



MANOR FARM, LOUND
£725,000

BROWN & CO



MANOR FARM

61 TOWN STREET, LOUND
RETFORD, DN22 8RT

DESCRIPTION

Manor Farm is a generous village residence of considerable character, delivering highly flexible living space and perfectly suited to alfresco entertaining with a wonderful, enclosed courtyard and entertaining areas.

The sitting room has a substantial stone edged inglenook fireplace and garden access, a separate dining room permits formal entertaining and a study is discreetly tucked away to the rear.

The breakfast kitchen hosts a range of ivory cream units with central island, log burner and ample dining space.

The ground floor ancillary accommodation is a particular feature with the property boasting an excellent laundry room, shower room and sauna which is also accessible from the courtyard. A boot room with original bread oven and courtyard access completes the ground floor.

The sleeping space is laid out in a manner making it ideal for visiting guests. Five bedrooms, two bathrooms and dressing room are provided accessed via staircases from the reception hall and lobby.

The exterior grounds of the property are a particular feature with principle rooms having views over the lawned formal garden. To the other side of a run of useful outbuildings is the electric gated courtyard, hard landscaped but with an array of ornamental trees and shrubs including wisteria. Garden buildings open onto this area to be enjoyed by all of the family. In addition to which there are two garages, workshop and stable.



LOCATION

In typical configuration, Manor Farm has its gable to Town Street and is situated in the very heart of this highly regarded village.

Lound presently boasts amenities including popular public house, village hall and proximity to excellent country walks. Further facilities of Retford and Bawtry are a short car journey away and South Yorkshire generally is commutable.

The area is well served by transport links with the A1 to the west from which the wider motorway network is available. Retford has a direct rail service into London Kings Cross (approx. 1hr 30 mins).

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

DIRECTIONS

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ACCOMMODATION

RECEPTION HALL 16'2" x 9'7" (4.93m x 2.92m) garden access, tiled flooring, staircase.

SITTING ROOM 26'8" x 18'5" to 10'10" (8.11m x 5.61m to 3.30m) of character, beams, substantial stone edged inglenook fireplace, dual aspect including garden access, feature internal window.

DINING ROOM 20'0" x 12'5" (6.07m x 3.80m) measured into bay window, attractive fireplace with marble inset and hearth, exposed floor boarding, beamed ceiling.

LOBBY

STUDY 13'4" x 11'0" (4.07m x 3.35m) traditional cupboards, doorway to

CELLAR

BREAKFAST KITCHEN 21'9" x 15'8" (6.62m x 4.78m) ivory cream cupboards including glazed cabinetry, complementing central island around rustic brick pillar, woodblock worktops. Appliances of double oven, halogen hob, extractor and dishwasher. Garden access, ample dining/living space with rustic fireplace hosting log burner, part beamed ceiling.



LOBBY second staircase.

BOOT ROOM 16'8" x 11'9" (5.06m x 3.58m)

original bread oven, beamed ceiling, rustic brick fireplace, Worcester oil fired central heating boiler, courtyard access.

REAR ENTRANCE HALL garden access.

LAUNDRY ROOM 10'5" x 9'5" (3.18m x 2.88m)

well-appointed with ivory cream units including larder cupboards, integrated fridge, plumbing for washing machine, sink unit, ample woodblock effect worktops, garden view.

SHOWER ROOM showering area, tiled in natural tones, complementing tiled flooring, wc, surface mounted contemporary basin with storage and off to

SAUNA ROOM with Amber Leisure multi person sauna, dressing area and courtyard access.

LANDING galleried over stairwell.

BEDROOM ONE 16'9" x 14'6" (5.11m x 4.42m)

including part wardrobes, front aspect.

BATHROOM contemporary styling with panelled bath, walk-in shower area with contrasting tiling and frameless screen. Wall hung basin with storage, wc, part vaulted ceiling, exposed trusses, exposed floor boarding.

BEDROOM TWO 16'10" x 14'5" (5.15m x 4.39m)

measured to rear of in-built wardrobe with vanity area. Further walk-in wardrobe off. Front aspect.

