



COCHON D'OR, SOUTH LEVERTON
£875,000

BROWN & CO



COCHON D'OR

MEETING HOUSE LANE, SOUTH LEVERTON
RETFORD, NOTTINGHAMSHIRE, DN22 0BS

DESCRIPTION

A generous and well appointed country home with paddock, perfect for a modern family lifestyle, being tucked away on a quiet lane and extending to approximately 2.27 acres (subject to measured site survey).

Cochon D'or delivers bright, spacious, and contemporary living space flooded with natural light and having multiple access points to rear terrace and grounds making it ideal for alfresco entertaining and an indoor/outdoor lifestyle.

The lounge is 41 feet long, a separate dining room permits formal entertaining, whilst the garden room opens to a wonderfully appointed open plan living dining kitchen. A further family room is provided together with study.

The property hosts a second kitchen, which could readily be combined with the adjoining study to make an annex style living arrangement.

All five bedrooms have the benefit of en suite bathroom facilities, there is good provision of wardrobes; the master suite includes a dressing room and delivers particularly fine views over the paddock and edge of village countryside beyond.

The driveway is electric gated and provides excellent parking, manoeuvring, vehicle distribution and a substantial garage block.

Extending to 2.27 acres the paddock lends itself for the accommodation of a pony or two and enjoyment of the surrounding countryside via the immediately available lanes and bridleways.

The property is equipped with LPG central heating, underfloor heating at ground floor level, conventional radiators at first floor and running economies are supported by roof mounted solar panels.



LOCATION

Cochon D'or enjoys an enviable location tucked away on Meeting House Lane on the edge of the village of South Leverton. This is a quiet residential location with countryside immediately on hand.

South Leverton itself offers a variety of residential amenities and lies approximately six miles east of the market town of Retford. A full range of facilities are available in Retford.

The area in general is served by excellent communication links with the A1M lying to the west, Retford has a mainline railway station on the London to Edinburgh Intercity Link (King's Cross approximately 1 hour 30 minutes).

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



DIRECTIONS

what3Words.com/midwinter.simple.warnings

ACCOMMODATION

RECEPTION HALL half turn staircase to galleried landing.

CLOAKROOM contemporary, surface mounted basin over quartz, wc, fully tiled walls.

LOUNGE 41'10" x 19'6" (12.75m x 5.93m) substantial rustic brick fireplace (non-functional), feature dual aspect and access to patio/garden.

DINING ROOM 23'0" x 19'0" (7.02m x 5.79m) beamed accent, garden/patio access.

GARDEN ROOM 16'9" x 13'3" (5.10m x 4.04m) patio/garden access, beamed accent, rustic brick pillars, double doors to reception hall and opening to breakfast kitchen.

FAMILY/GAMES ROOM 19'0" x 7'8" (5.79m x 2.33m) feature arched picture window, front aspect.

DINING KITCHEN 30'2" x 18'6" to 13'9" (9.19m x 5.63m to 4.18m) dual aspect, comprehensive gloss cream units quartz worktops, coordinating central island, upstands and splashbacks, Rangemaster dual fuel Professional six burner multi oven range cooker, integrated dishwasher, wine cooler, extractor canopy, ample dining/living space with further range of gloss cream units, beamed accent.





UTILITY ROOM 16'9" x 5'0" (5.10m x 1.51m)
complementary gloss cream units, access to side driveway/grounds, Worcester Bosch LPG fired central heating boiler, chrome towel warmer.

STUDY 19'7" x 11'10" (5.97m x 3.62m) beamed accent, side aspect.

SECOND KITCHEN 19'7" x 15'9" (5.97m x 4.79m)
range of white country units, ample worktops, oven, halogen hob, extractor, integrated fridge, dishwasher, dual aspect, including access to front grounds.

FIRST FLOOR

PART GALLERIED LANDING access points to roof space, airing/cylinder cupboard with second Worcester Bosch LPG central heating boiler.

MASTER BEDROOM SUITE

Dressing Room 15'3" x 7'0" (4.64m x 2.14m)
measured to front of range of substantial wardrobes.

Bedroom One 19'7" x 19'4" (5.97m x 5.91m) dual aspect, lovely views over rear grounds, paddock, and edge of village countryside.

En Suite Shower Room 1500 showering shower enclosure with Aqualisa shower, twin surface mounted basins over quartz with vanity cabinets, WC, fully tiled walls and flooring, towel warmer.

BEDROOM TWO 22'0" x 19'7" to 16'9" (6.73m x 5.97m to 5.10m) dual aspect, inbuilt wardrobe.

EN SUITE SHOWER ROOM 1500 tiled shower enclosure with Aqualisa shower area, surface mounted basin over quartz, WC, fully tiled in natural tones, towel warmer.

BEDROOM THREE 18'3" x 17'2" (5.56m x 5.24m)
inbuilt wardrobe, rear aspect.

