



Tiln Lane

, Retford, DN22 6SN

£440,000



Welcome to Highfield House, Tiln Lane - a stunning Victorian property that offers the epitome of luxury living in a detached house. This impressive residence boasts 4 reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. With 6 spacious bedrooms, there is no shortage of room for the whole family to unwind and recharge.

The property features 5 bathrooms, ensuring convenience and comfort for all residents. Say goodbye to morning queues and enjoy the privacy of your own personal space. Located in a peaceful neighbourhood, this house offers a tranquil retreat from the hustle and bustle of everyday life.

Situated in a prime location, this property provides easy access to local amenities and transport links, making it a convenient choice for those who value both comfort and accessibility. With parking available for several vehicles, you can rest assured that your car will have a secure spot to call its own.

Don't miss out on the opportunity to make this magnificent house your new home. Embrace the charm and elegance of Highfield House - where luxury meets comfort in the heart of Retford.



Description

This lovely six bed family home is a typical example of English architecture of a Victorian house with one of the defining features of a Victorian house is its symmetrical design with a central entrance flanked by windows on either side, resulting in a double frontage. The house typically has two rooms on each side of a central hallway, with matching windows and doors on the front façade to the ground floor with a continuation of the style to the first floor front facing living rooms. The property benefits from an extension which gives ample of living accommodation throughout.

Entrance Hall

Entering the property you have a UPV door leading into the inner hallway with Victorian tiled flooring, coving to the ceiling, radiator, ornate archway to the foot of the spindle original staircase which turns to lead to the first floor and a door leading to the annex.

Living room 13'3" x 12'7" (4.04m x 3.84m)

The formal living room is typical of a traditional Victorian home with a large front facing bay window allowing for the natural light to flood into the room highlighting the period fire place that stands proudly in the room with a decorative wood surround, inset tiles and onyx hearth, original coving to the ceiling, wooden floor with high wood skirtings, wall lights, two radiators and an archway leading to the kitchen / diner.

Formal Sitting Room 13'3" x 11'3" (4.04m x 3.43)

The formal sitting room, the traditional 'blue room' also offers the feature of a Victorian home with two identical sized rooms with the hallway separating them down the middle also has an ornate mantel piece above the cast iron coal effect gas fire set on a granite earth effect, front facing bay window, wall lights, plush carpet coving to the ceiling and radiator.

Kitchen / Diner 12'0" x 11'3" (3.66m x 3.43m)

The kitchen has a range of wall and base units, stainless steel sink with drainer with mixer tap, space and plumbing for a dishwasher, fridge freezer with an hidden extractor fan, part tiled walls, solid oak flooring, side and rear facing window, featured fireplace where the original arga once stood, which can be reopened and an open doorway leading to the dining room.

Dining Room 15'5" x 7'6" (4.72m x 2.31m)

The dining room has an exposed reclaimed brick fire place with wood surround, closed wood log burner, tiled flooring, side facing window, wall light, radiator and a glazed door with attached window leading out to the rear garden and door leading into the pantry and then further into the boiler room.

Pantry

The inner hallway consists of built in base units with work surface cover, built in shelving, tiled flooring and a side facing window.

Boiler / Utility Room

The boiler / utility room consists of a wall mounted combination boiler, separate solid fuel boiler, access to loft space, tiled flooring, side facing window and door leading to the rear garden.

Annex Hallway

The annex is accessed through the main house hallway and consists of a built in storage cupboard, side facing window and radiator.

Annex Lounge 13'6" x 9'4" (4.14m x 2.87m)

The annex is the extension to the property and the lounge is a generous space and consists of a front facing window, carpet and radiator.

Annex Kitchen 8'7" x 8'3" (2.64m x 2.54m)

The annex kitchen has a range of wall and base units, stainless steel sink and drainer with mixer tap, part tiled walls, tiled flooring, side facing window, radiator, space for a cooker and fridge and a door leading out to the side of the property.

Annex Bedroom 14'4" x 10'2" (4.37m x 3.12m)

The annex bedroom is a large double room with carpet, space for wardrobes, radiator and rear facing window.

