



Haughton

Haughton, Retford, DN22 8DY

Offers in the region of £450,000

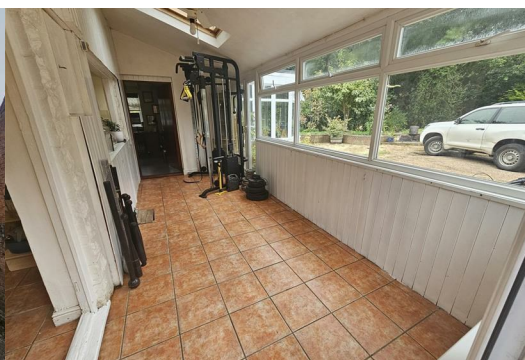


Welcome to this charming detached cottage located in the picturesque village of Haughton, Retford. This delightful house boasts original features from the late 1800s with three cosy bedrooms, perfect for a growing family or those in need of extra space. Situated in a tranquil setting, this property offers a peaceful retreat from the hustle and bustle of a Town location.

The house itself exudes character and warmth, making it a welcoming place to call home. With its traditional British architecture and quaint appeal, this property is sure to capture your heart. The interior features a well-designed layout, providing a comfortable and functional living space for you and your loved ones.

Haughton, Retford is a sought-after location if you're looking to relax in the countryside or explore the nearby attractions, this location has something for everyone.

Don't miss out on the opportunity to make this lovely house your own this property is a true gem waiting to be discovered. Contact us today to arrange a viewing and experience the beauty and tranquillity that this home has to offer.



Description

A charming detached cottage from the late 1800s nestled in an idyllic countryside setting. The cottage briefly consists of kitchen, lounge, dining room / treatment room, ground floor cloak room, conservatory and three double bedrooms and a family bathroom.

The grounds are a beautiful setting with 'The Maun Race' gently flowing along the boundary with sitting points to watch the world go by. There is a workshop, summer house with gazebo and parking for 3/4 vehicles. The property is hidden from the main road and is one of just seven properties in this beautiful location.

Entrance Porch 18'6" x 7'5" (5.64m x 2.27m)

The property is entered through the rear conservatory / porch which has a tiled floor, wood cladding, velux window and rear facing windows over looking the garden.

Kitchen 16'4" x 8'1" (5.00m x 2.48m)

A Country style kitchen with light Ash effect base units, solid wood butcher block worktop, Belfast sink, electric oven and hob, space for washing machine. A beam ceiling giving the gentle reminder of the charm of the cottage with an open view through into the rear porch with views of the garden.

Ground Floor Cloak Room 8'0" x 5'9" (2.44m x 1.77m)

With tiled floor continuing off the kitchen there is a utility/ cloakroom with space for washing machine and dryer, part tiled walls, beamed ceiling, wc, base unit with stainless steel sink and rear facing obscure window.

Lounge 20'6" x 11'1" (6.27m x 3.38m)

The lounge of an 1800s beam-ceiling which exudes warmth and character, reflecting the cosy and practical living spaces of its time. The room is anchored by a central fireplace housing a multi fuel burner for those cosy nights in, tiled hearth with two side alcoves. The stairs are open plan into the room with tiled floor and two front facing brown upvc Georgian style windows.

Dining Room / Treatment Room 11'10" x 11'1" (3.61m x 3.39m)

an extension to the original build is the current treatment room with laminate flooring, radiator with TRV and beam ceiling with French doors leading into the conservatory.

Conservatory 13'1" x 11'10" (4.00m x 3.63m)

The conservatory built on a dwarf brick wall has views over looking the garden from three aspects with a tiled floor, beam ceiling and door leading into the rear garden.

Stairs & Landing 14'2" x 8'0" (4.33m x 2.46m)

Stood at the bottom of the wooden stairs there is a small hallway with a door leading into the treatment room, heading up to the first floor the landing has a Dorma style ceiling, radiator, heating controls and window over looking the rear garden. The landing is a great space as an home office / reading space.

Master bedroom 16'11" x 11'11" (5.17m x 3.64m)

A double bedroom with laminate flooring, radiator with TRV, two velux windows to allow for star gazing whilst relaxing on the bed, window over looking the garden and door opening out looking over the roof of the conservatory.

Bedroom Two 11'0" x 9'10". (11'1" into recess) (3.37m x 3.00. (3.38 into recess))

A double bedroom front facing with floor boards, radiator with TRV, coving a ceiling light.

Bedroom Three 11'1" x 7'9" (3.38m x 2.37m)

A double bedroom front facing with carpet, coving and access to the loft in the storage cupboard.

Family Bathroom 8'0" x 8'0" (2.45m x 2.45m)

A Dorma bathroom with a white three piece bathroom suite with an electric Triton shower above, bi fold shower screen, part tiled walls, laminate flooring, radiator and storage cupboard housing the hot water tank.

Outside

What is there not to love about these beautiful grounds? Functional with a workshop, summer house and gazebo, several seating arears over looking the flow of 'The Maun Race', established shrubs and plants adding colour to the beauty, large patio area and a gravel driveway for 3/4 vehicles with a wrought iron gated access.

Additional Information

The property has an external floor mounted boiler and septic tank.

Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. 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.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER Clark Estates OR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

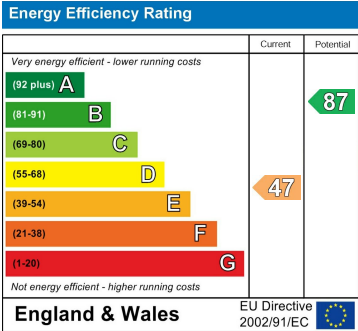
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.