DRESSING ROOM 10'0" x 7'5" (3.04m x 2.27m)

exposed floor boarding.

BATHROOM white suite and tiled in natural tones. Double ended bath in mosaic tiled plinth, walk-in tiled showering area. Basin and vanity unit, wc, exposed floor boarding.

BEDROOM THREE 17'0" x 12'0" (5.19m x 3.66m)

front aspect.

REAR LANDING second staircase returning to ground floor.

BEDROOM FOUR 13'3" x 10'9" (4.04m x 3.28m)

measured to front of range of wardrobes over stairs, beamed accent, front aspect.

BEDROOM FIVE 17'3" x 9'8" (5.25m x 2.94m)

vaulted ceiling, beamed accent, vanity basin, front aspect.

OUTSIDE

The formal garden is part walled and hedged, lawned with perimeter shrubbery, gated and gravelled path to entrance doors. Integral store.

The courtyard is situated on the other side of the run of outbuildings, accessed via electric gates from the shared driveway off Town Street. The courtyard is majority hard landscaped with block paved paths and patio, gravelled beds and attractive planting scheme with ornamental trees, wisteria, shrubs and plants. Stone trough water feature and enclosed by walling an array of outbuildings.

The outbuildings briefly comprise:-

TWO GARAGES 15'1" x 9'2" (4.60m x 2.79m) each

STABLE 15'1" x 9'3" (4.60m x 2.83m)

GARDEN ROOM 17'3" x 9'3" (5.27m x 2.83m)

ENTERTAINING AREA 14'5" x 11'3" (4.40m x 3.43m)

STORE 14'10" x 6'0" (4.52m x 1.85m) with oil tank.

WORKSHOP 17'3" x 12'0" (5.25m x 3.66m)

The outbuildings being attached to the neighbouring property's outbuildings. Oil fired central heating.





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.

These particulars were prepared in October 2024.

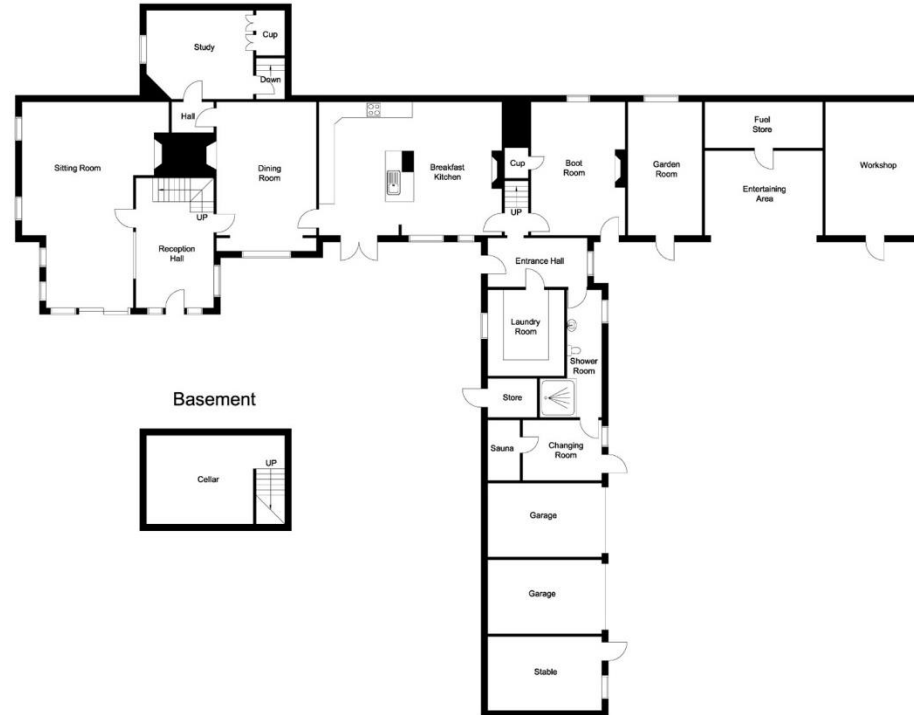


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

First Floor



Ground Floor



Basement



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