



Haughton, Retford, DN22 8DG

£265,000



Welcome to Haughton Hall Cottages in the picturesque village of Haughton, Retford. This quaint cottage is a beautiful house that offers a perfect blend of charm and comfort. Situated within a farm location, this house provides a tranquil escape from the hustle and bustle of city life.

The village of Haughton is a rural setting to enjoy being surrounded by the beauty of the English countryside. If you're taking a leisurely stroll Haughton offers a peaceful and idyllic setting for you to relax and unwind.

Don't miss this opportunity to own a piece of British heritage on the outskirts of Retford.  
Contact us today to arrange a viewing and experience the magic of Haughton Hall Cottages for yourself!



## Description

An unique opportunity to own a semi detached property located in a farming environment amongst a plot of just four three bedroom cottages. Each property can be bought individually, as a pair or all four if desired.

### Lounge 14'9" x 11'11" (4.52m x 3.65m )

The lounge includes a original cast iron fire, tiled hearth, built in storage, carpet and a front facing window.

### Kitchen

The kitchen has white units, black work top, part tiled walls, stainless steel sink and a rear facing window.

### Utility 8'3" x 2'11" (2.52m x 0.90m)

The utility allows space for a fridge/ freezer, extra storage and has quarry tiled flooring.

### Dining Room 13'5" x 10'2" (4.09m x 3.12m )

The dining room has dual aspect upvc windows, open fire, coving,

### Bedroom One 11'11" x 9'11" (3.64m x 3.04m )

Bedroom one is a Dorma style double room with carpet, radiator and front facing window.

### Bedroom Two 12'8" x 8'9" ( 13'7" into recess) (3.87m x 2.67m ( 4.15m into recess))

Bedroom two is a double room that consists of a brick fireplace, built in wardrobe, radiator, carpet and a side facing window.

### Bedroom Three 10'1" x 8'11" (3.08m x 2.72m )

Bedroom three is a single room that consists of a carpet, radiator and a rear facing window.

### Family Bathroom 7'3" x 5'0" (2.21m x 1.54m )

The family bathroom has laminate flooring, part tiled walls, electric shower, bath, sink, wc, radiator and a side facing upvc window.

## Outside

This property benefits from a wrap around garden that is mainly laid to lawn and had hedges as a perimeter. There is a brick built out house attached to the property where the central heating boiler is located.

## 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.

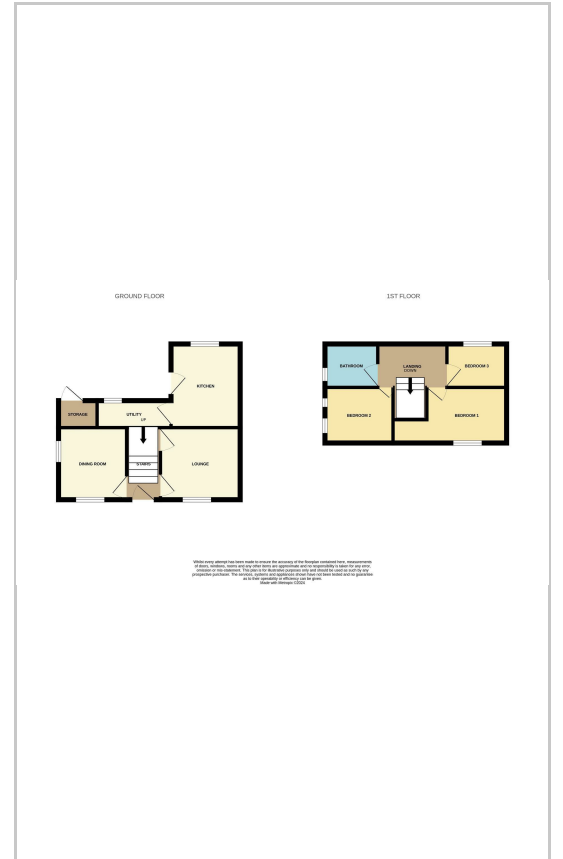
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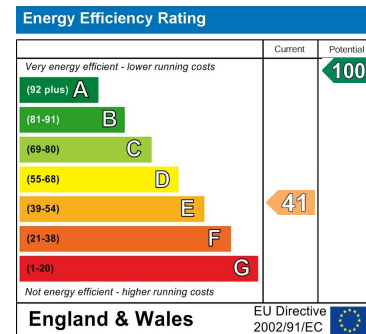
## Area Map



## 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.

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