



Orchard House  
Marton, Gainsborough

**BROWN & CO**



# Orchard House, 6 Trent Port Road, Marton, DN21 5AP

Welcome to Orchard House, a beautiful Georgian home dating back to 1760. Rich in character and architectural heritage, the property has been thoughtfully and seamlessly updated to provide modern comfort while preserving its historic warmth and charm.

Inside, the house boasts unique period detailing throughout with the addition of a stunning, modern extension to the kitchen with a cathedral vault which provides the heart of this lovely family home and a perfect entertaining space. The ground floor also offers a utility, beamed cloakroom, a separate formal sitting room with feature fireplace and a study. Upstairs, on floors two and three, you will find four, generous, double bedrooms complemented by one bathroom and one shower room.

Outside, there is gated access which leads to a large driveway providing ample parking and leads to outbuildings including garages and stables. Mature gardens frame the property beautifully, creating a tranquil setting for relaxation and outdoor gatherings.



## ACCOMMODATION

Ground Floor

Sitting Room

Entrance door and double glazed window to front, fireplace, radiator.

Study

Double glazed window to front, fireplace, radiator.

WC

Double glazed window to side, WC, wash basin, exposed beams to ceiling.

Utility

Double glazed window to rear, space for appliances.

Lobby

Entrance door leading to rear garden, radiator, steps down to half level basement, original tiled flooring.

## Kitchen / Living / Dining Room

Double glazed windows to both sides, two sets of double doors opening to rear garden, large inglenook fireplace with exposed brickwork and housing a wood burning stove, vaulted ceiling with exposed beam work, Velux windows, tiled flooring with underfloor heating, ceramic drainer sink, worktops, base and eye level units, tiled splash backs, space for range cooker, central island unit with further storage, spaces for fridge freezer and washing machine.

## First Floor

Landing

Bedroom One

Two double glazed windows to front, fireplace, built in wardrobes, radiator.

## Bedroom Two

Double glazed windows to side and rear, exposed ceiling beam, radiator.

## Bedroom Three

Double glazed window to front, radiator.

## Bathroom

Double glazed window to side, WC, vanity wash basin, free standing roll edged bath tub, heated towel rail.

## Second Floor

Bedroom Four

Double glazed window to rear, exposed beams to ceiling, built in wardrobes, radiator, access to loft.

## Shower Room

Double glazed window to rear, WC, vanity wash basin, shower cubicle, heated towel rail.

## Outside

To the front gated access leads to a large driveway which runs to the side of the property and leads to useful outbuildings including stables and garaging. To the rear is a large lawned garden with paved patio area.

## TENURE & POSSESSION

Freehold and for sale by private treaty.



## COUNCIL TAX

Band E

## MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

## BROADBAND

We understand from the Ofcom website that standard and superfast broadband is available at this property with a max download speed of 80 Mbps and an upload speed of 20 Mbps

## BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

## VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

## AGENT

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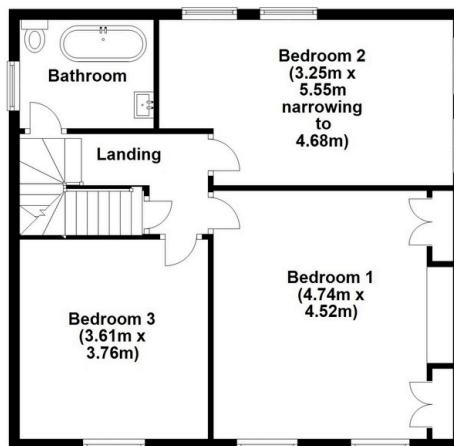




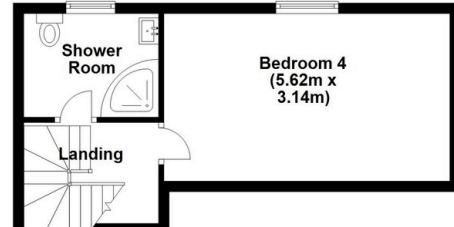
## Ground Floor



## First Floor



## Second Floor



## Energy performance certificate (EPC)

6 Trent Port Road Merton GAINSBOROUGH DN21 5AP	Energy rating <b>E</b>	Valid until: 5 February 2035
Certificate number: 4035-5322-3400-0336-6202		

Property type	Detached house
Total floor area	207 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is E. It has the potential to be D.

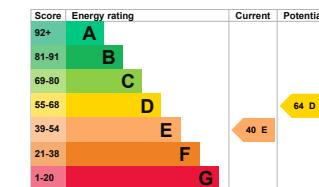
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



## IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

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