



## Great North Road

, Markham Moor, DN22 0QS

Offers invited £695,000



'The Good Life' right here !

Clark Estates are pleased to present to the open market this six bedroom detached farmhouse. The property stands in grounds of three acres of superb land suitable for an excellent equestrian opportunity with ample of space for paddocks and stables or small holding. This property would be perfect for any buyer with an equestrian focus in mind having three separate fields.

Positioned within the highly sought-after hamlet of Markham Moor, Nottinghamshire, it is ideal for those looking for a rural retreat yet within easy access to amenities, schooling and commuter links. The Georgian market town of Retford is located approximately 4 miles away and offers an array of facilities including specialised shops, supermarkets and restaurants. For commuters Retford also has a direct Main Line to London Kings Cross taking 1 hour 25 minutes and access to the A1 is just a short distance from the property. The infamous Tuxford academy is approximately 2.1 miles away whilst both state and private schooling is available within a short drive.



**Description**

This rural country retreat offers expansive living accommodation of two reception rooms, kitchen / diner, utility, ground floor cloakroom, conservatory, gym, 6 bedrooms, two bathrooms and library covering approximately 3000 sq foot.

Much of the original 19th Century charm and character of the property has been retained, with a wealth of exposed beams and timbers, original 19th Century cast iron stove and open fireplaces.

**Entrance**

Approaching the Farm house along the gravel bridleway through the gated drive into the 3 acre plot to the top of the fields into Hawks Hill Farm grounds. The property sits proudly over looking stunning country side views.

Entering the property through the front facing door into the formal hallway boosting the original stairwell with laminate flooring, large double radiator, side wood panelling and doorway to the cellar.

**Lounge 15'11" x 13'7" (4.87m x 4.16m)**

Leading off the hallway to the right into the sitting room with laminate flooring, a centre feature of an electric fire with stone surround and hearth, double doors leading into the large side conservatory and front facing sash Upvc window.

**Dining Room / Piano Room 14'6" x 16'0" (4.43m x 4.88m)**

The formal dining room is off the hallway, front and side facing sash windows with ceiling beams, open brick fire place, wooden mantle and quarry tiled hearth.

**Kitchen / Diner 14'3" x (into recess 9'10") 32'2" (4.36m x (into recess 3.01m) 9.82m)**

Leading through into the impressive 'L' shaped kitchen / diner with the original cast iron range in the dining area, tiled floor, cream country style base units, original beams and French doors leading into the conservatory flowing round to the kitchen area with a continuation of cream wall and base units, gas Arga, black chimney style double extractor and black worktops. Rear door leading into the conservatory.

**Conservatory 30'8" x 14'2" (9.37m x 4.32m)**

A great extension to the farm house, offering amazing family space for parties with doors entering off the lounge and kitchen / diner. Open it all up for a great function area. French doors leading into the side garden to allow your function spill into the South facing garden.

**Ground Floor Cloak Room**

Off the hallway is the cloakroom with wc and hand basin.

**Utility Room**

The utility room is a great benefit with space for washer and dryer with a large storage cupboard.

**Stairs & Landing**

Leading from the ground floor up the wooden spindle carpet staircase onto the split landing with a front facing sash window over looking the countryside with space to sit and reflect on the beauty of Nottinghamshire.

**Master Bedroom 16'0" x 13'8" (4.90m x 4.18m)**

A double bedroom with carpet, fire place and storage cupboard with French Upvc doors over looking the approach to the Farm house.

**Bedroom Two 15'11" x 13'7" (4.87m x 4.16)**

A double bedroom front facing with French Upvc doors and dor leading into 'The Jack & Jill' bathroom.

**Bathroom 12'2" x 9'10" (3.72m x 3.00m)**

The main bathroom is fondly referred to as 'The Blue Lagoon' featured an unique sunken circular bath with over head shower, his and hers basins and toilet.

