



CORNER FARM HOUSE, LITTLE GRINGLEY

Offers in the region of £660,000

BROWN & CO



CORNER FARM HOUSE

LITTLE GRINGLEY

RETFORD, NOTTINGHAMSHIRE, DN22 0DU

DESCRIPTION

Is this the finest position and view presently available in the area? Nestled within undulating north Nottinghamshire countryside, Corner Farm occupies an enviable hillside position, surrounded by fields and commanding panoramic westerly views over countryside towards Retford and beyond.

Immaculately presented with a quality specification, the property is perfect for family enjoyment with flowing living space and generous grounds, in all extending to approx. 1.21 acres (0.49 ha) , subject measured site survey.

Living space commences with a porch and fine reception hall/snug with log burner. To one side is a front aspect lounge and to the rear a dining room permitting formal entertaining. The dining room opens to a wonderful garden room capturing super views over the garden and adjacent farmland.

The kitchen is equipped with a range of contemporary units, finished in grey with integrated appliances. Beyond is a further sitting room having bifold doors to the garden making it ideal for indoor/outdoor living. There is a good home office too and a fully fitted utility room with WC completes the ground floor.

At first level, the four bedrooms radiate around the central landing with the main bedroom enjoying en suite facilities, all bedrooms have extensive views and the house bathroom is luxuriously appointed.

The grounds are a particular feature of this property, L-shaped in layout including extensive lawned garden, patio with multiple access points from the house and rear paddock. There are a variety of garden buildings and a good specification double garage.

The property is equipped with LPG central heating.





LOCATION

Little Gringley is a hamlet in a hillside position on the escarpment just beyond the market town of Retford. There are miles of footpaths, lanes and bridleways immediately on hand.

Retford offers a full range of amenities through retail, leisure, healthcare, etc.

Transport links are excellent with the A1M lying to the west of the town from which the wider motorway network is accessible. The town has a direct rail service into London Kings Cross, approx. 1 hour 30 minutes.

There are a variety of educational establishments in the locality, both state and independent.

DIRECTIONS

what3words ///resurgent.exams.escapades

ACCOMMODATION

ENTRANCE PORCH

RECEPTION HALL/SNUG 20'3" x 10'9" to 9'2" (6.18m x 3.29m to 2.80m) with attractive sitting area having log burner, fine views, staircase, traditional cupboard.

LOUNGE 16'3" x 10'3" (4.94m x 3.13m) front aspect with attractive views, contemporary wall mounted LPG fire.

DINING ROOM 12'9" x 9'10" (3.90m x 2.99m) side aspect views over adjoining farmland.

GARDEN ROOM 14'5" x 12'8" to 10'5" (4.40m x 3.85m to 3.19m) fabulous views over garden and farmland, garden access.

SITTING ROOM 13'8" x 8'6" (4.17m x 2.60m) bifold doors opening to rear garden, internal door to garage.

HOME OFFICE 11'0" x 8'6" (3.35m x 2.60m) rear aspect.



KITCHEN 16'8" x 11'0" (5.07m x 3.35m)

attractively appointed in contemporary style finished in grey with comprehensive units and quartz worktops and upstands. Integrated combination oven/microwave, fridge, dishwasher, rear aspects over gardens and grounds.

UTILITY ROOM 9'10" x 7'0" (2.99m x 2.11m)

comprehensively fitted to complement the kitchen, marble effect worktops, integrated washing machine, WC and basin.

FIRST FLOOR LANDING

BEDROOM ONE 12'8" x 11'9" (3.85m x 3.58m)
dual aspect.

EN SUITE SHOWER ROOM walk-in shower area, frameless screen, rainfall and handset showers, vanity units hosting basin and WC, contemporary tiling including flooring, Chrome towel warmer.

BEDROOM TWO 16'3" x 10'5" (4.96m x 3.17m)
fine views.

BEDROOM THREE 10'0" x 9'2" (3.04m x 2.80m)
measured to rear of chimney breast with traditional cast iron feature fireplace, front aspect, views.

BEDROOM FOUR 10'0" x 6'5" to 8'3" (3.04m x 1.97m to 2.50m)
bulkhead linen cupboard, front aspect, useful wardrobe.

HOUSE BATHROOM luxuriously appointed with double ended bath, frameless shower enclosure with rainfall and handset showers, vanity basin, WC, contemporary tiling, including flooring, chrome towel warmer.

OUTSIDE

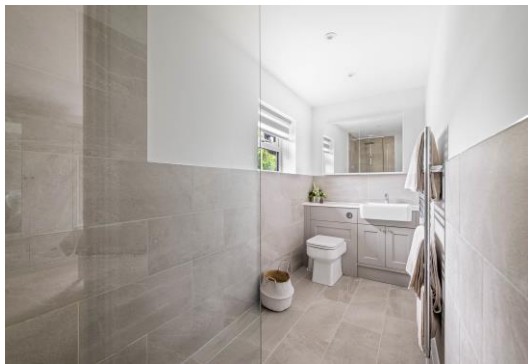
Generous plot in all approx. 1.21 acres (0.49 ha), subject to measured site survey, perfectly capturing views over adjacent farmland, countryside and westerly towards the town of Retford and beyond.

