



BROADLEA, EAST DRAYTON
£750,000

BROWN & CO



BROADLEA

NORTH GREEN, EAST DRAYTON
RETFORD, DN22 0LF

DESCRIPTION

Offered for sale for the first time since conversion, Broadlea is a substantial and highly versatile single storey dwelling of considerable character.

The charming living space successfully combines with wonderful grounds including a one acre beautifully landscaped garden and approximately 4.1 acre of adjoining paddock land with stabling, water supply and storage container.

The living space is u-shaped, radiating around a wonderful walled courtyard which is south facing, hard landscaped and has multiple access points from the property and is perfect for breakfasting, relaxation etc.

The living rooms within the property are multifunctional delivering an array of spaces suitable for family occupation, relaxed and formal entertaining and general modern life. Reception rooms presently include a feature family room with vaulted ceiling, separate sitting room with double sided log burner and picture window overlooking paddocks, dining room, snug and piano room. The breakfast kitchen has a range of ivory cream country units, quartz worktops and appliances; this features oak and glazed walling. Ascending from the dining room via fitted ladder steps is an interesting gallery. The main bedroom overlooks the garden, the guest suite overlooks the courtyard and there are two further bedrooms, all bedrooms are en suite and there is a separate bathroom too.

The grounds of the property really are a feature and have been opened as part of the "National Garden Scheme". The domestic grounds feature sweeping lawns, woodland walks, wildlife pond, kitchen garden and useful amenity areas.

The property is equipped with oil fired and electric heating with running costs and efficiencies supported by an array of photovoltaic panels.

LOCATION

Broadlea enjoys a fine position on the northern approach to East Drayton, which is a highly regarded village, boasting many bridleways, lanes and footpaths on hand to enjoy.





Though essentially rural in nature, the village is ideally located for the area's excellent transport network as it lies just north of the A57 and is convenient for accessing the A1 at Markham Moor. This puts the wider motorway network within comfortable reach. Retford has a direct rail service into London Kings Cross (1hr 30 mins) and less from Newark to the south. Nottingham East Midlands international airport is within comfortable travelling distance. Leisure amenities and educational facilities (both state and independent) are well catered for.

DIRECTIONS

Sat Nav DN22 0LF.

What3words///weap.handfuls.incorrect

ACCOMMODATION

ENTRANCE HALL substantial door to courtyard, beamed accents, oak and glazed partition to

PIANO ROOM 13'3" x 9'9" (4.03m x 2.96m) dual aspect including glazed walling to southern courtyard, rustic brick piers.

BATHROOM panelled bath with separate shower over, basin, WC. Fully tiled walls, chrome towel warmer.

FAMILY ROOM 20'2" x 13'4" (6.15m x 4.08m) with south facing glazed walling giving access to enclosed Courtyard, substantial chimney breast with multifuel stove, vaulted ceiling with beamed accents and rustic brick piers.

BREAKFAST KITCHEN 15'6" x 12'0" (4.74m x 3.66m) maximum. Ivory cream country units, quartz worktops, vaulted ceiling with beamed accents, sink unit, Neff oven, John Lewis hob, extractor, rustic brick arch to **Pantry** with stable door off to

CONSERVATORY PORCH 8'7" x 5'10" (2.62m x 1.77m) with garden access.

DINING ROOM 16'8" x 16'0" (5.09m x 4.87m) garden access, beamed ceiling, courtyard access, rustic brick accents, and ladder steps to

GALLERY 16'0" x 10'2" (4.87m x 3.09m) maximum dimensions reducing head height with vaulted ceiling, glazed balustrade, roof window.

HOME OFFICE 14'4" x 13'8" (4.37m x 4.17m) with garden access.

SITTING ROOM 23'4" x 13'0" to 12'8" (7.12m x 3.95m to 3.85m) atmospheric with vaulted ceiling, beamed accent, freestanding double sided log burner in rustic brick fireplace and chimney breast, arched





MAIN BEDROOM 13'6" x 11'3" (4.11m x 3.43m)
fitted wardrobes, picture window overlooking formal garden.

EN SUITE BATHROOM panelled bath with bath/shower mixer, basin, WC, fully tiled walls and flooring, chrome towel warmer.

USEFUL LOBBY with linen cupboard and sink, connecting door to

SIDE PASSAGEWAY with front and rear external doors and personal door to double garage.

LOBBY with cloaks cupboards.

ENTRANCE HALL with front entrance door from driveway and rear door to Veranda and walled Courtyard.

LOBBY with walk-in storage cupboard.

