



STATION FARM, SUTTON CUM LOUND
£525,000

BROWN & CO

STATION FARM, 2 STATION ROAD, SUTTON CUM LOUND, RETFORD, DN22 8QA

DESCRIPTION

A detached family home of character, capturing lovely edge of village views, having generous landscaped grounds with versatile domestic barns and buildings situated in this highly regarded village.

Character attributes include areas of oak parquet flooring, beamed ceilings, log burner and bespoke cabinetry. These combine with an appealing modern specification including oil fired central heating.

Accommodation commences with a rustic entrance porch opening to an entrance hall hosting cloakroom with wc, boiler cupboard and flowing into the living space.

The sitting room is charming and has a double sided log burner which opens on the other side to an L-shaped dining kitchen with range of bespoke units, complementing central island and garden access. A further snug is provided as a second separate reception room, this is also well suited to use as a home office, hobbies etc. A bespoke fitted utility room completes the ground floor.

At first floor level, the sleeping space radiates around the split level galleried landing. The main bedroom is a particular feature being dual aspect including opening to Juliet balcony with fine views over edge of village countryside, walk in dressing room and en suite shower room. Three further bedrooms are provided together with a beautifully appointed house bathroom.

The house sits approximately centrally within its grounds, set well back from Station Road having front landscaped grounds and a generous gated driveway. To the rear there is a wonderful courtyard arrangement featuring two single storey brick built barns suitable for a variety of uses such as workshops, storage, hobbies, games etc.

Beyond is another garden “room”, hard landscaped for ease of maintenance and featuring a superb summer house with front decked terrace.

LOCATION

Sutton cum Lound is a highly regarded village lying approximately 3.5 miles north of the Georgian market town of Retford. Bawtry and Doncaster are within comfortable reach making them commutable to the South Yorkshire conurbation beyond. Retford offers a full range of residential amenities, and the area is served by an excellent transport network. The A1M lies 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

what3words///popping.lightbulb.else

ACCOMMODATION

RUSTIC ENTRANCE PORCH

ENTRANCE HALL oak parquet flooring, beamed ceiling, staircase, under stairs storage cupboard. Boiler cupboard hosting Worcester oil fired central heating boiler.

CLOAKROOM wc with concealed cistern. Wall hung basin with adjacent solid timber vanity shelf, chrome towel warmer.

SITTING ROOM 15'0" x 11'3" (4.57m x 3.43m) oak parquet flooring. Dual aspect, beamed ceiling. Double sided open fireplace with log burner.



DINING KITCHEN 21'1" x 15'10" (6.42m x 4.84m) L-shaped and maximum dimensions quoted.

Dining Area beamed ceiling. Front aspect. Log store adjacent to chimney breast hosting the double sided log burner. Oak parquet flooring.



Kitchen range of bespoke hand crafted units in heritage colour with solid oak worktops and complementing island. Double Belfast sink unit, tiled flooring, appliance recess for American style fridge freezer with water supply. Dual aspect including double doors to side grounds.



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SNUG 11'10" x 10'6" (3.62m x 3.20m) rear aspect, beamed ceiling, oak parquet flooring. Range of bespoke cabinetry and shelving and ideal as home office, games, music etc.



UTILITY ROOM 10'9" x 7'0" (3.28m x 2.13m) further in built units and solid woodblock worktops. Belfast sink unit with mixer shower tap. Stable type rear entrance door, plumbing for washing machine, tiled flooring.

FIRST FLOOR SPLIT LEVEL GALLERIED LANDING dual aspect including tall window overlooking rear grounds.

BEDROOM ONE 16'3" x 10'5" (4.96m x 3.19m) dual aspect including opening to Juliet balcony with stunning views over edge of village farmland.
Dressing Room rear aspect.



EN SUITE SHOWER ROOM showering area featuring aqua boarding frameless shower screen, rainfall and handset shower. Wall hung vanity basin, wc, towel warmer.

BEDROOM TWO 11'2" to 9'8" x 11'0" (3.40m to 2.94m x 3.35m) cupboard adjacent to chimney breast. Front aspect.

BEDROOM THREE 11'10" x 10'5" (3.62m x 3.19m) rear aspect.



BEDROOM FOUR 11'3" x 7'9" (3.42m x 2.35m) front aspect.

