



ROWAN HOUSE, HEADON  
£950,000

BROWN & CO



# ROWAN HOUSE

5 THORPE FARM CLOSE, HEADON  
RETTFORD, NOTTINGHAMSHIRE, DN22 0FR

## DESCRIPTION

An individual architecturally designed detached family home extended to approximately 400m<sup>2</sup> of living accommodation arranged over three floors. The property offers delightful and stunning views across open countryside to the rear.

The property is being sold for the first time since new and by the original builder/owners and provides spacious accommodation throughout with oak and glass staircase to all floors. Well appointed 29' open plan kitchen/breakfast room, 40' dual aspect living /dining room with large apex window to the rear, however there is the opportunity to separate these rooms into individual spaces. Underfloor heating beneath Karndean tiled and porcelain flooring. There is a 25' master bedroom suite, an additional bedroom suite overlooking the gardens and with countryside views. Rowan House is the epitome of modern day living with many options to create an individual family home

The gardens are of a generous size, well tendered and maintained. There are two driveways and large block paved front drive with ample parking.

## LOCATION

Headon is a small hamlet to the southeastern side of Retford town centre which is approximately 10 minutes' drive and Retford provide comprehensive shopping and recreational facilities as well as a mainline railway station on the London to Edinburgh intercity link.

There are some nearby villages to Headon that have public house's and some local amenities. Schools for all age groups are within comfortable distance as is Lincoln city which is approximately 20 minutes to the south.



## DIRECTIONS

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## ACCOMMODATION

Part glazed composite door into

**ATRIUM STYLE ENTRANCE HALL 15'2" x 8'9" (4.62m x 2.72m)** with second floor Velux window and five double glazed windows overlooking the front and to open countryside. Patterned tiled flooring, oak skirting boards and wall light points. Oak and glass staircase to the first floor.

**LOUNGE/SUNROOM 40'0" x 16'2" (12.22m x 4.93m)** dual aspect with double glazed window to the front and sides. Large apex window to the rear. vaulted ceiling, double glazed window with bifold doors and double glazed Velux windows. Karndean wood grain effect flooring with underfloor heating. Modern inglenook fireplace with tiled surround, raised tiled hearth with recessed lighting and large Scandinavian style multi fuel burner. Underfloor heating control. The far end of the living room has porcelain tiled flooring with underfloor heating, oak skirtings. Square opening into the

**DINING ROOM 12'5" x 11'2" (3.81m x 3.40m)** control panel for underfloor heating. Karndean wood grain flooring. Wall light points. Double glazed bifold doors into the garden.

**KITCHEN BREAKFAST ROOM 29'6" x 21'2" (9.01m x 6.46m)** dual aspect with double glazed window to the front and double glazed French doors and windows leading into and overlooking the garden and views. Porcelain tiled flooring with underfloor heating. Contemporary and well appointed modern kitchen with dark grey and dove grey coloured units. Single sink drainer unit with mixer tap. Integrated dishwasher, fridge and freezer. Two Neff electric ovens with grill. Neff Combination microwave and plate warmer below. Ample Silestone working surfaces with matching upstand and splashback for five ring Neff halogen hob. Siemens contemporary chrome extractor above. Recessed lighting. Matching island/breakfast bar with additional storage below. Further base cupboards with two large wine fridges with matching worktops and upstands. Door to

**UTILITY ROOM 14'3" x 10'3" (4.37m x 3.15m)** slightly irregular in shape. Half glazed composite door to garden and double glazed side aspect window. Matching range of dark grey and dove grey base cupboard units and floor to ceiling units. Integrated Neff dishwasher, inset stainless steel sink with mixer tap. Concrete style working surfaces





with matching upstand and windowsill. Space and plumbing for washing machine and additional tumble dryer. Door to garage. Cupboard housing the water softener. Porcelain tiled floor, oak skirting boards, door to

**CLOAKROOM** front aspect obscure double glazed window. Vanity unit with low level wc with concealed cistern. Inset sink with mixer tap. Range of wood grain cupboards below and display above. Porcelain tiled flooring with underfloor heating. Oak skirting boards, extractor and recessed lighting.

#### FIRST FLOOR

**ATRIUM GALLERY STYLE LANDING 31'9" x 12'5" (9.72 m x 3.81m)** with glass and oak balustrades and handrails. Wall light points, engineered oak flooring. Oak skirting boards. Control panel for underfloor heating. Potential for a study area. Matching staircase to the second floor.

