



THE LAURELS, EAST DRAYTON
£695,000

BROWN & CO



THE LAURELS

LOW STREET, EAST DRAYTON
RETFORD, DN22 0LN

DESCRIPTION

The Laurels is a substantial detached village residence delivering highly flexible family living space of character.

The property has been subject to an older renovation scheme and now offers scope for further enhancement to create an impressive home.

The configuration of the property is such that it is well suited to occupation in a number of ways including multi-generational living within annex potential and home working/hobbies via various attached outbuildings.

The living space includes a range of interconnected reception rooms of sitting room, music room and lounge. A separate dining room permits formal entertaining and there is a separate snug too.

The breakfast kitchen is well appointed with range of bespoke hand painted units including appliances and AGA. To one side is a breakfast room and the kitchen opens to a conservatory overlooking the rear courtyard. A utility room and cloakroom complete the ground floor.

There are two separate first floor areas, radiating around the front landing is the master bedroom suite with impressive bedroom area having Juliet balcony, dressing room and en suite bathroom. There are three further bedrooms in this area together with the house bathroom.

A second staircase ascends to the fifth bedroom which also boasts an en suite bathroom.

The grounds are generous, in all extending to approximately 0.92 acres (0.37 hectares) or thereabouts in a wraparound style. The grounds are maturely landscaped including good vehicular distribution and parking with rear parking court and additional driveway spur.





A range of attached outbuildings is provided of single storey barn and substantial double garage block with integral studio/home office.

The property is equipped with oil fired central heating.

LOCATION

The Laurels enjoys frontage to Low Street close to the heart of the favoured village of East Drayton. On hand are many bridleways, lanes and footpaths to explore the adjoining countryside.

Though essentially rural in nature, the village is ideally located for the areas excellent transport network as it lies just north of the A57 and is therefore 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

what3words.com/shredder.heartened.move

ACCOMMODATION

RECEPTION HALL double doors to rear patio. Substantial beamed accents.

CLOAKROOM WC, vanity basin, beam accent.

SITTING ROOM 20'0" x 14'0" to 15'8" (6.08m x 4.25m to 4.77m) rustic brick fireplace, log burner, adjacent log niche, substantial beamed accents.

MUSIC ROOM 11'8" x 8'5" (3.54m x 2.57m) front aspect.

LOUNGE 23'10" x 12'3" (7.28m x 3.74m) side aspect overlooking patio, rustic brick peers, beamed accents. Secondary staircase with store cupboard below.

DINING ROOM 17'8" x 16'2" (5.37m x 4.93m) dual aspect with access to front grounds. Double doors to reception hall. Brick arched wine storage. Substantial beamed accents.





SNUG 12'6" x 10'0" (3.81m x 3.04m) fireplace, raised basket grate, beamed accents, side aspect.

CONSERVATORY 11'0" x 10'3" (3.35m x 3.11m)
UPVC double glazed with low level storage/window seating overlooking rear patio and grounds. Open to

BREAKFAST KITCHEN

Kitchen 35'10" x 8'9" (10.93m x 2.66m)
Range of bespoke units, hand painted in country cream, base units surmounted by granite worktops, coordinating butchers block. Belfast sink unit. Range of appliances including double oven, halogen hob, extractor over, dishwasher. Neff American style fridge freezer. The focal point is a two oven AGA set within rustic brick chimney breast. Areas of rustic brick accents. Double doors to semi-circular side porch opening to patio.

Breakfast Room 12'4" x 11'7" (3.76m x 3.53m)
maximum dimensions to rear of feature chimney breast with rustic brick fireplace. Substantial bespoke dresser cabinetry to complement kitchen fitments. Beamed ceiling. Dual aspect.

UTILITY ROOM 8'8" x 7'9" (2.65m x 2.36m) with Game sink, plumbing for washing machine. Worcester oil fired central heating boiler.

SIDE LOBBY staircase.

OPEN RUSTIC PORCH

FIRST FLOOR

LANDING

MASTER SUITE:-

Bedroom One 16'2" x 14'3" (4.93m x 4.34m)
with bed plinth, mirrored wardrobes, beamed accent and feature arch picture window to Juliet balcony.

Dressing Room 16'2" x 6'3" (4.93m x 1.90m)
with open hanging wardrobes and shelving.

En Suite Bathroom 16'2" x 9'3" (4.93m x 2.82m) with raised spa bath within plinth. Separate square showering enclosure tiled in natural tones. Vanity basin. WC. Beamed accent. Dual aspect.

BEDROOM TWO 12'6" x 11'6" (3.81m x 3.50m)
maximum dimensions to rear of in-built wardrobes, open storage. Chimney breast. Side aspect beamed accent.

BEDROOM THREE 12'6" x 10'5" (3.81m x 3.17m) over stairs storage cupboard. Side aspect, beamed accents.

BEDROOM FOUR 12'0" x 9'0" (3.67m x 2.73m)
dimensions including offset corner wardrobe and base storage. Front aspect. Beamed accent.

HOUSE BATHROOM 9'0" x 8'0" (2.73m x 2.42m) offset corner bath in raised plinth with mirrored backing. WC, basin, linen cupboard.

Second staircase from the lounge ascends to

BEDROOM FIVE 14'3" x 12'6" (4.34m x 3.81m)
vaulted ceiling with exposed beam work. Side aspect.

EN SUITE BATHROOM 12'5" x 6'3" (3.78m x 1.90m) bath in arched alcove with mirror backing. WC, pedestal basin, vaulted ceiling.





OUTSIDE

The Laurels is nestled within generous grounds set well back from Low Street in a plot in all extending to approximately 0.92 acres (0.37 hectares) or thereabouts in a wraparound style.

A gated driveway sweeps off Low Street passing by the side of the property to a rear parking court and rear grounds. The parking court is bordered on one side by a substantial **GARAGE BLOCK** briefly comprising **DOUBLE GARAGE 26'2" x 20'3"** (7.98m x 6.16m) with twin double doors, Belfast sink unit, off to **STUDIO/HOME OFFICE 19'5" x 13'10"** (5.93m x 4.22m) overall dimensions including a separate **SHOWER ROOM** with corner shower, WC and basin.

Also bordering the parking court is a **SINGLE STOREY BARN 19'2" x 13'0"** (5.84m x 3.95m) with integral wc.

INTEGRAL STORE hosting pressurized cylinders for central heating system.

The above outbuildings create a lovely courtyard at the rear of the property with paved patio.

The gardens are generous and in a wraparound style to front, side and rear. These are predominantly laid to lawn with perimeter and inset shrubberies and a wealth of trees. Within the garden there is a further lawned area partially enclosed by rustic brick walling and adjacent substantial stone pillars.

AGENTS NOTE: Interested parties should note the area of garden to the east of the access drive is on a separate title. This is included within the sale but is subject to an Overage Provision. Meaning if planning permission is granted on this area of the garden for uses other than those ancillary to the enjoyment of The Laurels in the next 25 years, the vendors and their successors are entitled to receive 30% of the increase in value generated by the planning permission. Further information is available from the selling agents ref JMB.

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 finalising 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 specialise 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 February 2025.





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	57	64
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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