



Bolham Hall, Tilm Lane,  
Bolham, DN22 9JQ

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# £750,000

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Bolham Hall is a stunning example of a Georgian farmhouse, occupying a unique location on the edge of Retford. Originally dating back to the mid-18th century, the farmhouse was subdivided in the 1950's to create two large dwellings. This particular property boasts a mixture of character and contemporary features such as sliding sash windows with shutters, 19th century fire surrounds, as well as a modern kitchen with under-floor heating. The property sits within grounds measuring approximately 1.5 acres, with a range of outbuildings including garages, workshops and stores, as well as lawned gardens with farmland views to the south and east.





**RECEPTION HALL** 4.37m x 4.66m (14'4" x 15'4")

Arched front entrance door, two single panel radiators, broadband point, part gallery staircase leading to 1st floor, original 'Minton' tiled floor.

**SITTING ROOM** 4.54m x 4.65m (14'11" x 15'4")

Two sliding sash windows to front aspect with integrated shutters, two column style radiators, television point, solid wood flooring, deep moulded skirting boards, fireplace with natural stone hearth and mantel with cast iron stove within.



**DINING ROOM** 4.61m x 4.64m (15'1" x 15'2")

Two sliding sash windows to front aspect with integrated shutters, two column style radiators, natural brick floor, fireplace with cast-iron stove within.

**BREAKFAST KITCHEN** 4.45m x 7.56m (14'7" x 24'10")

Fitted with a range of Shaker-style base and wall units consisting of cupboards and drawers underneath solid timber work surfaces with matching upstand. Fitted appliances include a 'Neff' electric fan assisted oven, 'Neff' microwave combination oven as well as a 'Neff' warming draw, a 'Neff' induction hob with downdraft extractor within as well as a 'Neff' dishwasher. The kitchen also has a 'Rangemaster' butler sink, space and supply for an American fridge freezer, natural stone flooring with under-floor heating, double glazed sliding sash windows to front and right aspects, double glazed bi-folding doors to the right aspect leading out to the patio area, downlights, two double glazed roof lights, space and supply for washing machine and tumble dryer.



**CLOAKROOM** 1.3m x 1.95m (4'4" x 6'5")

'Thomas Crapper' low level flush WC, wash hand basin with toiletry storage below, double glazed sliding sash window to front aspect, continuation of the natural stone flooring, double storage cupboard houses the electric consumer unit, as well as the manifold for the underfloor heating.

**CELLAR AREA – STORE ROOM** 4.62m x 4.83m (15'2" x 15'10")

Power and light within, wall mounted electric consumer unit and hot water storage tank.

**ADDITIONAL STORES**

All remaining stores have power and light within (see floor plan for dimensions).

**1ST FLOOR-LANDING** 2.54m x 4.38m (8'4" x 14'5")

Staircase leading to second floor, doors leading to all first floor accommodation.

**BEDROOM ONE** 4.58m x 4.66m (15'0" x 15'4")

Two secondary double-glazed sliding sash windows to front aspect, two column style radiators, moulded coving to ceiling, freestanding slipper bath with side fill mixer tap.

**BEDROOM TWO** 4.58m x 4.6m (15'0" x 15'1")

Two secondary double glazed sliding sash windows to front aspect, two column style radiators, two single-doored wardrobe units.

**BATHROOM** 1.93m x 4.28m (6'4" x 14'0")

Dual entry freestanding bath with side-fill mixer tap and handheld shower attachment, wall mounted wash hand basin, high-level flush WC, secondary double glazed window to front aspect, column radiator and further ladder style towel radiator, tiled flooring.



**NEWTON  
FALLOWELL**



**NEWTON FALLOWELL**

**2ND FLOOR-LANDING** 2.46m x 5.08m (8'1" x 16'8")

Doors leading to all second-floor accommodation to built-in storage cupboards with shelving.

**BEDROOM THREE** 4.58m x 4.67m (15'0" x 15'4")

Two secondary double glazed windows to front aspect, two column style radiators, hatch accessing roof space.

**BEDROOM FOUR** 4.58m x 4.62m (15'0" x 15'2")

Two secondary double glazed windows to front aspect, two column style radiators.

**BATHROOM** 2.05m x 4.42m (6'8" x 14'6")

Panel bath, low-level flush WC, wash hand basin, timber effect flooring, secondary double glazed window to front aspect, column style radiator.