**BEDROOM ONE 25'0" x 19'5" (7.64m x 5.95m)** one rear aspect double glazed window and six double glazed Velux style windows. TV and telephone points. Oak skirtings, recessed lighting, wall light points. Fitted cupboard in oak. Door to

**EN SUITE SHOWER ROOM 11'4" x 11'3" (3.47m x 3.44m)** with rear aspect Velux double glazed window with countryside views. Large walk-in glazed shower cubicle with mains fed shower, handheld attachment and raindrop shower head. Low level wc with concealed cistern. Wall mounted vanity unit with inset sink and soft closed cupboard below in cashmere. Ceramic tiled floor and matching walls. Recessed lighting and extractor. Chrome towel rail radiator

**BEDROOM TWO 19'2" x 16'3" (5.85m x 4.97m)** rear aspect bay window. Double glazed French doors to Juliet balcony which is chrome and glass. Double glazed windows offering views to the garden, fields and countryside to the rear. Engineered oak flooring, oak skirting boards. Wall light points, TV point. Range of built-in

wardrobes with ample hanging and shelving space and incorporating mirror fronted doors. Door to

**EN SUITE SHOWER ROOM 11'5" x 7'8" (3.51m x 2.39m)** rear aspect Velux double glazed window. A large walk-in glazed shower cubicle with mains fed shower. handheld attachment and raindrop shower head. Double hand basin units with wall fitted mixer taps and soft close cupboards below. Two medicine cabinets above. Low level wc with concealed cistern. Contemporary chrome towel rail radiator. Patterned tiled floors and matching tiled walls. Recessed lighting and extractor.

**BEDROOM THREE 12'9" x 10'0" (3.92m x 3.09m)** front aspect double glazed window. Oak skirtings. Views to countryside. TV point.

**BEDROOM FOUR 12'9" x 10'0" (3.92m x 3.09m)** dual aspect to side and rear offering views to the garden and countryside. Built-in airing cupboard with Torrent Gledhill heating system and hot water cylinder. Oak skirtings, telephone point.

**FAMILY BATHROOM 11'6" x 7'7" (3.54m x 2.35m)** rear aspect double glazed window with views to the garden and countryside. Four piece suite comprising free standing slipper bath with chrome mixer tap/handheld shower attachment. Walk-in glazed shower cubicle with mains fed shower and raindrop shower head. Double vanity unit with mixer tap and wood grain soft close drawers below. White low level wc with concealed cistern. Ceramic tiled floor with underfloor heating. Ceramic tiled walls. Anthracite towel rail radiator. Recessed lighting and extractor.

Stairs with integrated lighting to

**SECOND FLOOR LANDING 12'9" x 12'3" (3.92m x 3.76m)** dual aspect to front and rear with Velux double glazed windows offering views to the countryside. Engineered oak flooring, oak skirtings, eaves storage cupboard.





**BEDROOM FIVE 14'7" x 12'9" (4.47m x 3.93m)** triple aspect with Velux double glazed windows and side aspect double glazed windows, all offering countryside views. Oak skirtings, access to eaves storage. TV point.

**BEDROOM SIX 12'10" x 11'0" (3.95m x 3.36m)** dual aspect to front and rear with Velux double glazed windows offering views to the countryside. Oak skirtings. Eaves storage cupboard, TV point. Door to

**EN SUITE SHOWER ROOM 10'3" x 5'8" (3.15m x 1.76m)** Velux double glazed window. Large walk-in shower cubicle with glazed sliding door screen. Mains fed shower with handheld attachment and raindrop shower head. Vanity unit with inset sink, mixer tap and cashmere coloured soft close cupboards below. White low level wc. Wood grain Karndean tiled flooring. Tiled walls, chrome towel rail radiator. Extractor, recessed lighting and wall mounted touch screen mirror.

## OUTSIDE

The front garden has sculptured walls and railings with roller electrically operated sliding gate with entry phone system leading to the block paved driveway providing parking for several vehicles. There are **TWO INTEGRAL GARAGES 23'8" x 19'5" (7.25m x 5.94m)** with electrically operated doors, power and lighting. Oil fired central heating boiler. The front has a pillared style entrance. Additional second driveway by way of electric gate leading into the rear garden. Pedestrian access from the front garden to the rear.

The rear garden offers delightful countryside views and is fenced and hedged to all sides. There is a large,

raised porcelain full width patio, covered pagoda, external lighting and water supply. The garden is mainly lawned with 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 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 finalizing 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.

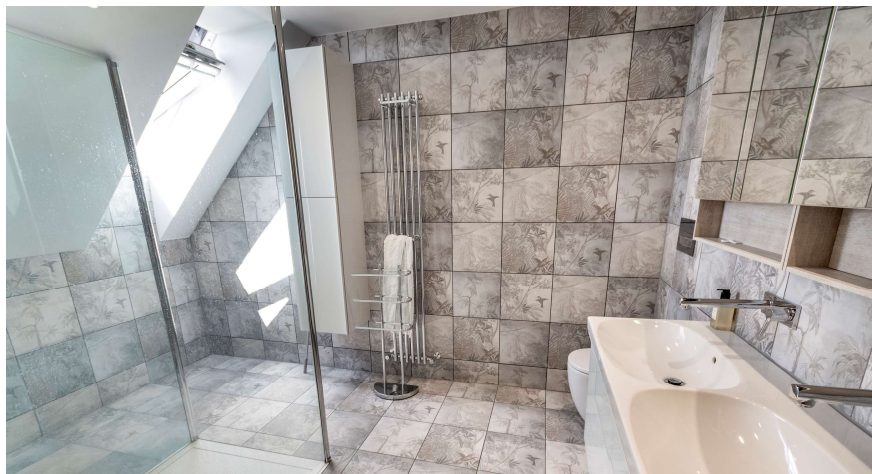
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Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in May 2025.



Ground Floor

Second Floor

First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	76
(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		

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