



## Garden House 2 Mire Lane

Sutton, Retford, DN22 8PX

Price Guide £1,100,000

Situated within delightful grounds, on the edge of open countryside, a superb detached country property, with formal gardens, paddock and separate cottage providing plenty of further potential.

Located within a popular rural village, close to the market town of Retford, the accommodation briefly comprises of; 3 reception rooms, large garden room, kitchen / family room, utility room. 1st floor; master suite with dressing room and bathroom, en suite guest room, 3 further bedrooms and house bathroom. Outside; most attractive formal gardens enjoying a great degree of privacy, tennis court, orchard and paddock. The site extends to around 1.8 acres in total and includes a number of garden stores and sheds. Double garage, further parking for numerous vehicles. In addition there is an additional 15 acres of grassland to rent attached to the property by separate negotiation.

Detached cottage to rear currently incorporating a range of garden stores / workshops. 1st floor; office and en suite shower room (potential to fully convert to living accommodation)

This is an outstanding family home in a truly superb setting.

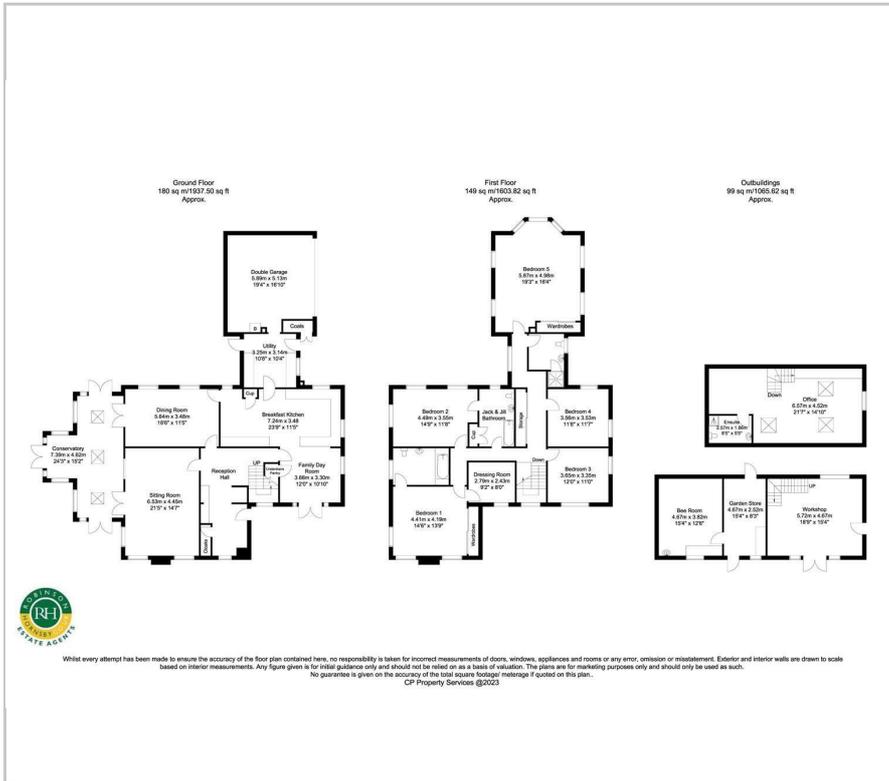
- lovely family home on 1.8 acre plot
- most attractive Victorian walled garden
- potential to lease a further 15 acres
- over 3,500 sq ft of accommodation
- paddock and tennis court
- further detached cottage with potential
- pretty rural village
- excellent transport links, via road and rail
- replacement sash windows
- FREEHOLD/ COUNCIL TAX BAND G

### Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



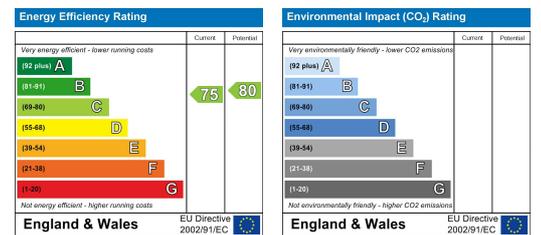
# Floor Plan



# Area Map



# Energy Efficiency Graph



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