



THE BEECHES, RANBY
£950,000

BROWN & CO



THE BEECHES

OLD BLYTH ROAD

RANBY, RETFORD, NOTTINGHAMSHIRE, DN22 8HT

DESCRIPTION

The Beeches is a handsome and extended period village residence, set amidst delightful, mature canalside grounds in all approximately 0.84 acres, and boasting two semi detached cottages and an array of versatile outbuildings.

A family home for many years, the property delivers flexible living space, capable of occupation in a number of ways and is sensibly extended. Period features have been enhanced and the two cottages (one requiring modernisation) within the curtilage provide potential for income generation, accommodation for dependent relatives, home working etc.

Principal features of the main house include two period reception rooms to which has been added a lovely bright and airy garden room which interlinks to both dining room and kitchen diner. At the other end of the house is further flexible living space, presently comprising library, bathroom with separately accessed bedroom over, this area readily lends itself to occupation as an annexe style living arrangement.

At first floor level, the sleeping space radiates around the central split level landings, both the main bedroom and second bedroom have dressing rooms and en suite bathrooms. Two further bedrooms are provided at first floor together with a house bathroom and a secondary staircase ascends to a bedroom/hobbies room created within the roof space.

The exterior grounds are a particular feature lying adjacent to the Chesterfield Canal with landscaped mature gardens in a wraparound style featuring flowing pathways and interlinking garden "rooms" ideal for sitting out.

There is a generous parking court to the side of which is a substantial garage with family hobbies room over and a further adjacent car barn. Further range of domestic outbuildings.





The Beeches features a pair of 2 bedroom semi detached cottages being 10 & 11 Old Blyth Road. One requires a full scheme of modernisation. The cottages are attached to the substantial garage and loft over, and as a whole this block lends itself to a variety of future uses, subject to all statutory consents.

The Beeches and The Cottages are equipped with oil fired central heating.

LOCATION

The property enjoys frontage to Old Blyth Road in the well regarded canalside village of Ranby. Lying midway between North Nottinghamshire towns of Retford and Worksop.

Ranby presently boasts a variety of amenities including a popular canalside public house, primary school, independent school and is by-passed by the A1, meaning the areas excellent transport links are immediately on hand for travel and commuting. The A1 links to the M18 and wider motorway network to the north.

Nearby Retford has direct rail service into London Kings Cross (approx. 1hr 30 mins). Leisure amenities including The National Trust's wonderful Clumber Park on hand, together with educational facilities, both state and independent.

DIRECTIONS

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ACCOMMODATION

MAIN HOUSE

ENTRANCE PORCH bespoke brick and glazed.

RECEPTION HALL staircase with spindle balustrade, oak parquet flooring.

SITTING ROOM feature black marble fireplace with open grate. Dual aspect, corniced ceiling, alcove.

DINING ROOM shuttered front aspect window. Minster stone style substantial fireplace, exposed floor boarding, corniced ceiling.

GARDEN ROOM bright and airy additional living space, triple aspect with garden access. Multi fuel stove, library shelving and storage. Glazed balustrade with steps down to





KITCHEN DINER range of ivory cream country units to wall and floor level. Solid granite worktops, double bowl sink unit, upstands and tiled splashbacks. Range of appliances including Neff combination oven, two ring halogen hob, integrated fridge and dishwasher. Two oven electric AGA, beamed accents, exposed wood stripped and tiled flooring.

REAR HALL back staircase, rear entrance door.

BOOT ROOM

LAUNDRY with range of modern cupboards to wall and floor level. Ample worktops, rear aspect, plumbing for washing machine. Sink unit.

CLOAKROOM wc and basin.

INNER HALL with third staircase and access off to

CELLAR with brick and stone central plinth illuminated by side window.

LIBRARY bespoke book shelving and storage. Exposed floor boarding, garden access.

CLOAKROOM TWO with basin.

SEPARATE WC

BATHROOM modern white suite of bath with bath/shower mixer, vanity basin, two chrome towel warmer.

FIRST FLOOR

LANDING front split level landing with spindle balustrade.

BEDROOM ONE range of bespoke wardrobes, top level storage, front aspect.

DRESSING ROOM

EN SUITE BATHROOM modern white suite of square P-shaped bath with rainfall and handset

shower over, vanity basin, wc.

BEDROOM FOUR dual aspect.

REAR LANDING airing cupboard, rear aspect, spindle balustrade to back staircase.

BEDROOM TWO

Dressing Room bespoke wardrobe and steps up to

Bedroom Two vaulted ceiling, triple aspect including roof windows, exposed floor boarding.

En Suite Bathroom white suite of roll topped bath with Victorian style bath/shower mixer, basin, wc, towel warmer.

BEDROOM FIVE exposed floor boarding. Wardrobes, side aspect. Kneehole vanity unit/desk.