EN SUITE SHOWER ROOM 1500 tiled shower enclosure with Aqualisa shower area, surface mounted basin over quartz, wc, fully tiled in natural tones, towel warmer.

BEDROOM FOUR 19'6" x 13'3" (5.94m x 4.03m)
presently configured and fitted as a wonderful dressing room with substantial range of excellent wardrobes delivering hanging space, shelving, shoe racking etc., further walk-in wardrobe.

EN SUITE SHOWER ROOM with tiled shower enclosure having Aqualisa shower, surface mounted basin over quartz, wc, fully tiled in natural tones, towel warmer.

BEDROOM FIVE 14'2" x 13'6" to 15'10" (4.30m x 4.12m to 4.82m) inbuilt wardrobe, side aspect.

EN SUITE BATHROOM panelled bath, surface mounted basin over quartz, wc, fully tiled in natural tones, towel warmer.

OUTSIDE

Generous grounds for family enjoyment, including domestic gardens and paddock ideal for ponies, livestock, hobby etc. in all extending to approximately 2.27 acres (subject to measured site survey).

Substantial pillared gates open to extensive tarmac parking court and driveway, wrapping around the property, bordered by mature stocked shrubbery and sweeping to the rear. The drive terminates at a substantial Garage Block with two electrically operated roller doors, light power and separate rear store.

Extensive walled patio terrace with multiple access points and opening to rear grounds beyond.

The paddock land flows from the domestic garden to the east.

From the rear grounds, there are views over a gentle valley, beck and edge of village countryside.



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 G.

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.

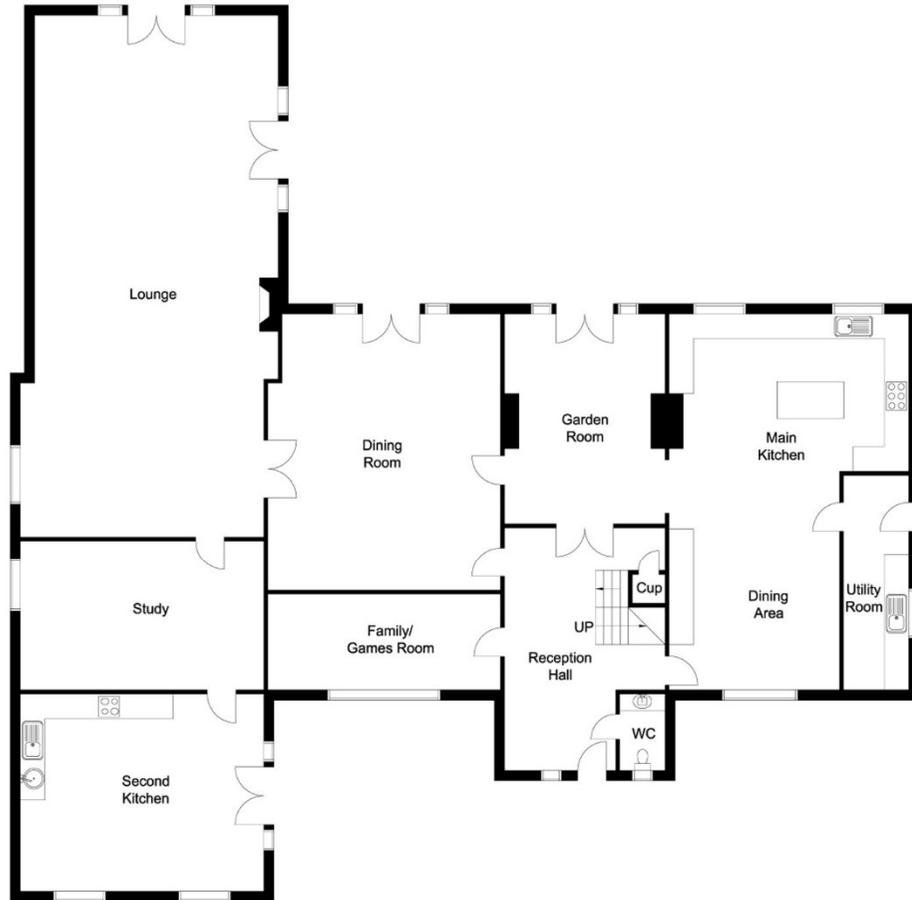
These particulars were prepared in September 2024.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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 & Wales	EU Directive 2002/91/EC	



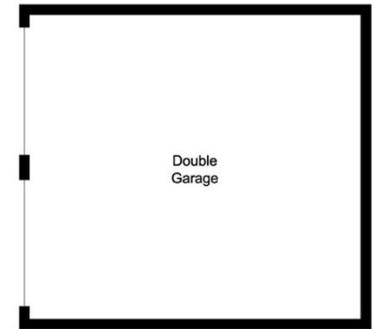
Ground Floor



First Floor



Outbuilding



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