



The Farm, Great North Road,
Gamston DN22 0PY



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£435,000



The Farm, situated in the tranquil village of Gamston near Retford, is a spacious four-bedroom family home that seamlessly blends rural character with modern living. The property features a well-appointed kitchen, ideal for everyday living and entertaining, and a comfortable lounge complete with a multi-fuel burner and charming exposed beam work. Accommodation comprises four bedrooms, including two with ensuite facilities, ensuring ample space and privacy for a growing family. Externally, the property offers a private rear garden, a large gravel driveway providing extensive parking, and a practical detached garage. This delightful farmhouse, with its oil central heating and unique character, provides a wonderful opportunity to embrace village life.





Snug 4.94m x 3.19m (16'2" x 10'6")

Fireplace and surround, wooden flooring throughout, TV point and double glazing window to front aspect.

Lounge area 4.9m x 5.09m (16'1" x 16'8")

Double glazed window to the front aspect, multi-fuel burner with surround, TV point, exposed beam work, wooden flooring throughout. Single panel radiator.

Kitchen 3.76m x 3.25m (12'4" x 10'8")

Gas range-style cooker with a five-ring gas hob and double oven, integrated microwave, floor-mounted and wall-mounted cupboards under wooden work surfaces, a one-and-a-half bowl stainless steel sink with drainer and mixer tap, double glazed window to the front aspect, integrated dishwasher, and storage/pantry space. Single panel radiator.

Dining area

Wooden flooring continued from the kitchen, double glazed window to the front aspect, fitted storage, and a single panel radiator. Double glazed window to the rear aspect.

Inner hallway 6.79m x 1.93m (22'4" x 6'4")

Wooden staircase leading to the first floor, exposed wooden flooring continued from the kitchen, door leading to the utility area, single panel radiator, and double glazed window to the side aspect.

Utility area 1.94m x 4.77m (6'5" x 15'7")

Solid door leading to the rear garden, space and plumbing for a freestanding washer underneath the countertop, single panel radiator, and double glazed window to the side aspect. Wooden flooring continued from the kitchen.

Downstairs cloakroom

Double glazed secure window, Dual flush WC, sink.

First floor landing 2.44m x 1.92m (8'0" x 6'4")

Window to the rear aspect, single panel radiator, carpeted throughout.

First floor landing (leading to bedrooms) 4.95m x 0.9m (16'2" x 3'0")

Single panel radiator, carpeted throughout, and access to bedrooms one to three

Bathroom 4.14m x 1.92m (13'7" x 6'4")

Double glazed obscure glass window to the rear aspect, single flush toilet, tiled flooring throughout, large walk-in shower with overhead showerhead and wall-mounted shower controls (tiled floor to ceiling), wash hand basin on a pedestal, heated towel rail, and freestanding bath with mixer tap and showerhead.

Bedroom one 4.94m x 3.44m (16'2" x 11'4")

Floor-to-ceiling fitted storage, door with glazed window to the front aspect, single panel radiator, single panel radiator.

Bedroom one ensuite 1.93m x 2.54m (6'4" x 8'4")

Double glazed obscure glass window to the side aspect, freestanding bath with mixer tap and showerhead, wooden flooring throughout, wash hand basin with mixer tap mounted on a vanity unit, single flush WC. Wall-mounted heated towel rail.

Bedroom two 4.12m x 3.95m (13'6" x 13'0")

TV point, double glazed window to the front aspect, double panel radiator, carpet throughout, storage cupboard.





Bedroom three 2.52m x 5.03m (8'4" x 16'6")

Double glazed window to the front aspect, carpet throughout, single panel radiator, TV point.

Bedroom four 2.18m x 1.9m (7'2" x 6'2")

Double glazed window to the side aspect, carpet throughout, single panel radiator.

Garage 9.39m x 3.2m (30'10" x 10'6")

Power and lighting within, wall mounted cupboard and double panel radiator.

