

MIDDLE FARM Gainsborough Road, Saundby, Retford, Nottinghamshire DN22 9ER

Guide Price £995,000



- Versatile Five Bedroom Family Home
- Business Opportunity / Development Potential ● Approx. 5.5 Acres In All
- Previously Utilised as a Camping / Glamping Site and Garden Centre with Café
  - Stabling, Large Dutch Barn & Outbuildings ● Garage
  - Sought After Location with Excellent Transport Links

REF AR7489

**RURAL SCENE**  
Equestrian | Smallholdings | Residential | Farms | Lifestyle

## GENERAL AND SITUATION

Approximate Distances:  
Gainsborough 4 miles • Retford 8 miles • Bawtry 10 miles  
Worksop 16 miles • Sheffield 33 miles

A versatile detached five bedroom family home set in just over 5.5 acres in a sought after location, with business opportunity / development potential, previously operated as a garden centre, café and camping and glamping site.

The property would also be suitable for equestrian or smallholding use, having a selection of stabling and outbuildings.

Saundby is a small hamlet to the west of Gainsborough, which offers a good range of facilities and amenities. Nearby Retford also has a good range of facilities, along with a mainline rail link to London's Kings Cross. The area is well served by the motorway network with the A1, M18, M62 and the M1 all easily accessible. There is a wide choice of local primary and secondary schooling, including the Queen Elizabeth Grammar School in Gainsborough, Ranby School and Worksop College. The historic city of Lincoln is a short drive away with its cathedral, castle and university.

## THE RESIDENCE

A five bedroom detached house benefitting from gas central heating. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes

The **Front Door** leads into the welcoming **Dining Room** which has a feature fireplace with logburner and stairs rising to the **First Floor**. To the right the **Lounge**, with uPVC double doors opening out to the garden, leads onto a **Study**.

The **Kitchen** is fitted with a range of wall and base units with worksurfaces, single drainer sink with mixer tap and tiled splashback, space for cooker, extractor hood, integrated dishwasher and fridge and breakfast bar. A door leads through to the **Utility/Rear Entrance** which has quarry tiled flooring, storage cupboards, plumbing for washing machine, space for tumble dryer, single drainer sink, space for a free-standing fridge freezer, a door to outside and a **Cloakroom** with WC and wash hand basin.

To the left of the **Dining Room** the **Sitting Room** has an attractive cast iron open fireplace with tiled inserts and wooden surround.

To the **First Floor** a landing leads to a **Large Main Bedroom** with **Ensuite** comprising free-standing rolled edge bath, wash hand basin, WC and electric shower cubicle, with tiled walls and floor, and extractor. **Bedrooms Two** and **Three** are comfortable double rooms, whilst **Bedroom Four** has fitted wardrobes and the smaller **Bedroom Five** is utilised as a linen/ironing room and has fitted shelving and the wall-mounted gas boiler. The **First Floor** is completed by a **Family Shower Room** with shower cubicle, wash hand basin in vanity unit, WC, tiled walls and heated towel rail.

Nb there are some sloping ceilings to some of the first floor rooms.



## OUTSIDE, OUTBUILDINGS & LAND

Electric gates from the road give access to a driveway with parking. To the front of the house the garden is low maintenance with a gravelled surface and an attractive low wall with railings and pedestrian gate.

**Formal Gardens** lie to the rear and one side of the house with lawns and a good variety of mature trees and shrubs. There is a pleasant **Patio Seating Area** to the side of the house and a further **Decked Seating Area** to the rear.

There is a **Detached Double Garage** with electric roller shutter door, and the driveway then leads on to a gated **Courtyard** with power and light, comprising **Four Stables** and a **Tack Room**.

The majority of the land is to the rear of the property and was, until relatively recently, used as a successful camping and glamping site with **Four Camping Pitches** and a gravel **Customer Parking Area**.

A galvanised gate from the **Camping Field** leads on to a **Further Paddock** with a water supply and a **Corral** for livestock.

To the right-hand side of the house a **Large Dutch Barn** has a separate access from the road and Large Parking Area to the front. Within the barn there is an **Office, Seating Area and Former Café and Kitchen**. The current owners previously operated a **Garden Centre and Café** from the building, further information regarding the business is available on viewing.