Attached **DOUBLE GARAGE 23'0" x 15'9" (7.00m x 4.80m)** with electric up over door, Vaillant LPG central heating boiler, light, power, internal door to sitting room.

Gardens and gravel amenity areas sweep to either side of the property, allowing excellent circulation.

The principal garden lies to the rear, L-shaped in layout and adjoining farmland. There is a rear patio, perfect for alfresco entertaining and accessible from the garden room and sitting room. Lawned grounds sweep beyond with trees and shrubs.

At the top to the right is a fenced and hedged paddock, inclusive of fenced vegetable plot. Range of useful timber garden buildings providing stores, shed, covered enclosure and greenhouse. The property benefits from exterior lighting and external water supply.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		85
(39-54)	E		
(21-38)	F	35	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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.

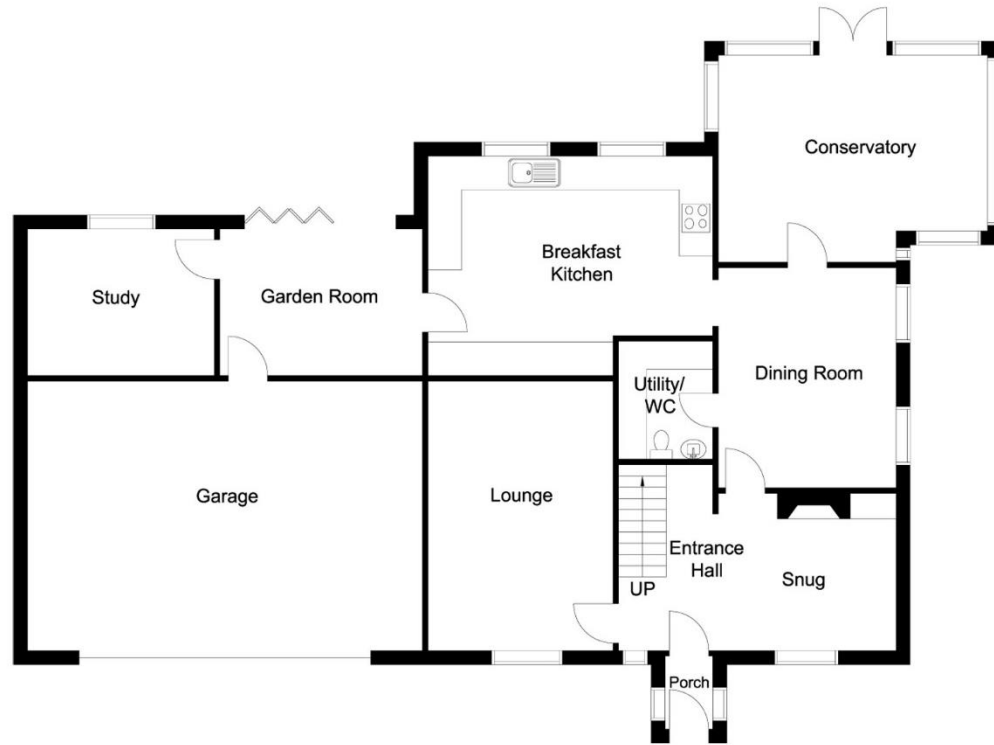
Your home may be repossessed if you do not keep up repayments on your mortgage.

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.

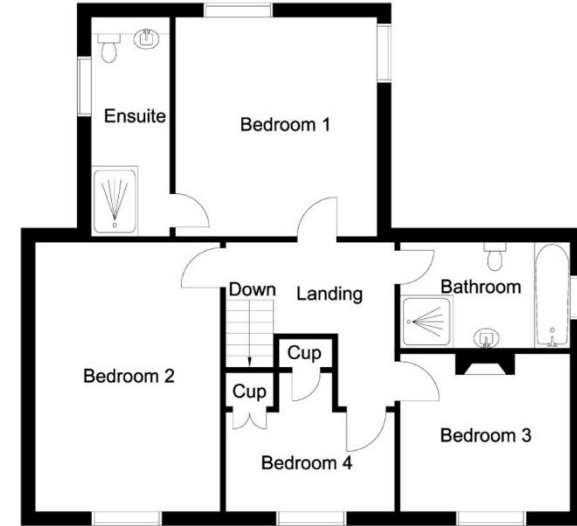
These particulars were prepared in May 2024.



Ground Floor



First Floor



IMPORTANT NOTICES

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