HOUSE BATHROOM white suite of bath with shower over, vanity basin, wc,

BEDROOM THREE (lying over Library and accessed via third staircase) vaulted and underdrawn ceiling, triple aspect including roof windows. Part wainscot panelled.

SECOND FLOOR From rear landing a staircase ascends to

BEDROOM SIX/HOBBIES vaulted ceiling, spindle balustrade around stairwell. Roof windows.

GARDENS

Delightful and mature canalside gardens in all extending to approximately 0.84 acres/0.34 hectares. In a wraparound style and formally landscaped but permitting informal and alfresco entertaining.

Various flowing lawned areas and grass pathways, together with gravel paths interlinking and effectively delivering separate garden "rooms". The grounds are interspersed with a variety of mature trees including yew, willow, horse chestnut and beech.





There are stocked shrubberies and paved patios to front and rear, the front patio being split level, interlinked and enclosed in part by radius walling.

The rear garden areas also are well enclosed by mature beech hedging featuring sweeping paths and patio, box hedging, stocked shrubbery and ornamental trees.

The grounds benefit from an integrated irrigation watering system.

PARKING, GARAGING AND OUTBUILDINGS

To the front there is a sweeping, gated drive leading from Old Blyth Road to a gravelled parking court. To the rear access is taken over the adjacent pub car park to a substantial brick walled parking court with brick paving. Lying to the side is the garaging block comprising:

Principal Garage 26'3" x 16'8" (8.01m x 5.08m) electric roller door, oil fired central heating boiler for 11 Old Blyth Road. External steps to

First Floor Family Games/Hobbies Room 26'0" x 16'5" (7.92m x 5.00m) plaster boarded and soffitted. Roof windows, exposed trusses.

Timber and tiled Car Barn 18'3" x 15'9" (5.56m x 4.80m) with electric up and over door.

Lying adjacent to the parking court and rear of the cottages is a further range of brick and tiled domestic outbuildings briefly comprising:

Store hosting oil tanks. **Laundry room** **Fuel store** and **Gardeners' wc**.

To the other side of the property are further brick built domestic outbuildings of **Potting Shed** and **Boiler room** hosting oil fired central heating boiler for the main dwelling.

10 OLD BLYTH ROAD

A semi detached cottage with oil fired central heating.

SITTING ROOM 12'10" x 11'9" (3.91m x 3.58m) measured to rear of chimney breast, brick recess, dual aspect, beamed ceiling, steps down to

INNER HALL

KITCHEN 8'6" x 6'9" (2.59m x 2.05m) fitted cupboards to wall and floor, worktops, rear aspect, door to rear courtyard.

SHOWER ROOM white suite of quadrant showering enclosure. Basin, wc, beamed ceiling, useful cupboard.

FIRST FLOOR LANDING

BEDROOM ONE 11'9" x 11'3" (3.58m x 3.43m) measured to rear of chimney breast flanked by wardrobes. Front aspect.

BEDROOM TWO 8'4" x 6'11" (2.54m x 2.11m) over stairs cupboard, side aspect.

11 OLD BLYTH ROAD

A semi detached cottage in need of complete modernisation.

BASEMENT CELLAR

GROUND FLOOR

SITTING ROOM 13'0" x 12'0" (3.95m x 3.66m) measured to rear of chimney breast with recesses, beamed ceiling, front aspect, off to

RAISED DINING/STUDY AREA 10'0" x 5'1" (3.04m x 1.55m) beamed ceiling, rear aspect.

BREAKFAST KITCHEN 10'0" x 9'2" (3.04m x 2.80m) no current fitments. Beamed ceiling, rear entrance door and access to cellar.

FIRST FLOOR

BEDROOM ONE 12'0" x 11'6" (3.66m x 3.50m) measured to front of chimney breast flanked by wardrobes, front aspect.

BEDROOM TWO/LANDING 12'0" x 10'0" (3.66m x 3.04m) maximum dimensions including stairwell.

BATHROOM bath, basin, wc and airing cupboard.

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 The Beeches is in Band F. 10 Old Blyth Road is in Band A. 11 Old Blyth Road – deleted.

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.

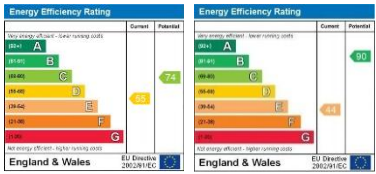
Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

Viewing: Please contact the Retford office on 01777 709112.

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 October 2025.

AGENTS NOTE: Interested parties should note the seller is removing 3 of the internal gates (canal, rear of 10 Old Blyth Road and rear garden to parking court), the greenhouse, dog kennel and garden urns/ornaments; such items are therefore excluded from the sale.



The Beeches

10 Old Blyth Road



Total area: approx. 401.3 sq. metres (4320.0 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE. WHILE EVERY ATTEMPT IS MADE TO BE AS ACCURATE AS POSSIBLE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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The Beeches, Ranby



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