



Moorgate House, Tiln Lane,
Retford, DN22 9JF



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£750,000

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Moorgate House is an imposing Grade II listed home located on the north-east edge of Retford, surrounded by open fields and farmland. Offered with no upward chain, the property offers almost 3000 square feet of family living accommodation, consisting of three reception rooms, a fitted dining kitchen, a utility room and cloakroom, five double bedrooms and two shower rooms. Included in the sale are several outbuildings including three double garages and two further garages/workshop accessed from a substantial courtyard area. There is an extensive lawned garden located to the right aspect, with an excellent sized patio area off the kitchen.



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PORCH

2.73m x 1.23m (9ft x 4ft)

Windows to the front, left and right aspects, stained glass entrance door with arched toplight leading into:

RECEPTION HALL

4.83m x 1.95m (15.8ft x 6.4ft)

Panel radiator, stairs leading to the first floor, moulded coving to ceiling, solid timber flooring, wall-mounted thermostatic controls for the central heating.

DRAWING ROOM

4.84m x 4.23m (15.9ft x 13.9ft)

An excellent sized reception room with a double glazed multi paned played bay window to the front aspect, moulded coving and cornice to the ceiling, two arched recess areas, television point, double panel radiator, fireplace with cola effect fire sitting on a polished stone hearth.

SITTING ROOM

4.79m x 4.17m (15.7ft x 13.7ft)

A further good sized triple aspect reception room with double glazed windows to rear and right aspects, as well as a matching played bay window to front aspect. Two double panel radiators, television and BT points, moulded coving to ceiling.

CONSERVATORY

4.51m x 3.91m (14.8ft x 12.8ft)

Windows to front, right and rear aspects, doors to front and rear aspects as well as a lean-to roof above. Tiled floor covering, power and light, double panel radiator.

BREAKFAST KITCHEN

6.43m x 3.64m (21.1ft x 11.9ft)

Fitted with a range of Shaker-style base and wall units consisting of cupboards and drawers underneath granite work surfaces. Appliances include a five-ring dual-fuel 'Rangemaster' range cooker, an integrated 'Siemens' fridge, and a 'Flavell' dishwasher. The kitchen also features a tiled floor covering, double panel radiator, double-glazed French doors to the right aspect leading out to the patio area and garden beyond, and a multi-paned window to the left aspect.

REAR LOBBY

2.75m x 2.36m (9ft x 7.7ft)

Tiled floor covering continuing from the kitchen, base unit to match the kitchen with granite work surface, cloaks cupboard with shelving within, panel radiator, ceiling mounted spotlights.

STUDY

3.71m x 3.64m (12.2ft x 11.9ft)

Timber flooring, double glazed windows to rear and right aspects, coving to ceiling, television and telephone points.

CLOAKROOM

2.36m x 0.97m (7.7ft x 3.2ft)

Two-piece suite consisting of a low-level flush w.c. and a wash hand basin with toiletry cupboard below. Double glazed obscure window to rear aspect, tiled floor covering continuing from the rear lobby, panel radiator.

UTILITY ROOM

5.8m x 2.43m (19ft x 8ft)

Double-glazed windows to front and left aspects, double panel radiators, base and wall units consisting of cupboards underneath roll-top work surfaces. Space and plumbing for washing machine and tumble dryer, single bowl sink and drainer, 'Megaflo' unvented hot water cylinder tank, 'Boulter Classic' oil-fired central heating boiler.

1ST FLOOR-GALLERIED LANDING

4.8m x 1.95m (15.7ft x 6.4ft)

Moulded coving to ceiling, sliding sash window to front aspect, double panel radiator.

BEDROOM ONE

4.82m x 4.22m (15.8ft x 13.8ft)

Multi-paned sliding sash window to front aspect and further double-glazed window to rear aspect, two double panel radiators, open fireplace area, fitted bedroom furniture including wardrobe units and a dressing table, moulded coving to ceiling.

BEDROOM TWO

4.83m x 4.22m (15.8ft x 13.8ft)

A further dual-aspect bedroom with a multi-paned sliding sash window to front aspect and further window to left aspect, two double panel radiators, open fireplace area, fitted bedroom furniture including wardrobe units and a dressing table, moulded coving to ceiling.





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INNER LANDING

1.9m x 1.88m (6.2ft x 6.2ft)

Double-glazed window to right aspect, stairs leading to the second floor, understair storage cupboard.

BEDROOM FIVE

3.64m x 2.39m (11.9ft x 7.8ft)

Double panel radiator, multi-paned sliding sash window to left aspect.

SHOWER ROOM

3.84m x 2.17m (12.6ft x 7.1ft)

Fitted with a four-piece suite consisting of a walk-in shower enclosure with mains-fed shower within, wash hand basin with toiletry storage below, a low-level flush w.c. and a bidet. Fully tiled walls, vinyl floor covering, chrome ladder style towel radiator, obscure multi-paned window to rear aspect, ceiling mounted LED downlights.

2ND FLOOR-LANDING

4.86m x 2.79m (15.9ft x 9.2ft)

Double panel radiator, good sized cupboard with shelving within, multi-paned sliding sash window to front aspect, ceiling mounted spotlights, hatch accessing roof space.

BEDROOM THREE

4.84m x 3.8m (15.9ft x 12.5ft)

Multi-paned windows to front and right aspects, double panel radiator, television and telephone points.

BEDROOM FOUR

4.86m x 4.13m (15.9ft x 13.5ft)

Multi-paned windows to front and left aspects, television and telephone points, double panel radiator.

SHOWER ROOM

2.46m x 1.45m (8.1ft x 4.8ft)

Shower enclosure with 'Aqualisa' shower within, a wash hand basin with toiletry cupboard below as well as a low-level flush w.c. Panel radiator, 'Velux' double glazed roof light to rear aspect, ceiling mounted extractor fan.



GARDENS & GROUNDS

The property is accessed via a tree-lined private driveway, which leads from Tilm Lane to two courtyard parking areas. The first courtyard provides a stepped pathway leading to the front entrance door, and the second courtyard leads to the garage block, outbuildings, utility room and side entrance door. The formal garden located to the right aspect of the property is south-east facing; this garden is laid mainly to lawn and enclosed behind hedging and fencing to all aspects. There is also a good-sized paved patio area to the right of the kitchen, and a further courtyard garden to the rear laid to stone chippings.

OUTBUILDINGS

Boasting a wide array of outbuildings suiting many purposes, the property features three attached double garages, with further rooms above the garages measuring 9.47m x 2.40m, and 4.44 x 2.40 (both with power and light). There are also two further garages (all of which are accessed from the courtyard area). The two left-aspect garages measure 4.45m x 4.45m and 4.70m x 4.30m.

TENURE

Freehold

COUNCIL TAX

Band F

DISCLAIMER

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, if there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing.

SERVICES

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.





Floorplan



Total area: approx. 267.9 sq. metres (2883.8 sq. feet)



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