



THE HAYLOFT, RAMPTON
£325,000

BROWN & CO

THE HAYLOFT, 6 EAST END COURT, RAMPTON, RETFORD, DN22 0GE

DESCRIPTION

A nicely proportioned and well presented terraced barn conversion with the modern twist of white high gloss fitted kitchen, en suite facilities to the master bedroom as well as retaining some original features. The property is situated in this small enclave of barn and stable conversions on the edge of this popular village of Rampton. There are field views and countryside walks are easily accessible to the adjoining villages and the property also benefits from two off road parking spaces as well as a low maintenance garden.

LOCATION

Rampton is a popular village with a public house and good accessibility to both Tuxford and Retford, both providing more comprehensive facilities. Retford boasts a mainline railway station and the A57 and A1 are within comfortable distance linking to the wider motorway network. The village of Rampton is surrounded by open countryside and does provide some good walks.

DIRECTIONS

[What3words///moves.drives.celebrate](https://www.what3words.com/moves/drives/celebrate)

ACCOMMODATION

Part glazed wooden door into

ENTRANCE HALL with oak laminate flooring. Front aspect Dovecote style window.

CLOAKROOM with white low level wc, vanity unit with cupboard below and inset sink with mixer tap. Laminate flooring and extractor.

UTILITY ROOM 7'82 5'4" (2.37m x 1.63m) with space and plumbing for washing machine and upright fridge freezer, working surfaces, wall mounted Ideal LPG gas boiler. Laminate flooring and return door to kitchen.

LOUNGE 18'102 x 12'8" (5.78m x 3.89m) dual aspect with double glazed French doors overlooking the front garden and fields. Single French door leading into and overlooking the courtyard garden. Oak coloured laminate flooring, wood and glass staircase to first floor. TV and telephone points. Underfloor heating.



BREAKFAST KITCHEN 12'7" x 9'9" (3.86m x 3.02m) front aspect double glazed window with views to the fields. An extensive range of white gloss coloured base and wall mounted cupboard and drawer units. 1 ¼ stainless steel sink drainer unit with mixer tap. Integrated dishwasher, electric oven and four ring electric hob with stainless steel extractor above and Perspex splashback. Ample wood effect working surfaces incorporating a breakfast bar with matching upstand. Recessed lighting and matching flooring.



IRST FLOOR

GALLERY STYLE LANDING with vaulted ceiling and exposed ceiling timbers. Built-in shelved cupboard with storage above.



BEDROOM ONE 14'6" x 9'2" (4.46m x 2.80m) rear aspect double glazed window overlooking the front and fields to the rear. Two southerly facing Velux windows into the vaulted ceiling with exposed ceiling timbers and beams. TV point. Oak door to

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BEDROOM THREE 9'4" x 7'5" (2.86m x 2.29m) front aspect double glazed window with views to fields and courtyard to the front. Vaulted ceiling with exposed ceiling timbers. (This room is currently being used as a dressing room).



EN SUITE SHOWER ROOM 6'8" x 3'9" (2.07m x 1.20m) with full width tile enclosed shower cubicle with glazed sliding screen and mains fed shower with handheld attachment and raindrop shower head. Low level wc, vanity unit with soft close drawers, inset sink and mixer tap with tiled splashback. Laminate flooring, extractor and chrome towel rail radiator.

BEDROOM TWO 9'4" x 8'10" (2.86m x 2.74m) rear aspect double glazed window with views to the front and fields. Part wood panelled walls, vaulted ceiling with exposed ceiling timbers and beams. Small recessed wardrobe with hanging and shelving space.



FAMILY BATHROOM 7'8" x 5'6" (2.39m x 1.71m) rear aspect Velux window in vaulted ceiling with exposed ceiling beam. Three piece white suite with panel enclosed bath and mixer tap, mains fed shower with glazed shower screen, vanity unit with inset sink, mixer tap and drawers below. White low level wc. Laminate

flooring, chrome towel rail radiator, part tiled walls, recessed lighting.



GARDEN to the front is open planned, lawned and offers countryside views.

Rear courtyard garden which is walled and fenced with full patio. Established shrubs and faces south. Communal area with two allocated parking spaces, plus communal LPG gas cylinder for all properties in the development, however each individual house receives their own bill.



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 C.

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: Mo

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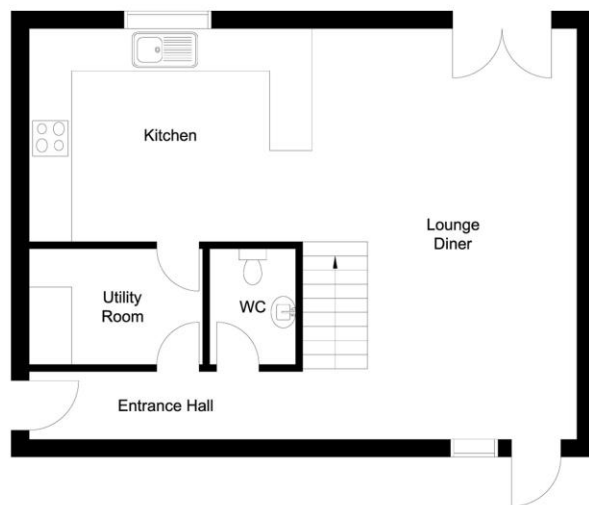
Viewing: Please contact the Retford office on 01777 709112.

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 September 2025.

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Ground Floor



First Floor

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No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.
CP Property Services @2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		78
D (55-68)	65	
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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