



MEADOW COTTAGE, STURTON-LE-STEEPLE
£600,000

BROWN & CO



MEADOW COTTAGE

LOW HOLLAND LANE, STURTON-LE-STEEPLE
RETFORD, NOTTINGHAMSHIRE, DN22 9HH

DESCRIPTION

An attractive detached family home located in this popular north Nottinghamshire village. The property was built in the 1800's and has had more recent extensions over the years. Meadow Cottage retains some delightful and original features throughout as well as having the modern contemporary feel with the modernised breakfast kitchen, recently built attached double garage and the sunroom overlooking the well stocked and attractive rear gardens which adjoin open farmland. The benefits of Meadow Cottage include the large living room/dining room with rustic brick open fireplace as well as spacious entrance hall and the accommodation is arranged over three floors. Meadow Cottage provides comfortable family living with attractive well cared for and well stocked gardens and in the garden is a timber garden Stuga with central fire pit and seating for numerous people providing a great entertaining area. Other benefits include the large driveway with parking for several vehicles and the attached double garage.

LOCATION

Sturton le Steeple presently boasts a primary school, Village Hall, public house and recreation ground. There is immediate access to the surrounding countryside, with miles of lanes and paths to explore. Nearby North Leveaton provides a doctors surgery, hairdressers, local school and convenience store.

Good road links connect the village to larger urban centres. The A1(M) lies the west of Retford from which a wider motorway network is available and this town has a direct rail service into London Kings Cross (approx. 1 hour 30 mins).

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

DIRECTIONS

what3words:///swim.husbands.theory



ACCOMMODATION

Glazed door with matching windows into

ENTRANCE PORCH with brick faced walls, quarry tiled flooring, socket and radiator.

ENTRANCE HALL 15'2" x 8'6" (4.63m x 2.63m) front aspect double glazed window with secondary glazing. Dog legged turning staircase to first floor gallery landing. Period skirtings. Exposed ceiling timbers. Wall light points, telephone point.

CLOAKROOM 8'4" x 8'3" (2.55m x 2.52m) front aspect obscure double glazed window and side aspect window. Floor standing oil fired central heating boiler with cupboard to side. White low level wc. Pedestal hand basin with tiled splashback, exposed ceiling timbers.

SITTING ROOM 18'8" x 12'10" (5.73m x 3.96m) dual aspect with double glazed window to the front and double glazed French doors leading into and overlooking the garden. Recessed fireplace with quarry tiled backing and wooden mantle above with recessed fitted log burner on raised tiled hearth. Exposed ceiling timbers. Recessed lighting, TV point.

KITCHEN BREAKFAST ROOM 12'9" x 11'9" (3.93m x 3.63m) modern range of cream coloured shaker style base and wall mounted cupboard and drawer units. 1 ¼ Blanco sink drainer unit with mixer tap, integrated dishwasher below. Recess with space for range style cooker and extractor canopy above and with cupboards to the side. Plate rack. Ample working surfaces with tiled splashback, concealed lighting to the wall cupboards, glazed display cabinet. Integrated fridge. Central island with additional storage space and wine rack below with working surface above. TV aerial lead. High level raised Velux double glazed window, recessed lighting. Half glazed door to

SUNROOM 14'6" x 8'1" (4.45m x 2.46m) brick base with wood clad ceiling. Double glazed windows and single French door leading into the garden. Ceramic tiled flooring. Wall light points.

UTILITY ROOM 11'9" x 10'4" (3.63m x 3.17m) with return part glazed composite door to the front and double glazed wood framed window and rear aspect window. A range of wood grain base and wall mounted cupboard units. Single stainless steel sink drainer unit, space and plumbing for washing machine. Space for large upright fridge freezer and additional larder fridge. A good range of floor to ceiling built-in shelved cupboards. Access to roof void and door to garage.





LIVING DINING ROOM 25'8" x 11'8" (7.86m x 3.58m) with three double glazed windows overlooking the garden and fields beyond. Rustic brick open fireplace with wooden mantle and slate hearth. Exposed ceiling timbers. Wall light points. Period style skirtings.

FIRST FLOOR

GALLERY STYLE LANDING additional staircase to second floor. Front aspect double glazed window with secondary glazing.

MASTER BEDROOM SUITE

Inner Hallway with bifold doors to **En Suite Shower Room 7'9" x 5' (2.41m x 1.53m)** with front aspect double glazed window. P-shaped fitted spa/steam shower with glazed screen, handheld shower attachment, lighting and touch screen display panels plus seat. Low level wc with concealed cistern and vanity unit with inset sink and mixer tap. A good range of cupboard and drawers. Display shelving. Wall mounted glazed cupboard. Part tiled walls, ceramic tiled flooring. Towel rail radiator. Step up to **BEDROOM ONE 18'6" x 11'4" (5.66m x 3.47m)** triple aspect to front, side and rear, with the rear having double glazed French doors onto the balcony overlooking the garden and adjoining fields with wood deck flooring. Exposed ceiling timbers, recessed lighting, TV and telephone points.

