



HOLME HOUSE, BECKINGHAM  
£375,000

**BROWN & CO**

# HOLME HOUSE, 12 BAR ROAD NORTH, BECKINGHAM, DONCASTER, DN10 4NN

## DESCRIPTION

A substantial Georgian residence in the heart of this popular village of Beckingham. The property retains many original features including shutters to the windows which are sash cord, open fireplaces, period skirtings and cornicing as well as generously proportioned rooms. The property has the benefit of a recently modernised and refitted kitchen and utility area, yet still provides scope for the new owners to add their own style and elegance to the property. The property is arranged over three floors and has three reception rooms, five double bedrooms and family bathroom. Newly installed central heating system and boiler.

Externally there is an enclosed garden, attached double garage and driveway.

## LOCATION

Beckingham is conveniently located for commuting to surround centres of Retford, Gainsborough, Bawtry and Doncaster. From the A631 there are good road links to the wider motorway network with A1M lying to the west of Retford. Both Retford and Doncaster have direct rail services into London Kings Cross (approx. 1hr 30 mins from Retford). Local primary schooling is available within the village and there are a variety of other secondary educational facilities in the area including Queen Elizabeth's (Gainsborough Grammar) in Gainsborough.

## DIRECTIONS

What3words:///foot.coats.prom

## ACCOMMODATION

Large wooden double door with glass fanlight above into

**SPACIOUS ENTRANCE HALL 26'2" x 10'6" (7.97m x 3.23m)** maximum, with period skirtings, original cornicing and ceiling roses. Two newly added Victorian style radiators. Sweeping staircase leading to the first floor. Small square bay with French doors leading into the garden. Under stairs storage cupboard.

**DINING ROOM 17'2" x 15'2" (5.25m x 4.63m)** rear aspect double glazed bow window and two sash cord windows to the front with fitted shutters. Open fire with feature painted fire surround, marble hearth and matching insert. Period skirtings, cornicing and decorative ceiling rose. Wall light points.



**SITTING ROOM 17'2" x 15'2" (5.25m x 4.63m)** two front aspect single glazed sash cord windows with fitted shutters and panelling below. Parquet style flooring, open fire with painted fire surround with marble hearth and matching insert. Period skirtings, cornicing and decorative ceiling rose. Wall light points.



**REFITTED BREAKFAST KITCHEN 14'7" x 14'5" (4.47m x 4.43m)** side and rear aspect single glazed windows, one with shutters. An extensive range of sage colored base cupboard and drawer units, enamelled Belfast sink with wooden drainers and matching working surfaces. Gas AGA with four gas rings and two hotplates and oven below, this is recessed into a fireplace with mirror tiled backing and wood surround with small storage cupboards and mantel above. Matching Welsh dresser style unit with ample storage and cupboards below. Stone tiled flooring. Door to



**PANTRY** single glazed window, tiled shelving with space below for wine cooler, fridges and small appliances and a good range of shelving.

**SNUG/STUDY** side aspect single glazed window. Fitted cupboard, wall light points, TV point and plate rack.

**REAR HALLWAY 17'5" x 6'4" (5.32m x 1.96m)** with rear aspect window. Half glazed door. Access to the attached double garage.

**CLOAKROOM** side aspect window. White low level wc, wall mounted hand basin with mixer tap. Quarry tiled flooring.

**ADDITIONAL STORAGE CUPBOARD/BOOT ROOM**

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From the Entrance Hall is the turning staircase with ornate balustrade and handrails to

**GALLERY STYLE LANDING** split level, with secondary glazed window overlooking the garden. Partially corniced, Victorian style radiator.

**BEDROOM ONE 15'10" x 15'7" (4.87m x 4.79m)** two front aspect single glazed windows. Period skirtings. Wall light points. Door to



**BEDROOM FIVE/DRESSING ROOM 11'5" x 9'5" (3.51m x 2.89m)** front aspect single glazed window. Floor to ceiling cupboard with hanging and shelving. Period skirtings and return door to hallway. This room could also be an en suite bathroom.



**BEDROOM TWO 15'10" x 15'7" (4.87m x 4.79m)** two front aspect single glazed windows. Stained wood flooring, period skirtings, two Victorian style radiators.



**SECONDARY LANDING** built-in linen cupboard with ample shelving.

**BEDROOM THREE 11'6" x 9'8" (3.53m x 2.99m)** rear aspect single glazed window. Built-in wardrobe with hanging and shelving space. TV aerial lead.

**BEDROOM FOUR 11'0" x 10'2" (3.36m x 3.10m)** side aspect single glazed window. A range of built-in bedroom furniture with ample hanging and shelving space. TV point, access to roof void.

**FAMILY BATHROOM** secondary glazed obscure window. Three piece coloured suite of panel enclosed bath with mixer tap, separate tiled shower cubicle with electric shower and pedestal hand basin. Airing cupboard with copper hot water cylinder and a range of cupboards with shelving surrounding, part tiled walls and extractor.