Gardens and grounds

To the front of the property this is a large gravel driveway leading from the main road with gated access and lawn area. The rear garden benefits from a patio area for relaxing and entertaining, lawn area, outbuilding housing the oil tank, enclosed and private.

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. Any site measurements given are subject to site survey.

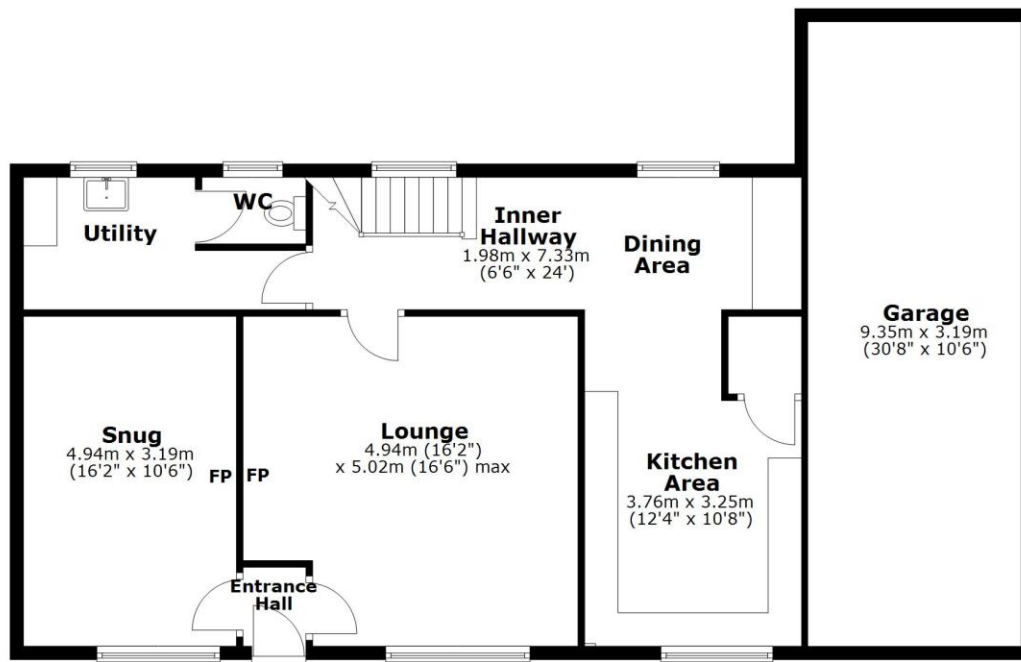
Services

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.



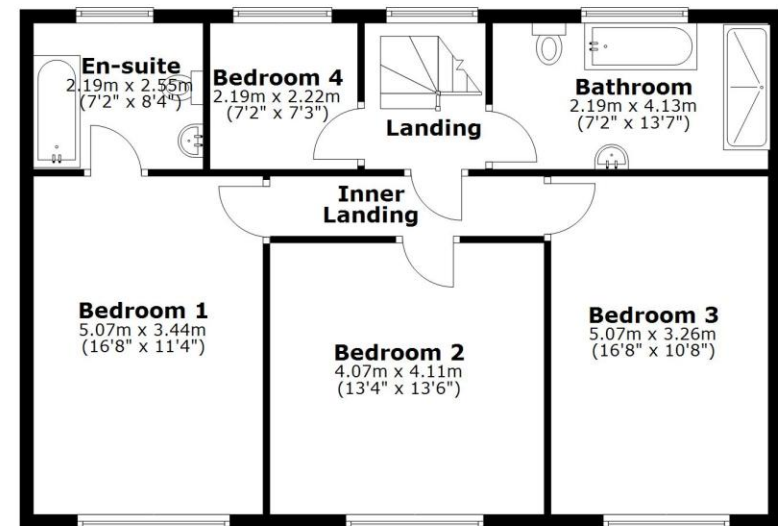
Ground Floor

Approx. 111.2 sq. metres (1197.0 sq. feet)