**GARDENS & GROUNDS**

The property is accessed to Tiln Lane via a driveway which leads through the wooded garden to a timber gate accessing the workshop and double garage. The driveway extends to form a courtyard area to the front of the property with a turning circle. There is a substantial lawned garden to the front aspect overlooking fields to the east; this garden also accesses the bar area to the rear of the property. There is a raised pebbled patio area immediately to the rear of the kitchen overlooking the grounds, and the 'Grant' oil fired central heating boiler is situated in this area. The remainder of the grounds contain vegetable beds, a greenhouse, and a potting shed. The garden also contains several fruit trees.

**GARAGE & WORKSHOP**

The workshop area measures 10.18m x 4.42m with power and light, and an opening leading to the garage. This garage measures 6.45m x 6.13m with



**NEWTON FALLOWELL**



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power and light within. There is also a useful insulated store room within the garage measuring 4.65 x 2.22 with power and light within as well as an extractor fan and three large insulated storage boxes.

### BAR AREA 4.41m x 8.78m (14'6" x 28'10")

Timber gates to front aspect, power and light within as well as water.

### SUMMERHOUSE 3.43m x 5.12m (11'4" x 16'10")

Windows and French doors to front, left and right aspects and matching door to the rear open fireplace.

### TENURE

Freehold

### COUNCIL TAX

Band E

### 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.

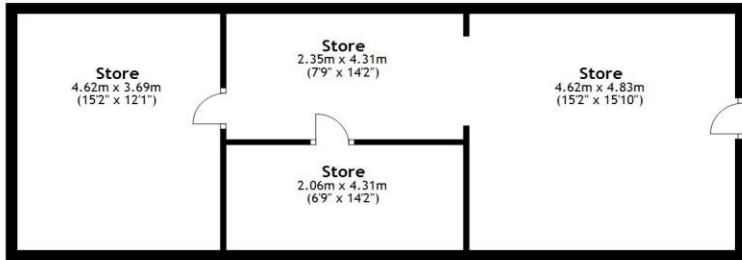
### DISCLAIMER

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.

