



RYECROFT, LONDON ROAD, RETFORD

£975,000

BROWN & CO



RYECROFT

LONDON ROAD, RETFORD, NOTTINGHAMSHIRE, DN22 7HZ

Worksop 9 miles | Doncaster 22 miles | Lincoln 21 miles

DESCRIPTION

Ryecroft is a stunning, detached period residence, successfully combining retained and enhanced character attributes with quality specification and flowing accommodation, delivering truly superb family living space.

In the early 1940s, records show that Ryecroft was home to Randolph Frederick Edward Spencer-Churchill MBE, son of The Right Honourable Sir Winston Churchill. It is said that Sir Winston Churchill stayed over at Ryecroft whilst visiting his son.

Enjoying a prime location with frontage to London Road, the house sits beautifully in the centre of its mature grounds which extend to 1.22 acres or thereabouts. The northern and southern driveways are interlinked and illuminated by LED sensor lights and deliver excellent vehicle access to the substantial triple garage block to the north side and substantial parking space to the south side.

The accommodation commences with a bespoke conservatory protecting the original entrance, which, in turn, opens to a magnificent and generously proportioned reception hall with original tiled flooring and a substantial staircase ascending to the first floor.

The drawing room has a large bay window overlooking the front grounds, a second window to the side aspect and a focal fireplace with log burner. A second reception room of equal proportions and also with a log burner lies adjacent, and the third reception is well suited to a snug or home office. The dining kitchen has been enlarged, to provide a triple aspect bright living space with a range of bespoke ivory cream units and comprehensive appliance package. Ancillary accommodation includes utility, cloakroom with wc and cellar hosting the first boiler.

At first floor level there are two superb bedrooms, the master suite having a sizeable and well-appointed en-suite bathroom and dressing room and the second bedroom, having a substantial walk in wardrobe. The house bathroom is well specified and the fully shelved laundry room houses the second boiler.

At second floor level, there are three further bedrooms, all with walk in wardrobes and a separate shower room.

With deep skirtings, heavy weight internal doors and corniced ceilings Ryecroft exudes the charm of its period, yet the high calibre specification and modern standards of appointment create a homely feel to be enjoyed by all the family.





LOCATION

Ryecroft enjoys frontage to London Road, the town's southern arterial approach and is located in a highly sought after residential area protected by Conservation Area status.

The town centre and its full range of amenities are within comfortable reach. Lying on the south side of the town means Ryecroft is ideally positioned for accessing Retford's excellent transport links. The A1M lies to the west, from which the wider motorway network is available, and the town's railway station puts London Kings Cross within approx. 1 hour 30 minutes. Air travel is convenient via Nottingham East Midlands. Leisure amenities and educational facilities (both state and independent) are well catered for.

DIRECTIONS

What3words/// glue.hike.baked

ACCOMMODATION

CONSERVATORY 20'8" x 9'8" max (6.30m x 2.94m max) attractive design complementing the house and providing a fine entrance. Double doors, tiled flooring, stone steps to

ENTRANCE VESTIBULE with recently fitted glass doorway in stone mullion surround, original tiled flooring, corniced ceiling and stained glazed inner door to

RECEPTION HALL generously proportioned with period accents, a substantial half turn staircase ascending to galleried landing over with decorative balustrade, corniced ceiling with ceiling rose, original tiled flooring, hallway with inner arches, radiators.

CLOAKROOM range of solid granite topped vanity units hosting basin and concealing cistern to WC, corniced ceiling, dado rail, radiator.

DRAWING ROOM 18'10" to 15'10" x 18'0" (5.74m to 4.84 x 5.48m) including splay bay window overlooking front grounds, additional side aspect window, substantial fireplace and log burner, decorative moulded corniced ceiling with complementing frieze above picture rails, radiators.

DINING ROOM 18'10" to 15'10" x 18'0" (5.74m to 4.84m x 5.48m) with splay bay window overlooking front grounds, additional side aspect window, Minster stone style fireplace with log burner, decorative corniced ceiling with complementing frieze over picture rails, radiators.

SNUG /HOME OFFICE 11'0" to 13'0" x 11'2" (3.35m to 3.95m x 3.40m) with fitted storage cupboards, corniced ceiling, dado rail, rear aspect window, radiator.





