



BRAMBLE COTTAGE
£625,000

BROWN & CO



BRAMBLE COTTAGE

LOW STREET, GRINGLEY ON THE HILL
DONCASTER, DN10 4RZ

DESCRIPTION

Built circa 1994 in an attractive cottage style, Bramble Cottage is a light filled versatile detached family home of character.

The property nestles within beautifully landscaped grounds in all extending to approximately one third of an acre (subject to measured site survey) and delivers living space of approximately 2,630 ft²/244m².

Accommodation commences with a generous reception hall having elegant quarter turn staircase ascending to galleried landing and cloakroom with wc to one side. This opens to a dual aspect lounge which includes garden access to the rear and focal log burner within substantial rustic brick fireplace. Beyond is a wonderful bespoke garden room with vaulted ceiling and garden access. A separate snug is provided, ideal for relaxation and family play.

At the rear is an L-shaped open plan living dining kitchen of character and split level. The upper level perfect for family gathering, sitting and dining with the lower level delivering the kitchen area having an array of integrated appliances, charming units with Corian worktops and garden access. A useful fitted utility room completes the ground floor.

At first floor level, the sleeping space radiates around the central galleried landing with main bedroom having lovely en suite bathroom, three further bedrooms are provided at this level together with the house bathroom, attractively appointed in contemporary style including free standing slipper bath and separate shower enclosure.

To the second floor is the fifth bedroom which features a walk-in wardrobe/dressing room and en suite shower room. There is also a home office, suitable for use a sixth bedroom if required.

The second floor as a whole lends itself to occupation as a suite.





The rear and second floor bedrooms command fine views over Gringley Carr to the north.

Outside, the grounds are beautifully landscaped including patio areas, positioned and designed to capture morning, afternoon and evening sun, perfect for alfresco entertaining and with an additional garden "room" to the end. There is a good driveway and detached brick built double garage.

The property is equipped with Oil fired central heating via a modern energy efficient boiler.

LOCATION

Gringley on the Hill is located between the market towns of Retford, Bawtry and Gainsborough, the village benefits from a public house and local primary school. Bawtry offers a wealth of boutique shops, restaurants and bars and Retford has the mainline railway station giving direct links to London Kings Cross (approx. 1hr 30 mins). Gainsborough has the popular Marshalls Yard.

Both leisure and educational facilities are well catered for nearby.

The A1 can be accessed at nearby Blyth giving further communication links to the region's major towns and cities.

DIRECTIONS

What3words///hilltop.helper.paddlers

ACCOMMODATION

RECEPTION HALL 14'1" x 12'0" (4.30m x 3.66m) generous, quarter turn staircase to galleried landing, under stairs storage cupboard.

CLOAKROOM wc, wall hung basin, tiled flooring, chrome towel warmer.

LOUNGE 24'3" x 11'0" (7.40m x 3.95m) dual aspect including double doors to rear garden. Substantial rustic brick fireplace with log burner, beamed ceiling, off to

GARDEN ROOM 13'1" x 11'2" (4.00m x 3.50m) bespoke, bright, vaulted ceiling with additional roof windows, access to rear garden and engineered oak flooring.

SNUG 13'0" x 11'2" (3.95m x 3.41m) ideal for family play. Exposed floor boarding. Front aspect and generally multifunctional.





L-SHAPED OPEN PLAN LIVING DINING KITCHEN
Living Dining Area 23'0" x 11'9" (7.01m x 3.59m)
 beamed ceiling, engineered oak flooring in dining area with Travertine tiling in living area. Dual aspect, quaint log burner, exposed rustic brickwork and two steps down to **Kitchen Area 11'9" x 11'9" (3.59m x 3.59m)** in antique pine style comprehensively fitted with range of units to wall and floor level, Corian worktops with integrated sink. Quality Neff appliances of double oven, halogen hob, integrated fridge, dishwasher and Blanco extractor. Rear aspect. Stable type door to rear garden. Travertine flooring to complement. Beamed ceiling.

UTILITY ROOM 8'5" x 8'8" (2.58m x 2.63m) fitted units and worktops. Plumbing for washing machine. Worcester oil central heating boiler. Stable type side entrance door, tiled flooring.

FIRST FLOOR

GALLERIED LANDING spindle balustrade, front aspect, staircase to second floor, linen cupboard.