## OUTSIDE

The front has access to the side by way of a driveway which leads to the **ATTACHED DOUBLE GARAGE 20'5" x 18'5" (6.25m x 5.65m)** maximum dimensions with two separate metal up and over doors. Personal door to garden and window to the rear. Power and lighting. Part of one of the garages has been subdivided to create a **UTILITY ROOM 8'5" x 6'7" (2.60m x 2.04m)** with white base cupboards, single stainless steel sink drainer unit with mixer tap, space for slimline appliance, space and plumbing for washing machine and tumble dryer. Wood effect working surfaces. Power and lighting. Recently installed (2024) Worcester gas fired central heating boiler with large hot water cylinder and softener, ceramic tiled flooring. Gate giving access to the garden which is L-shaped, fenced to all sides and provides a good area of lawn with some flower and shrub borders. External lighting and water supply.

## 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.

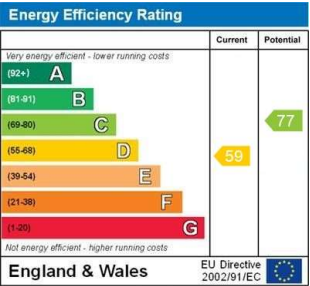
Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

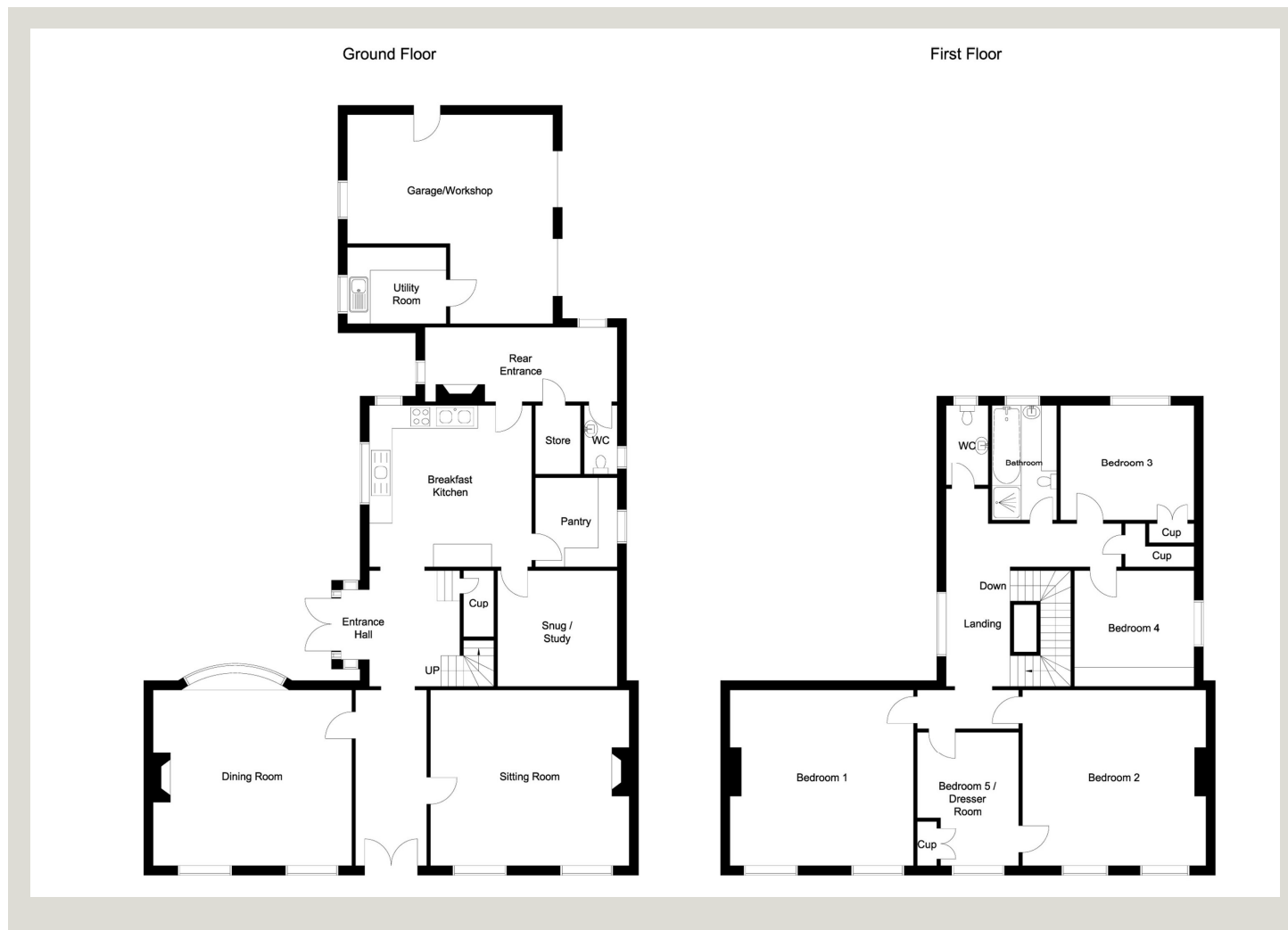
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

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. These particulars were prepared in January 2026.





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