HOUSE BATHROOM of character with P-shaped bath having rainfall shower over and side shower screen. Surface mounted basin over traditional washstand, wc, tiled to contrast in bath/shower area. Wainscot panelling, combined towel warmer and column radiator.



OUTSIDE

Attractive plot with the house set well back from Station Road.

Front grounds are landscaped with lawn and shrubbery behind picket style fencing.

There is a gated generous driveway facilitating parking and turning and this carried on by the side of the property to a further parking area. Indian sandstone paths lead you around the property and to the rear grounds sweeping around a raised circular koi pool. Adjacent pergola.

BARN ONE 30'10" x 12'5" (9.40m x 3.80m) – brick and pantile construction. Suitable as garaging, workshop and games with sliding barn doors, water supply, light and power. Integral storage compartment.

BARN TWO 21'0" x 12'0" (6.38m x 3.66m) – brick and pantile construction. Retaining original trough, light and power.

Lying beyond is a further attractive garden “room” with hard landscaping scheme for ease of maintenance including artificial turf, ground level and raised pebble borders and sleeper style patio. At one end is a **SUMMER HOUSE 17'6" x 9'8" (5.34m x 2.94m)**, again well suited to entertainment, home working, gym etc. featuring light, power, internal lining and double doors to decking offering views over the aforementioned adjacent fields. Further garden store.

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.

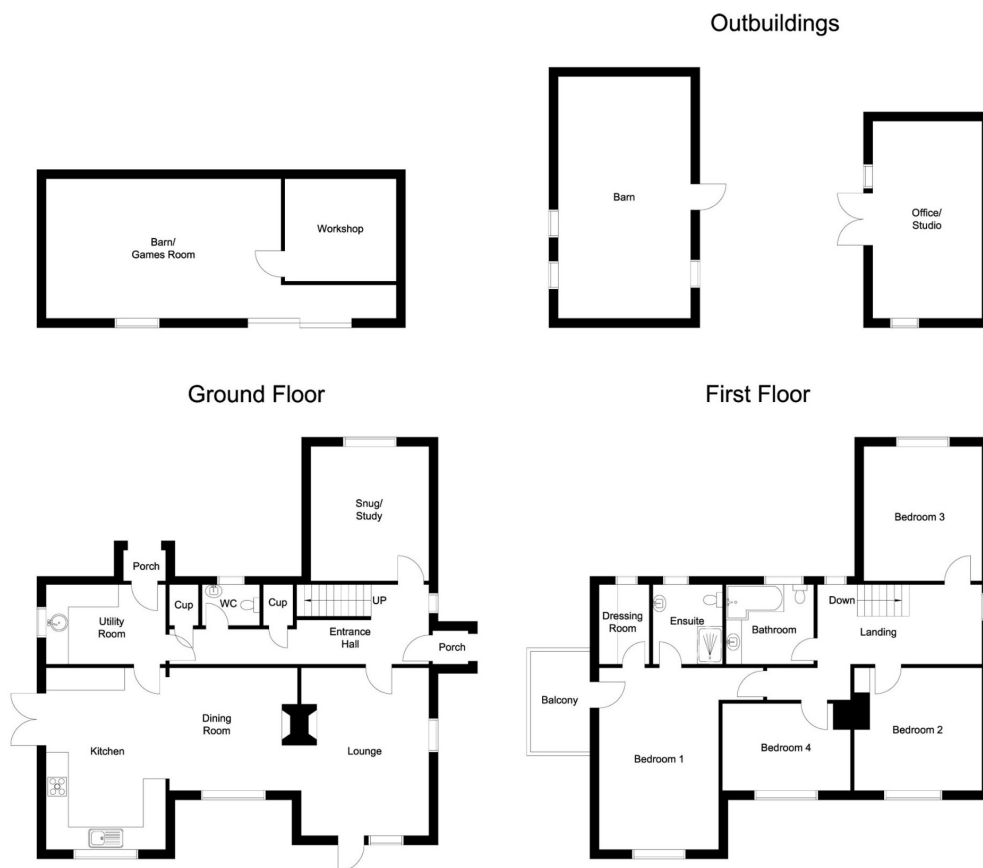
Viewing: Please contact the Retford office on 01777 709112.

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.

These particulars were prepared in March 2024.

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