



Rocklea, 11 Bar Road North,  
Beckingham, DN10 4NN



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# £475,000

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This stunning character property is situated in the heart of the rural village of Beckingham, which is well-placed for accessing neighbouring towns including Gainsborough, Retford & Bawtry. With period features throughout, the accommodation briefly consists of a sitting room, dining kitchen, study/fourth bedroom, shower room, as well as three bedrooms and bathroom. The property sits within grounds measuring almost 2/3rds acre, with ample off-road parking and a range of useful brick-built outbuildings.





### RECEPTION HALL 4.33m x 2.12m (14'2" x 7'0")

Stable-style front entrance door, timber effect laminate floor covering, double panel radiator, stairs leading to the first floor.

### SITTING ROOM 3.95m x 3.76m (13'0" x 12'4")

Fireplace with cast iron stove within, double glazed French doors to rear aspect, ceiling mounted downlights.

### KITCHEN AREA 5.30m x 2.23m (17'5" x 7'4")

Fitted with a range of Shaker-style base and wall units consisting of cupboards and drawers underneath timber work surfaces. Space and supply for range cooker with extractor hood above, space and supply for American-style fridge-freezer, space and plumbing for washing machine, butler sink, timber effect laminate floor covering, ceiling mounted downlights, two double glazed windows to front aspect.

### LOUNGE AREA 5.30m x 3.72m (17'5" x 12'2")

Continuation of the timber effect laminate floor covering, double glazed French doors to left aspect, ceiling mounted downlights, exposed chimney breast with carriage beam.

### CONSERVATORY 3.58m x 3.06m (11'8" x 10'0")

Windows to left, rear and right aspects.

### STUDY/BEDROOM FOUR 3.95m x 3.65m (13'0" x 12'0")

Double glazed window to rear aspect, double panel radiator, range of ceiling mounted downlights.

### SHOWER ROOM 3.08m x 2.12m (10'1" x 7'0")

Walk-in shower enclosure, low-level flush w.c., wall-mounted wash hand basin, chrome ladder-style towel radiator, double-glazed window to front aspect.

### UTILITY ROOM/PANTRY 1.81m x 1.17m (5'11" x 3'10")

Window to left aspect, base unit with space and plumbing for washing machine.

### 1ST FLOOR-LANDING

Cupboard housing gas-fired central heating boiler, doors leading to all first-floor accommodation.

### BEDROOM ONE 4.04m x 3.75m (13'4" x 12'4")

Double-glazed window to rear aspect, double panel radiator.

### BEDROOM TWO 3.72m x 3.55m (12'2" x 11'7")

Double glazed windows to left and rear aspects, double panel radiator, fitted wardrobe units with hanging rails and drawers.





**NEWTON  
FALLOWELL**



### BEDROOM THREE 3.76m x 2.93m (12'4" x 9'7")

Double-glazed window to rear aspect, double panel radiator.

### BATHROOM 2.47m x 1.88m (8'1" x 6'2")

Panel bath, low-level flush w.c., wash hand basin with toiletry storage below, double-glazed window to rear aspect, tiled flooring, double panel radiator.

### GARDENS & GROUNDS

The property is accessed off Bar Road North via two gates; one leading to a gravel driveway and the other accessing a pathway leading to the front entrance door. There is an Indian sandstone walled patio garden immediately to the left of the property, with steps leading down to the formal lawned garden. This lawned garden is enclosed behind hedging and fencing to all aspects, and extends to the rear aspect.

### OUTBUILDINGS

There are a range of brick-built outbuildings located opposite the property including two stores measuring 2.74m x 1.68m & 3.56m x 2.70m, an open cart barn measuring 4.74m x 3.00m, a workshop measuring 6.87m x 4.67m and two further attached stores measuring 4.46m x 2.45m & 6.64m x 3.12m.