BEDROOM TWO 11'5" x 11'8" (3.50m x 3.61m) measured to front of Built in double wardrobes with two mirror fronted slimline shelved cupboards with additional open shelving. Rear aspect secondary glazed window. Exposed ceiling timber. Period style skirtings.

BEDROOM THREE 11'8" x 10'1" (3.60m x 3.08m) two rear aspect secondary glazed windows with views to the garden and fields. Two floor to ceiling part glazed wardrobes

with ample hanging and shelving space and additional side shelved cupboards. Period style skirtings, exposed ceiling timbers.

FAMILY BATHROOM 8'4" x 8'1" (2.55m x 2.48m) front aspect obscure double glazed window. Three piece white suite comprising panel enclosed bath with contemporary mixer tap, mains fed shower attachment with raindrop shower head and handheld attachment. Vanity unit with inset sink, mixer tap and cupboard and drawers below. Corner fitted low level wc with concealed cistern. Ceramic tiled flooring, part tiled walls. Contemporary towel rail radiator. Exposed ceiling timbers. Spotlight.

SECOND FLOOR LANDING

BEDROOM FOUR 21'3" x 9'6" (6.50m x 2.93m) with some limited head height. Rear aspect Velux double glazed window. Part laminate flooring. Range of eaves storage cupboard with sliding doors. Door to airing cupboard with factory lagged hot water cylinder, fitted immersion and timer. TV and telephone points. Range of additional built-in eaves storage cupboard. Doorway to

BEDROOM FIVE/STUDY 11'5" x 8'10" (3.49m x 2.74m) side aspect double glazed window. TV and telephone points. Access to eaves storage.

OUTSIDE

Externally the property benefits from attractive and well stocked gardens which are a labour of love for the current owners. There is a sweeping block paved driveway providing parking for several vehicles which leads to **DOUBLE GARAGE 22'8" x 16'1" (6.91m x 5.08m)** with two up and over doors, power, light and return door to the garden and utility room. Stairs to mezzanine level. Door to **WORKSHOP 28'8" x 8'7" (8.74m x 2.62m)** ample sockets and Phase 1 power supply.

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The front is screened with fencing and high laurel hedging and there is fencing to the side. Sculptured topiary hedge which shields the main garden which has a good area of lawn, ornamental fishpond with rockery and shrub surround with wooden bridge across. Additional well stocked shrub, flower beds and borders.

The side garden is accessed by way of a wooden trellised gate and leads to good sized patio area with brick edging. There are raised vegetable beds, a small orchard and brick based **Summer House**. Access to **Workshop** which is attached to the rear of the garage. External lighting and water supply.

The rear garden is another great feature of the property and is well screened with high hedging and fencing to all sides. A great area of lawn. Good sized paved patio with brick retaining walls and a good selection of shrub, flower beds and borders. External lighting. **Wooden Stuga (available separately)**. To the rear of the plot is a fenced area hiding an additional shed. One of the mature trees has wooden bench seating circulating the trunk.

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 E.
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 April 2025.



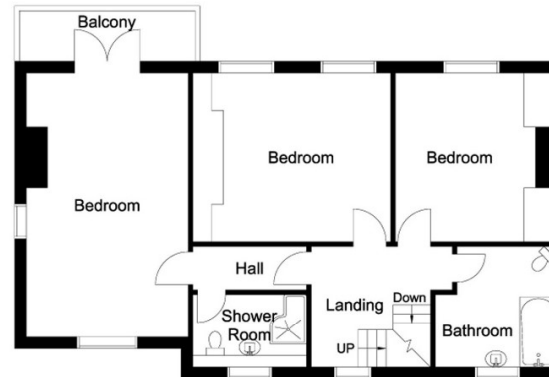
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



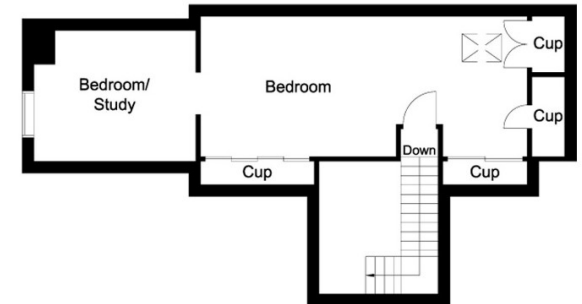
Ground Floor



First Floor



Second Floor



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