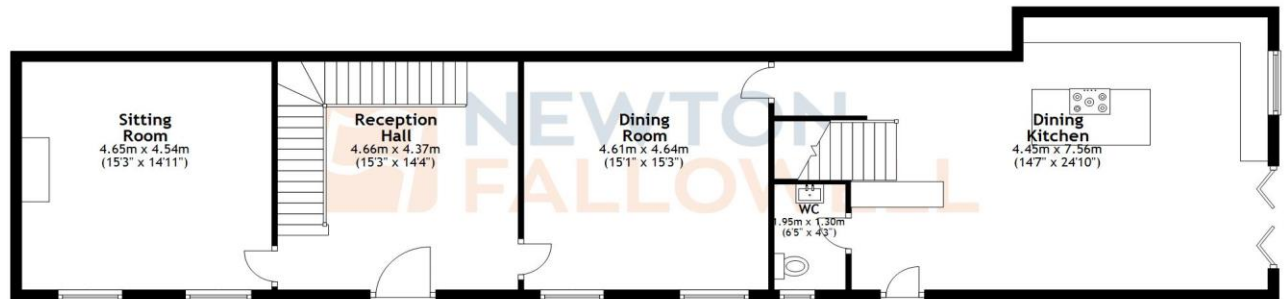




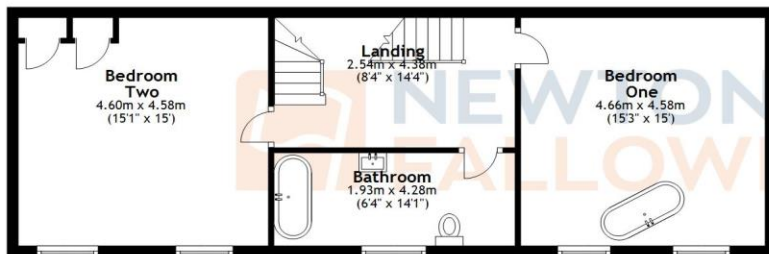
Basement



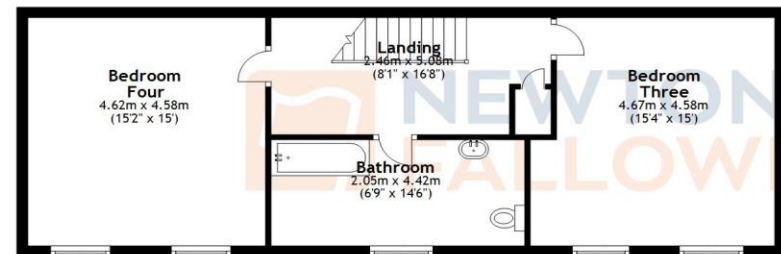
Ground Floor



First Floor

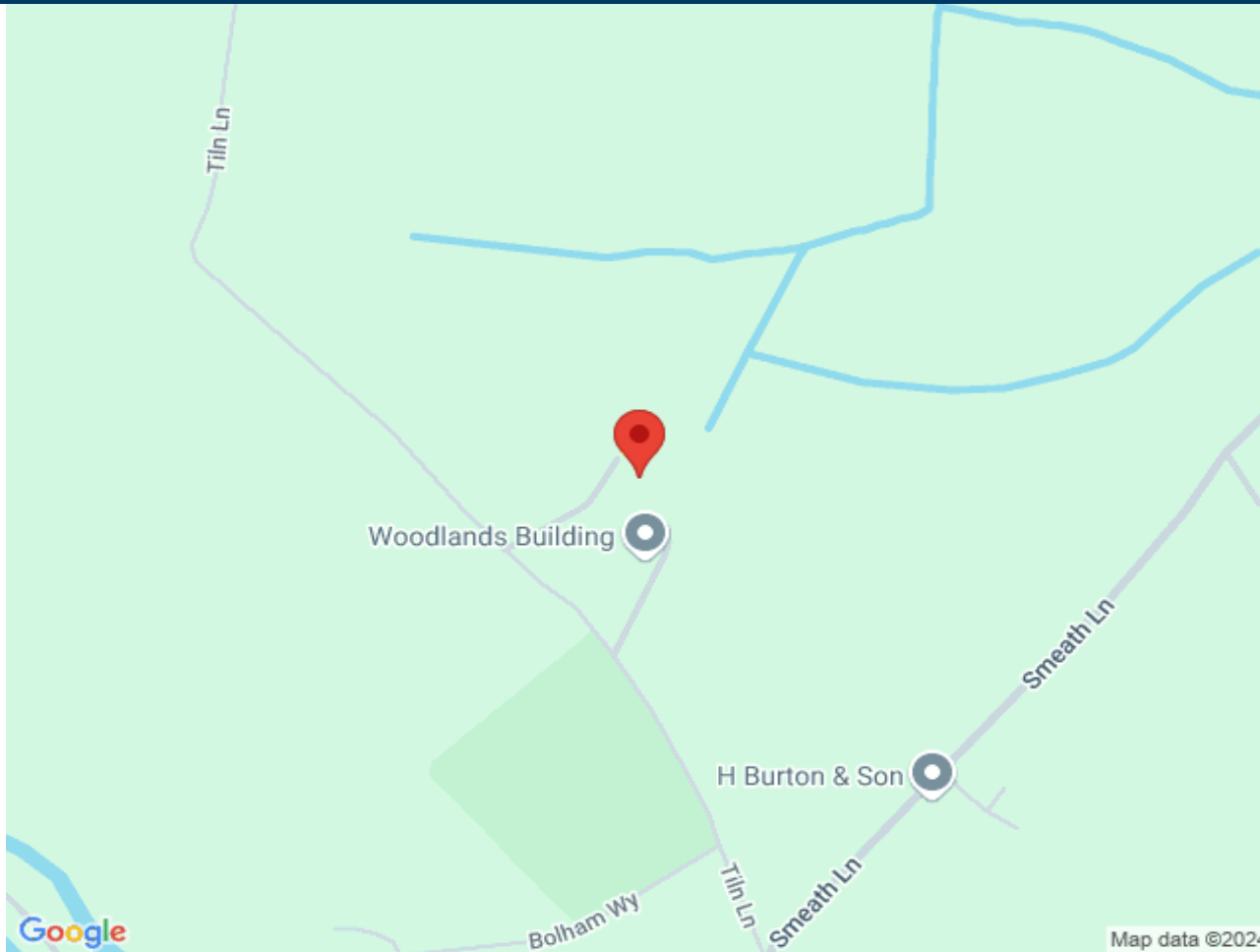


Second Floor



Total area: approx. 294.2 sq. metres (3166.3 sq. feet)





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