BEDROOM ONE 15'0" x 11'9" (4.57m x 3.59m) rear aspect with panoramic views. Off to

EN SUITE BATHROOM free standing roll top bath, separate tiled shower enclosure, wc, basin, wainscot panelling, tiled flooring, combined column radiator/towel warmer.

BEDROOM TWO 12'0" x 10'1" (3.66m x 3.08m)
 panoramic rear views.

BEDROOM THREE 11'9" x 10'1" (3.59m x 3.08m)
 maximum dimensions, front aspect.

BEDROOM FOUR 12'8" x 9'0" (3.85m x 2.73m)
 front aspect.

HOUSE BATHROOM in contemporary style with free standing slipper bath having free standing taps and shower head over. Separate glazed and tiled shower enclosure. Wall hung basin, wc. Generous airing cupboard, tiled walls

and flooring. Towel warmer.

SECOND FLOOR LANDING

BEDROOM FIVE 15'11" to 12'10" x 11'6" (4.85m to 3.91m x 3.51m) flooded with natural light via two Velux roof windows offering panoramic views over Gringley Carr. Vaulted ceiling.

WALK-IN WARDROBE/DRESSING

EN SUITE SHOWER ROOM fully tiled, generous shower enclosure, wc, wall hung basin, roof window, radiator/towel warmer.

HOME OFFICE 11'6" x 10'0" (3.51m x 3.05m)
 suitable for use as sixth bedroom if required. Roof window with panoramic views. Vaulted ceiling.

OUTSIDE

The property nestles on Low Street towards the edge of this highly regarded village. The plot is beautifully presented and maturely landscaped, in all extending to approximately one third of an acre.

A block paved driveway (adjacent neighbour has right of way over lower extremity of driveway) leads to a parking and manoeuvring court in front of the property and terminates at a side located **BRICK AND PANTILE DOUBLE GARAGE** with two up and over doors, light, power and cold water supply.

The front gardens are landscaped in a pretty cottage style with lawn, shrubbery and flower borders, patio with pergola over.

From the driveway an Indian sandstone path passes beneath a clematis clad rustic brick arch passing box hedging and the garden room sweeping around to the rear.

The immediate rear garden features an excellent Indian sandstone patio with rustic brick walling having multiple access points from the house and therefore making it ideal for alfresco





entertaining. There is a lawn with path returning to the front.

Steps leads down to the rear where there is a further lawned garden area enclosed mostly by mature hedging featuring flower borders and timber garden building.

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.

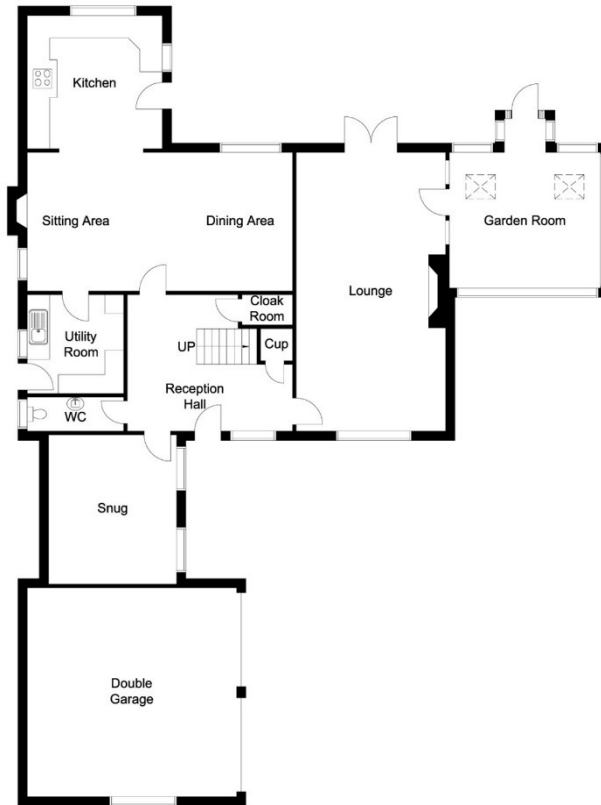
Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them 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 June 2025.

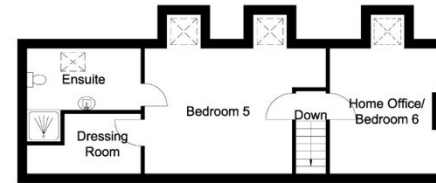


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)	63	71
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



Second Floor



First Floor



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