



CHERRY TREE HOUSE, BARNBY MOOR  
GUIDE PRICE £600,000

**BROWN & CO**



# CHERRY TREE HOUSE, GREAT NORTH ROAD, BARNBY MOOR, RETFORD, DN22 8QS

## DESCRIPTION

A substantial and notably appointed modern four double bedroom detached family home being sold for the first time since being built in 1998. The property provides three separate reception rooms as well as a breakfast kitchen overlooking the rear garden. The finishes throughout are of a good quality and high standard and a benefit to the current owner. The large rear aspect lounge leads directly into the garden via a brick based conservatory. There is a master bedroom suite, additional guest suite both with a good range of fitted bedroom furniture. The attic space extends to 33' and has potential to create additional sleeping accommodation, subject to the usual planning consents.

Externally there is ample off road parking as well as a detached brick built garage and a wall enclosed rear garden.

## LOCATION

Barnby Moor is a small and favoured village with good access to both Bawtry and Retford, both of which offer good amenities with Retford providing a mainline railway station on the London to Edinburgh line. School for all age groups are accessible, as is the A1 linking to the wider motorway network. Ye Olde Bell Hotel & Spa is within walking distance, and there are bus stops close by linking to Retford and Doncaster. There is a local pub and Yash Indian restaurant in the village.

## DIRECTIONS

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## ACCOMMODATION

Large panelled main entrance door into

**ENTRANCE HALL 17'3" x 15'4" (5.27m x 4.70m)** with moulded skirtings, dado rail, dog legged turning staircase to the first floor landing. Central heating thermostat control, telephone point. Under stairs storage cupboard, wall light points.

**CLOAKROOM** side aspect obscure double glazed window. White low level wc, corner fitted vanity unit with inset sink with mixer tap and cupboards below. Tiled flooring and tiled walls.

**LOUNGE 18'3" x 14'4" (5.59m x 4.38m)** side aspect double glazed window. Double glazed French doors leading into the conservatory. Feature Adam style marble fireplace with coal effect gas living flame fire with matching marble hearth. Moulded skirtings, dado rail, ornate cornicing, wall light points, TV point.



**CONSERVATORY 12'2" x 10'6" (3.72m x 3.22m)** brick based with double glazed windows and double glazed French doors into the garden. Ceramic tiled flooring, polycarbonate ceiling.



**DINING ROOM 14'4" x 10'2" (3.25m x 3.10m)** front aspect double glazed window. Moulded skirtings, dado rail, ornate cornicing. Wall light points, half glazed double doors into the lounge.



**STUDY/PLAYROOM 10'7" x 10'2" (3.25m x 3.10m)** front aspect double glazed window. Moulded skirtings, wall light points, TV and telephone points.

**KITCHEN 11'9" x 11'8" (3.61m x 3.59m)** rear aspect double glazed window. An extensive range of base and wall mounted cupboard and drawer units, integrated dishwasher, fridge freezer and Neff electric oven and grill. Four ring Neff electric hob with stainless steel extractor canopy over. Ample marble working surface with partially matching upstands. Part tiled walls, ceramic tiled flooring. TV and telephone points.



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**UTILITY ROOM 8'10" x 6'5" (2.74m x 1.99m)** rear aspect obscure double glazed window. Half glazed composite door to side and driveway. Matching range of base and wall mounted cupboard and drawer units with large upright larder cabinet. Single sink drainer unit with mixer tap. Space and plumbing below for washing machine. Matching marble effect working surfaces, part tiled walls, ceramic tiled flooring. Wall mounted gas fired central heating boiler.

Turning dog legged staircase with large arched side aspect double glazed window to

**GALLERY STYLE LANDING** access to roof void by way of metal ladder. Airing cupboard with factory lagged hot water cylinder, fitted immersion and shelving.

**ATTIC SPACE 33'1" x 13'9" (10.08m x 4.35m)** providing additional options for two further bedrooms and a bathroom, subject to usual planning consents. Eaves storage and double glazed windows to front and rear as well as a range of built-in wardrobes.

**BEDROOM ONE 14'4" x 12'2" (4.38m x 3.73m)** minimum dimensions, rear aspect double glazed window. A good range of built-in bedroom furniture incorporating floor to ceiling wardrobes, overbed storage cupboards both providing ample hanging and shelving space. Matching five drawer chest of drawers and knee-hole dressing table unit. Wall light points, TV point, door to



**EN SUITE SHOWER ROOM 9'0" x 6'7" (2.75m x 2.05m)** rear aspect obscure double glazed window. Corner fitted shower cubicle with glazed screen, mains fed shower and aqua boarding surround. Twin inset vanity unit with a good range of cupboards and display areas above and below. White low level wc. Tiled flooring, tiles walls. Recessed lighting. Extractor. Chrome towel rail radiator.

**BEDROOM TWO 14'4" x 13'7" (4.39m x 4.18m)** (guest suite) front aspect double glazed window. Range of built-in bedroom furniture with floor to ceiling wardrobes and overbed storage cupboards. Corner fitted wardrobe and matching knee-hole dressing table unit with three drawers. Wall light points, TV point. Additional built-in double storage cupboard with hanging and shelving space. Door to

**EN SUITE SHOWER ROOM 9'7" x 5'7" (2.97m x 1.75m)** rear aspect obscure double glazed window. Corner fitted tile enclosed shower cubicle with glazed screen and mains fed shower. Vanity unit with inset sink and a good range of cupboards below. White low level wc. Wall mounted mirror with strip light shaver socket above. Tiled flooring, partially tiled walls, chrome towel rail radiator. Extractor and spotlight.

**BEDROOM THREE 11'0" x 10'2" (3.37m x 3.10m)** front aspect double glazed window. A range of built-in floor to ceiling wardrobe with mirror fronted sliding doors. Wall light points.

**BEDROOM FOUR 11'0" x 9'0" (3.37m x 2.78m)** rear aspect double glazed window, built-in double wardrobe and knee-hole dressing table unit.

**FAMILY BATHROOM 10'0" x 6'7" (3.06m x 2.04m)** front aspect obscure double glazed window. Three piece white suite comprising roll topped enamel bath with modern claw foot on raised tiled platform with free standing mixer tap/handheld shower attachment. White low level wc. Vanity unit with mixer taps and partially glazed cupboard below. Tiled flooring, tiled walls, chrome towel rail radiator, extractor and LED spotlighting.



## OUTSIDE

The front garden is walled and railed to all sides. There is a pedestrian gate giving access way of a block paved herringbone style path to the front door. The garden has been slated for low maintenance with box hedging surround and additional pathway. Electrically operated roller gate giving access to the tarmac drive with block edging providing parking for several vehicles and leads to brick built **DETACHED DOUBLE GARAGE 17'0" x 16'6" (5.21m x 5.05m)** with pitched roof, personal door to rear garden and electronically operated up and over door. Small block paved herringbone style path from the door to the kitchen. Area of slated patio with shrubs and wooden gate giving access to the rear garden.

The rear garden is a nice feature of the property and is walled with a nice good sized paved patio with brick edging and coach lights around and water supply. A good area of sculptured lawn with established shrub, flower beds and borders.

## 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 TBA.  
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 |                         |           |
| A (92+)                                     |                         |           |
| B (81-91)                                   |                         |           |
| C (69-80)                                   |                         |           |
| D (55-68)                                   |                         |           |
| E (39-54)                                   |                         |           |
| F (21-38)                                   |                         |           |
| G (1-20)                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |





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