GUEST SUITE 17'6" x 13'2" (5.34m x 4.00m)
beamed accent, courtyard access, and off to

EN SUITE BATHROOM white suite of panelled bath with separate shower over, WC, basin, fully tiled walls and flooring in natural tones, chrome towel warmer.

ENTRANCE HALL Courtyard access, cloaks cupboard.

BEDROOM THREE 10'9" x 9'6" (3.29m x 2.90m)
courtyard aspect, beamed accent, off to

EN SUITE SHOWER ROOM generous shower enclosure, vanity basin with base storage, WC. Fully tiled walls and flooring to complement, chrome towel warmer.

BEDROOM FOUR 10'3" x 7'6" to 12'9" (3.13m x 2.28m to 3.88m)
vaulted ceiling beamed accent, Courtyard aspect.

EN SUITE SHOWER ROOM with quadrant shower corner basin, WC themed accent fully tiled walls and flooring chrome towel warmer

OUTSIDE

In all the property extends to approximately 5.1 Acres (2.08 Hectares), approximately apportioned as 4.1 Acres Paddock and 1.0 Acre Property and Grounds.

Approached from North Green by electric gates to gravelled parking court and driveway, parking for several vehicles and maneuvering, foot gate to North Green, paved pathways gateway to paddock. The driveway terminates at the **DOUBLE GARAGE 21'6" x 19'8" (6.55m x 6.00m)** with two electrically operated up and over doors, light power and useful partitioned Gardeners WC with basin and Laundry Room with sink unit and plumbing for washing machine.

Courtyard

A wonderful south facing walled courtyard, hard landscaped with patio areas, covered veranda, gravel beds, raised features, rustic pergola, ideal for breakfasting and relaxation.

Formal Garden

Including substantial Indian sandstone paved patio with multiple access points from the property, rustic brick well, **Summerhouse** nestled in one corner. Box hedging divide and beautifully landscaped flow beyond with sweeping lawns, inset and perimeter trees shrubs and stocked shrubbery borders. Useful amenity area with greenhouse in one corner.

The lawned area includes a "mini ha-ha" and flows down to a wildlife pool in copse environment, planted with a variety of specimen trees, shrubs and plants. An **additional summerhouse** with decked terrace overlooks the pond. Lying adjacent is a heavily planted additional copse, through which lovely woodland walkways are provided.





To the rear is the gardeners amenity area with useful work space, ramp good, **Gardeners Timber Workshop/Store** and connecting grass pathways to the remainder.

To one side is the vegetable and rose garden, with **Potting shed** and photovoltaic array supplementing electricity for the house.

The paddock land lies on the north side of the property into which there are multiple access points from the house, grounds, separate gated access to North Green. The presently divided into two paddocks by post and rail fencing with central planted copse.

BLOCK BUILT STABLE 20'0" x 12'6"
(6.08m x 3.80m) internal dimensions with two stable doors and water laid on. **Storage container.**



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.

Easements, Wayleaves & Rights of Way: The property is sold subject to, and with the benefit of, all rights of way whether public or private, light, support, drainage, water and electricity and all other rights and obligations, easements, quasi easements, quasi rights, licences, privileges and restrictive covenants and all existing and proposed wayleaves for electricity, drainage, water and other pipes whether referred to in these particulars or not. A public footpath crosses the paddock land.

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.

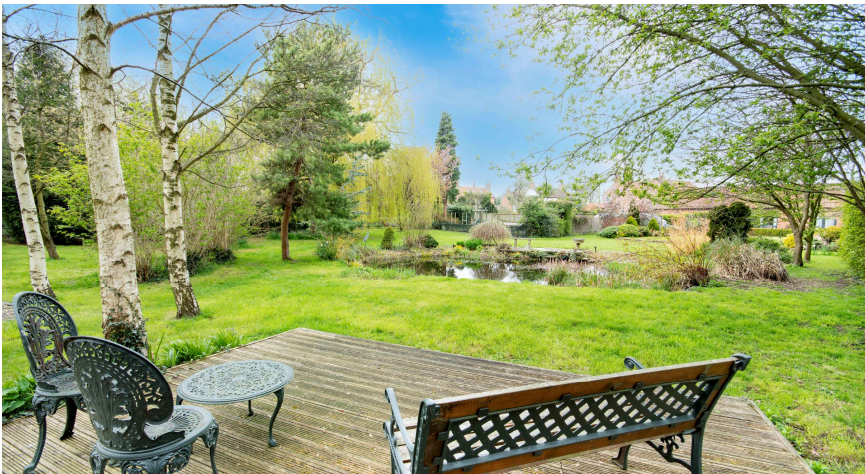
Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialize in residential and commercial property finance. Their expertise combined with the latest technology makes them 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 revised in March 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor



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