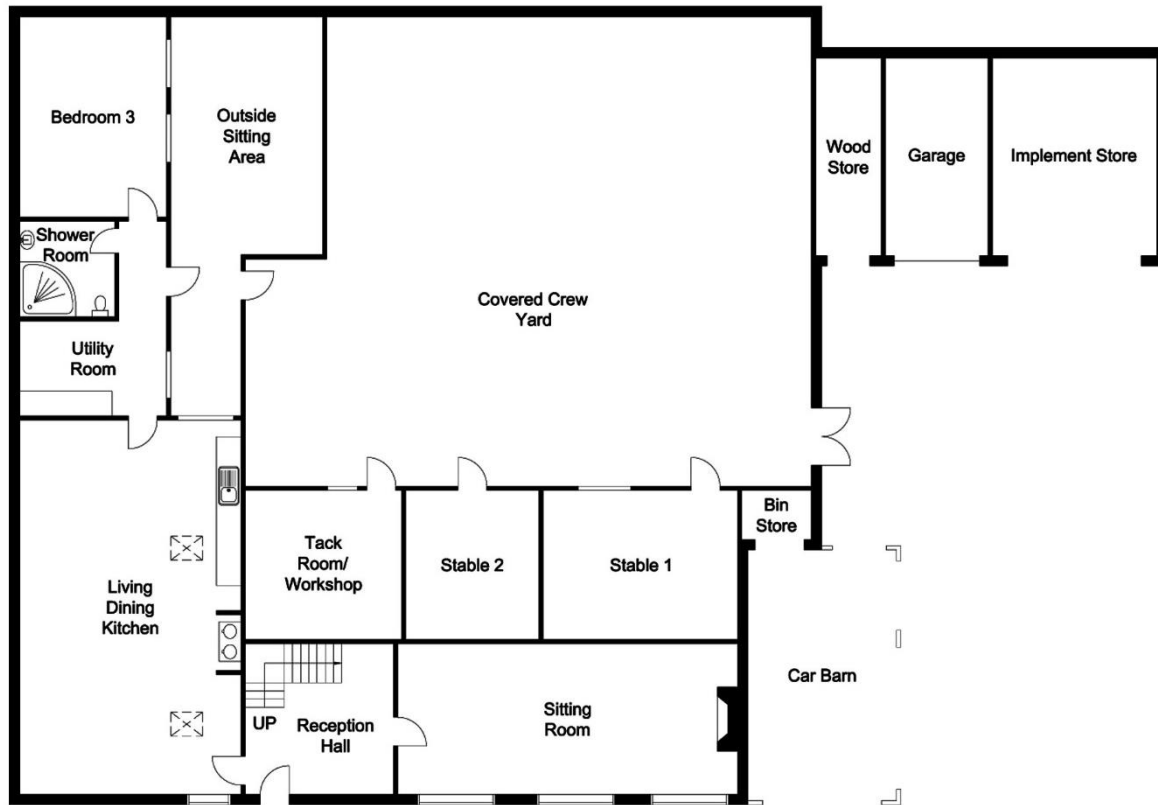
**Surveys:** We naturally hope that you purchase your next home through Brown & Co, but if you find a suitable property through another agent, our team of experienced Chartered Surveyors led locally by Jeremy Baguley MRICS are able to carry out all types of survey work, including Valuations, RICS Homebuyers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

These particulars were prepared in March 2024.

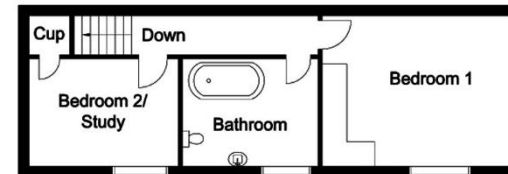




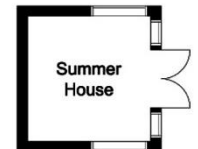
## Ground Floor



## First Floor



## Outbuilding



### 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 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. Any person inspecting the property does so entirely at their own risk. 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 Basic 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. 9. These Particulars were prepared in xxxxxxxx.

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

**BROWN & CO**