**Bedroom Three 14'4" x 11'7" (4.37m x 3.55m)**

A double bedroom currently used as a dressing room with carpet and built in mirror wardrobes through out.

**Bedroom Four 11'2" x 9'3" (3.411m x 2.83m)**

Side facing bedroom with carpet and Upvc window currently used as office space.

**Bedroom Five 14'3" x 10'0" (4.35m x 3.07m)**

A double bedroom side facing with carpet and the original cast iron open fire place.

**Shower Room**

The shower room comprises of a corner glass shower cubicle with an electric shower with aqua board walls and part tiled walls, oblong basin, wc, vinyl flooring, radiator and chrome towel ladder.

**Bedroom Six 14'6" x 7'3" (4.42m x 2.23m)**

A single bedroom side facing with carpet.

**Library / Home Office 20'8" x 15'9" (6.30m x 4.82m)**

Covering the full space above the top of the double garage the library / home office has South facing Velux windows in the dorma style roof, laminate flooring and end facing Georgian style window.

**Gym 11'1" x 12'9" (3.4m x 3.9m)**

To the side of the property there is a gym with electric and lighting leading through to the workshop.

**Double Garage 24'7" x 21'7" (7.5m x 6.6m)**

A side facing double garage with workshop, two double garage doors and window over looking the rear grounds.

**Outside**

On the 3.3 acres of land which has been separated by wire fencing to make three sperate enclosures there are five sheds and a haybarn. The land is truly open to your own imagination, stables, paddocks, tennis courts or small holdings, what ever your heart desires is possible.

**Additional Benefits**

The property benefits from Upvc windows, freestanding outside floor mounted oil boiler for the primary heating, mains electricity, water and private drainage system.

**Directions**

As you leave Markham Moor round about onto the Great North Road A638 heading towards Retford past the Markham Moor Inn you approach the sign post for Rockley on the left verge, as you reach the sign post turn right up the bridleway leading to Hawks Hill Farm.

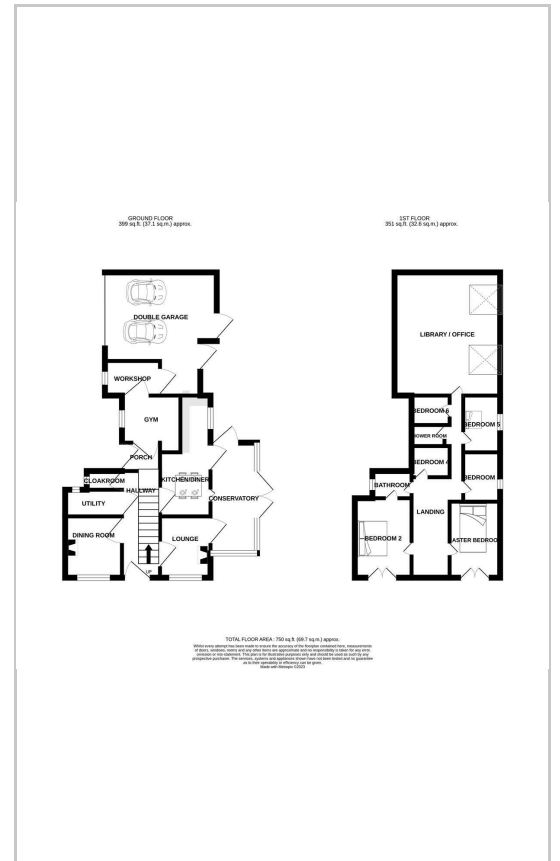
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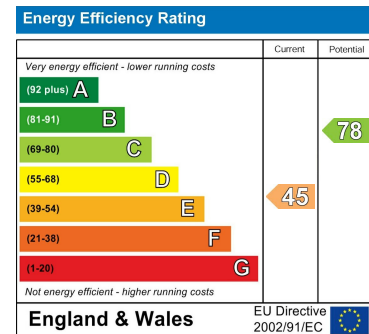
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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