Annex Wet Room

The annex wet room consists of a two piece suite which includes an electric shower, wall mounted corner wash hand basin, fully tiled walls and flooring and a white ladder towel rail.

Annex Cloakroom

The cloakroom is accessed via the hallway and consists of a two piece suite which includes; wall mounted hand wash basin, low level W.C, half tiled walls, tiled flooring and a side facing window.

First Floor Landing

Climbing the carpet split staircase with the original wood spindle staircase leading to the first floor landing which has access to the loft space, coving to the ceiling and a door leading out to the balcony with a stair case leading to the rear garden.

Master Bedroom 14'4" x 12'4" (3.78m x 3.66m)

The master bedroom is a large double room with two rear facing windows, space for wardrobes, access to loft space, two radiators and an ensuite.

Ensuite

The recently renovated modern contemporary ensuite consists of a three piece suite which includes a panel bath with shower above, pedestal wash hand basin tastefully encased in a vanity unit for additional storage, low level W.C., tiled flooring, recess lights, heated towel rail and a rear facing window.

Bedroom Two 14'0" x 12'0" (4.29m x 3.66m)

The second bedroom is a large double room with space for wardrobes, coving to the ceiling, carpet, picture rail, radiator, two front facing windows and an ensuite.

Ensuite

The second bedroom ensuite consists of a three piece suite which includes a shower cubicle with an electric shower, pedestal wash hand basin, low level W.C., tiled walls and flooring, wet boarding, heated towel rail, spotlights, extractor fan and a front facing window.

Bedroom Three 14'0" x 12'9" (4.29m x 3.89m)

The third bedroom is a double bedroom and consists of wall lights, radiator, space for wardrobes and has two front facing windows.

Bedroom Four 14'0" x 8'0" (4.29m x 2.46m)

The fourth bedroom is a double room and has space for wardrobes, a radiator and two front facing windows.

Bedroom Five 14'4" x 12'4" (4.39m x 3.78m)

Bedroom five is a double room rear facing with carpet, radiator and en suite.

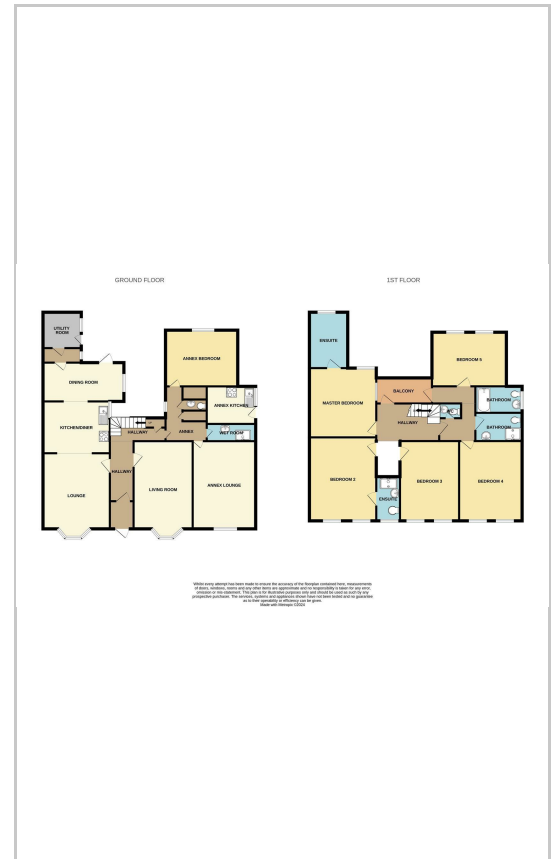
En Suite

The ensuite to bedroom five has a bath with an electric shower, part tiled walls, tiled floor, wc, hand basin and a chrome ladder towel rail.

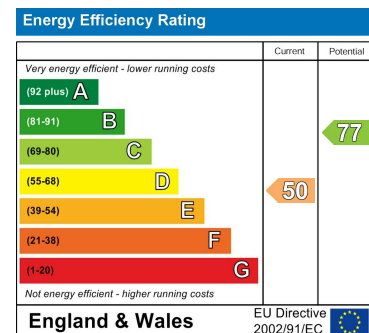
Area Map



Floor Plans



Energy Efficiency Graph



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