DINING KITCHEN 30'2" x 15'9" (9.19m x 4.79m) comprehensively appointed with range of bespoke ivory cream fittings, base units surmounted by polished granite working surfaces, wall cupboards being corniced with accent lighting beneath. Substantial dresser unit to coordinate, inset sink unit. Complementing tiled flooring with underfloor heating. Range of appliances including Neff halogen hob, concealed extractor, Neff double oven and further integrated appliances of larger fridge, separate fridge, freezer, dishwasher. Corniced ceiling, downlighters, dual aspect front and rear, radiators.

UTILITY ROOM range of fitted cupboards, fine external door now covered internally, tiled flooring, radiator and door off to

CELLAR with Worcester gas fired central heating boiler.

FIRST FLOOR GALLERIED LANDING with substantial balustrade over stairwell and staircase continuing to second floor, corniced ceiling, ceiling rose and inner arch radiator.

MASTER BEDROOM 18'10" x 18'0" (5.74m x 5.48m) maximum into splay bay to front, traditional fireplace with cast iron insert, corniced ceiling, picture rails, radiators and off to

EN-SUITE BATHROOM DRESSING ROOM 16'5" x 13'0" (5.00m x 3.95m) luxuriously appointed with double ended slipper bath having freestanding Victorian style bath shower mixer, separate quadrant showering enclosure with overhead deluge shower and additional handset, solid granite topped vanity units hosting basin, built in mirrored wardrobes, low suite wc, tiled around fittings to coordinate, corniced ceiling, separate door to landing aiding versatility, chrome towel warmer, radiator.

BEDROOM TWO 18'10" x 18'0" (5.74m x 5.48m) maximum measured to inter-splay bay window to front and including walk in wardrobe, additional side aspect window, traditional marble fireplace with cast iron inset and polished granite hearth, corniced ceiling, ceiling rose, picture rails, radiator.

LAUNDRY ROOM excellent utility space, Worcester gas fired central heating boiler.

BATHROOM with contemporary slipper bath having wall mounted over bath taps, quadrant showering enclosure with deluge and handset, pedestal washhand basin, low suite wc, half tiled in natural tones to coordinate, corniced ceiling, chrome towel warmer.

SECOND FLOOR

GALLERIED LANDING with substantial balustrade over stairwell, corniced ceiling, dado rails, radiator.

BEDROOM THREE 15'10" x 10'7" (4.84m x 3.22m) front aspect, access hatch to roof void, generous walk in wardrobe, radiator.

BEDROOM FOUR 15'10" x 14'8" to 10'7" (4.84m x 4.48m to 3.22m) front aspect, traditional basket grate and fireplace, two walk in wardrobes, radiator.

BEDROOM FIVE 16'7" x 9'0" (5.05m x 2.73m) rear aspect, walk in wardrobe, radiator.

SHOWER ROOM with square showering enclosure, range of vanity units hosting basin, wc with concealed cistern, access to eaves, half tiled to coordinate, radiator.

OUTSIDE

The property enjoys prime frontage to London Road with the house set well back and nicely positioned in the centre of its generous mature grounds which extend to approximately 1.22 acres. For versatility there are two driveways flanking either side of the property, which are interlinked and illuminated by LED sensor lighting and provide excellent vehicle access and extensive parking.

The tree lined northern driveway terminates at the **SUBSTANTIAL GARAGE BLOCK 35'0" x 20'0" (10.68m x 6.09m)** providing triple garaging with three electrically operated roller shutter doors, integral storage cupboard, light, power. **Gardeners WC** with wc and basin.





The front grounds are well screened with substantial lawns, mature hedging, box hedging, a shrubby border and a wealth of specimen trees.

The rear grounds are ideal for alfresco entertaining with Indian sandstone paved patio and paths and lawned garden. There is a privet hedge divide which opens onto a further substantial expanse of lawned garden featuring a fruit orchard area.

The property benefits from double glazing and gas fired central heating throughout, capable of mobile app control for convenience. Running economies are supported by photovoltaic solar panels, reflected in the property's EPC rating and also controllable by mobile app.

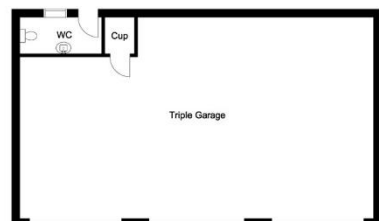
GENERAL REMARKS and STIPULATIONS

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 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: Intending buyers will be asked to produce original Identity Documentation and Proof of Address before Solicitors are 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		88
(69-80) C	79	
(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		

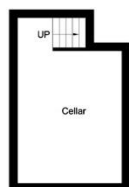
Outbuilding



Second Floor



Basement



Ground Floor



First Floor



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