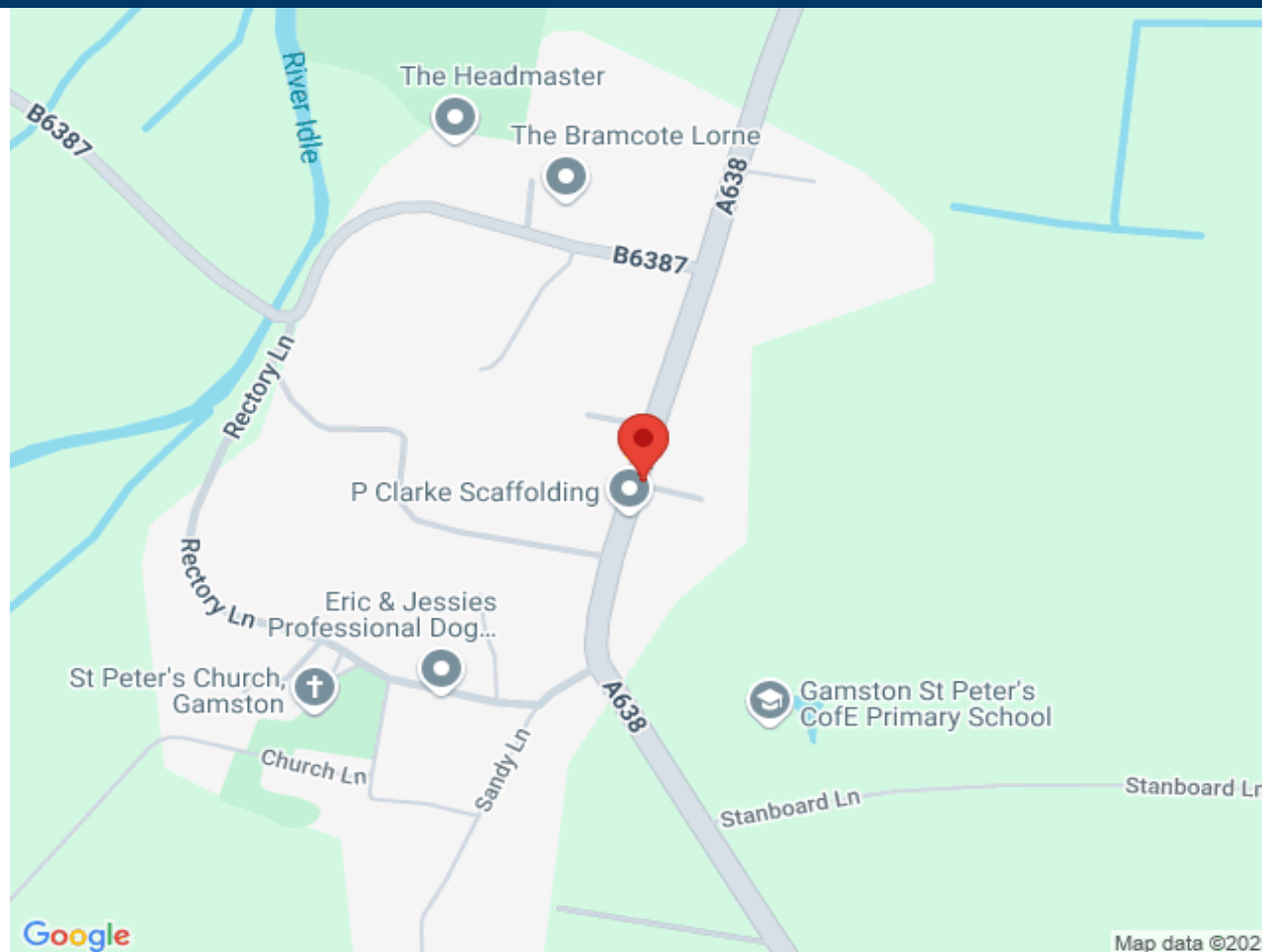


First Floor

Approx. 81.1 sq. metres (872.7 sq. feet)



Total area: approx. 192.3 sq. metres (2069.7 sq. feet)



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		