### TENURE

Freehold

### COUNCIL TAX

Band D



## 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.

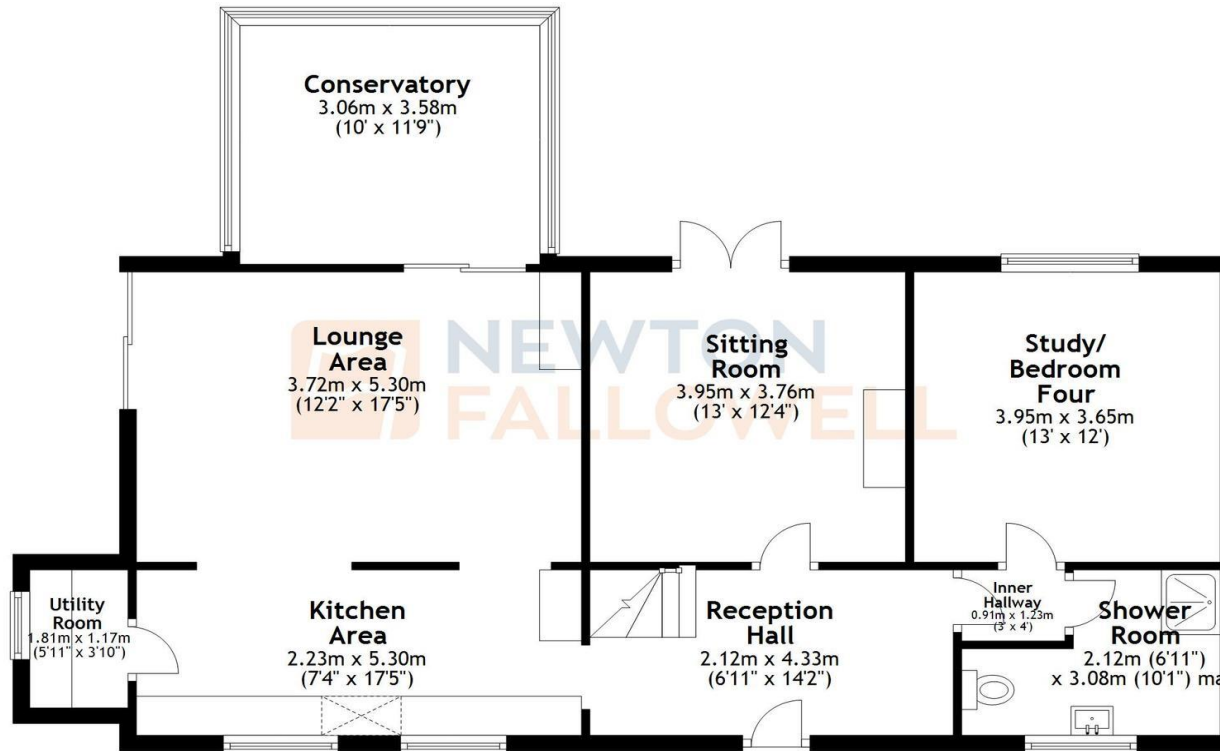
## DISCLAIMER

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.

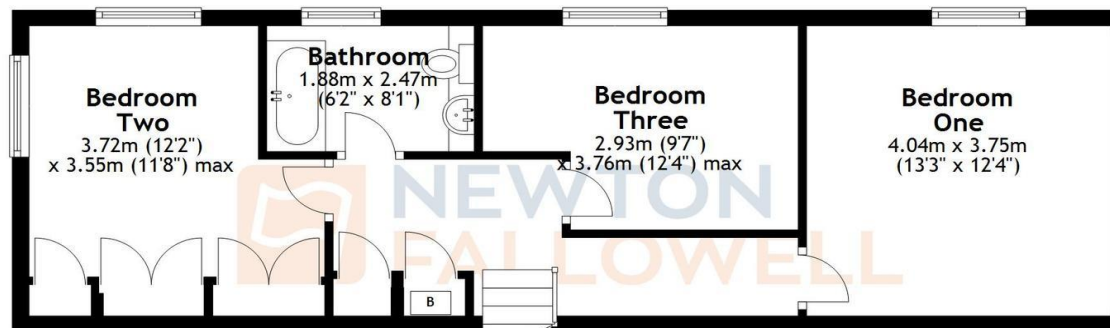




## Ground Floor



## First Floor



Total area: approx. 143.2 sq. metres (1541.4 sq. feet)



