



Grove Coach Road

, Retford, DN22 7HG

£645,000



NO UPWARD CHAIN - Welcome to this stunning 6 bedroom house located on the highly desirable Grove Coach Road in the charming old Historical market town of Retford. This property offers a perfect blend of space, comfort, and style, making it an ideal choice for those looking for a new home.

The location of this property is truly unbeatable. Grove Coach Road is known for its peaceful surroundings and friendly community, making it a wonderful place to call home. Retford itself is a picturesque town with a rich history and plenty of amenities to enjoy, including quaint shops, cosy cafes, and beautiful parks.

Whether you are looking to settle down with your family or simply want to upgrade to a larger space and develop the Coach House (STP), this house on Grove Coach Road is sure to tick all the boxes. Don't miss out on the opportunity to make this beautiful property your new home. Contact us today to arrange a viewing and start the next chapter of your life in this fantastic house.



Description

Upon entering the grounds to the property you are greeted by its grandeur with a driveway for many vehicles on the gravel driveway. Leading into the house through the porch to proceed into a spacious and inviting hallway of period interior elegance that is simply breath taking. The six bedrooms provide ample of space for a growing family or for those who love to have guests over. The property benefits from over an acre of land and a separate Coach House, out door swimming pool, summer house and land to accommodate what ever you desire. The property is in need of some renovation and decoration but the house and size of plot offers the foundations of an amazing completed property.

There could also be the possibility of development within the grounds subject to planning as The Coach House had outline planning that lapsed in 2013. 3rd June 2024 outline planning applied for.

Hallway 29'1" x 21'3" (8.87m x 6.50m)

As you step into the grand hallway onto the wooden parquet flooring, the scent of aged oak fills your senses from the original Victorian features still present. Above, sturdy wooden beams traverse the ceiling, displaying the craftsmanship of a bygone era. The surfaces whisper tales of the passage of time, adding to the rustic charm of the space. Along the walls, intricately carved wooden panels rise towards the ceiling, showcasing intricate designs and patterns that showcase attention to detail and craftsmanship.

The center piece of the hallway is undoubtedly the grand mahogany fireplace, its imposing presence dominating the space. Carved with intricate motifs and embellishments, it stands as a testament to the opulence of the period. Flanking the fireplace, wooden seating upholstered in rich fabrics invites guests to linger and indulge in conversation, their aged cushions bearing witness to generations of gatherings and stories exchanged.

Formal Lounge 21'1" x 15'0" (6.45m x 4.58m)

The grand front facing formal sitting room is of timeless elegance and sophistication, designed to impress featuring traditional deep wooden skirtings, picture rail, elaborate crown moldings on the walls and ceilings with a stunning centre piece of the room of a grand marble fireplace. The mantle stands tall and proud of marble which is intricately carved, tiled hearth and a wrought iron original dog grate. Tall, sash windows allow plenty of natural light with the benefit of the original hallway opened up into the room adding the curved window to the front aspect.

Dining Room 15'0" x 12'11" (4.58m x 3.95m)

Off the hallway the dining room is accessed and has a brick fireplace, wooden floorboards, picture rail and access to the kitchen and conservatory.

Kitchen 16'4" x 15'0" (5.00m x 4.58m)

The kitchen overlooking the side and rear of the property was designed around the 1960s, popular in the mid-20th century was Hygenas kitchen, known for their practical and stylish designs. Clean lines and a streamlined appearance of the base and wall units with dual colour for the modern twist of today, Formica worktops with a stainless steel double sink and drainer and cooker. Wood windows with secondary windows to the rear and side elevation, carpet to the flooring. The original ceiling clothes dryer typically called a 'pulley maid' is mounted to the ceiling and can be raised and lowered using a pulley system.

The gas central heated floor mounted Glow worm Hide Away, boiler is located in the kitchen.

Conservatory 12'7" x 12'8" (3.86m x 3.88m)

The conservatory can be accessed off the dining room and is of an upvc construction built on a dwarf brick wall, with heating and lighting for all year use with side facing French doors leading into the garden close to the swimming pool.

First Floor Landing

Leading up the wide, ornate period stairwell to the first floor landing where there is an original stain glass front facing window allowing the different colours to flood in, the carpet flows up the stairs and landing where there are double wooden wardrobes for additional storage on the landing.

Bedroom One 21'1" x 15'3" (6.43m x 4.65)

The master bedroom is a front facing large double bedroom with an original fireplace, wooden sash windows to the bay frontage, wall and ceiling light and picture rail.

Bedroom Two 13'1" x 11'10" (4.00m x 3.61m)

The second bedroom is a double room side facing with a sink encased in a vanity unit, single wardrobe, picture rail and carpet.

Bedroom Three 22'11" x 6'6" (7.00m x 2.00m)

A front facing bedroom with carpet, picture rail and an open plan cupboard with clothes rail. The position of this bedroom would make an amazing en-suite to the master bedroom.

Bathroom 13'1" x 6'6" (4.00m x 2.00)

The bathroom comprises of a Twyford's green 1960s bathroom suite which embodies the distinctive mid-century aesthetic with a combination of practicality, elegance and a touch of bold color. Twyford's, a well-known British manufacturer of bathroom fixtures, was renowned for producing high-quality, stylish, and functional bathroom suites. The walls have decorative crown moldings above the picture rail. The airing cupboard is located in the bathroom and the rear facing upvc window overlooks the gardens.

2nd Floor Landing

A continuation of the stairwell leading to the second floor still capturing the stain glass window, wrought iron decorative staircase with lights on the banister with space on the landing for furniture. The second floor bedrooms do not have central heating.

Bedroom Four 15'7" x 13'3" (11'11" into recess) (4.75m x 4.05m (3.64m into recess))

The fourth bedroom is a double room with the original fire place in situ and front facing dorma style window.

Bedroom Five 19'0" x 15'0" (7'4") (5.80m x 4.59m (2.25m))

A double 'L' shaped bedroom with the original fireplace, side facing window and front facing dorma style window.

Bedroom Six 21'5" x 6'6" (6.55m x 2.00m)

The sixth bedroom is a single room with space for the bed under the sloping dorma ceiling and area for wardrobes out over looking the front through the arch window.

The Coach House

This charming structure, with its timeless appeal and historic charm, serves as a testament to the elegance and sophistication of a bygone era of this plot as a whole. Constructed of sturdy brick the coach house boasts a distinctive architectural style, reminiscent of the grandeur of Victorian design with its symmetrical facade. Intricately carved trim with two stables to the ground floor with the original wrought-iron hay feeders, includes a coach room, tack room plus stairs to two hay lofts with far-reaching views towards Grove village.

Attached to The Coach House there is a brick built, tiled roof pig sty and wood stall.

The Coach House had planning which lapsed in 2013 for a two bed dwelling. Plans attached.

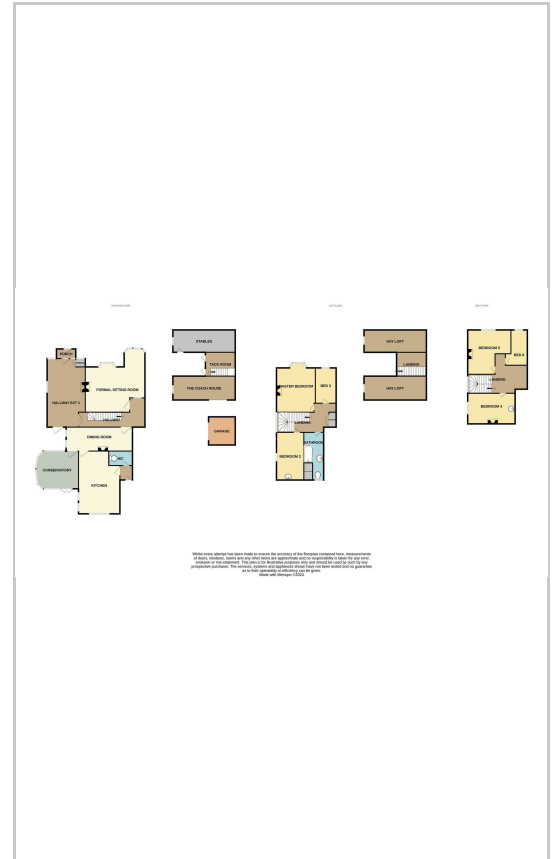
Summer House

The summer house has a carpeted sitting area plus breakfast bar with sink and cold water tap. There's a dining area and two changing cubicles handy for the swimming pool. Attached to the Summer House is a covered area for outdoor dining / bar-b-ques or the typical English garden parties.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E			
(21-38) F		32	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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