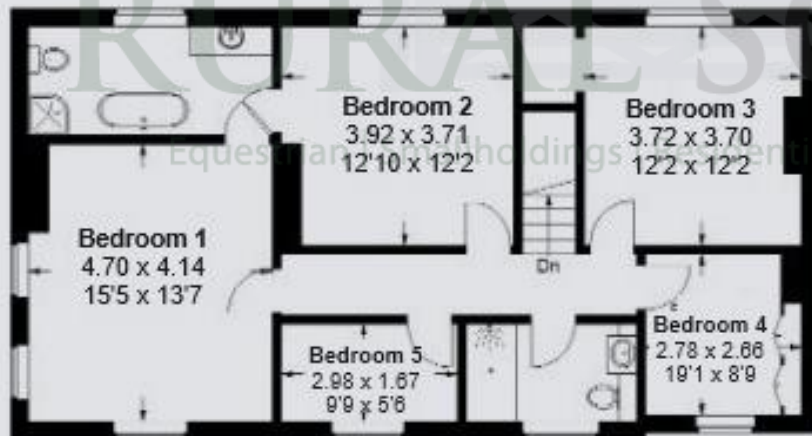
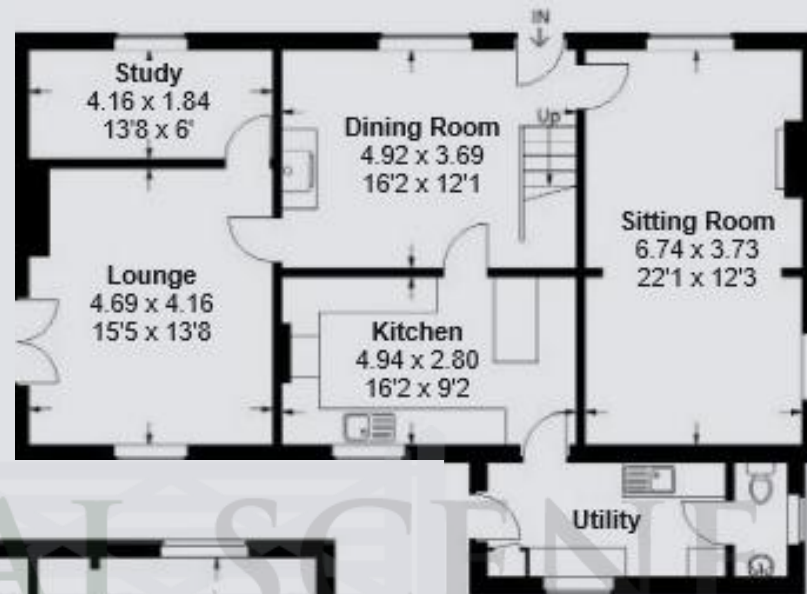
In the Agent's opinion a building of this size with independent access, could lend itself to a huge variety of uses, or indeed may have potential for residential development, subject to obtaining the necessary permissions. There are similar residential development sites in the local vicinity that have recently been passed for housing and it would be hoped that the local council would look favourably on this site. Please note however, that no applications for residential planning have been previously submitted.

**IN ALL APPROX. 5.5 ACRES**  
**(About 2.25 Hectares)**

**RURAL SCENE**  
Equestrian | Smallholdings | Residential | Farms | Lifestyle

01264 850700 | [postbox@ruralscene.co.uk](mailto:postbox@ruralscene.co.uk) | [www.ruralscene.co.uk](http://www.ruralscene.co.uk)





FIRST FLOOR

**VIEWING**

Strictly by appointment only with the Agents

**LOCAL AUTHORITY**

BASSETLAW DISTRICT COUNCIL

**SERVICES**

MAINS ELECTRICITY, MAINS WATER, MAINS GAS, PRIVATE DRAINAGE, GAS FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

**TENURE** Freehold **ENERGY RATING** D **COUNCIL TAX** E

**DIRECTIONS**

From the A631/A620 roundabout take the exit A620 Gainsborough Road. Continue on this road and after the sharp right-hand bend, the property will be found on the right-hand side. There is no For Sale Board.

what3words /// unwanted.improvise.hubcaps



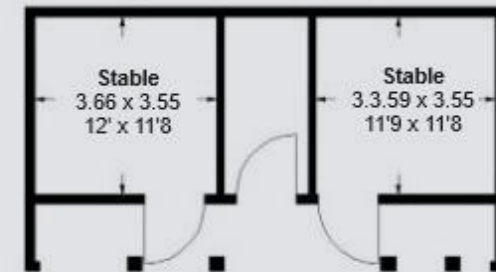
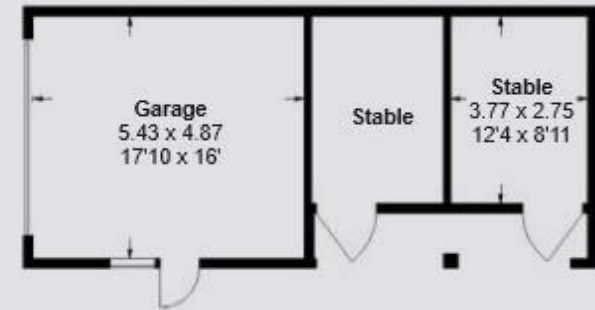
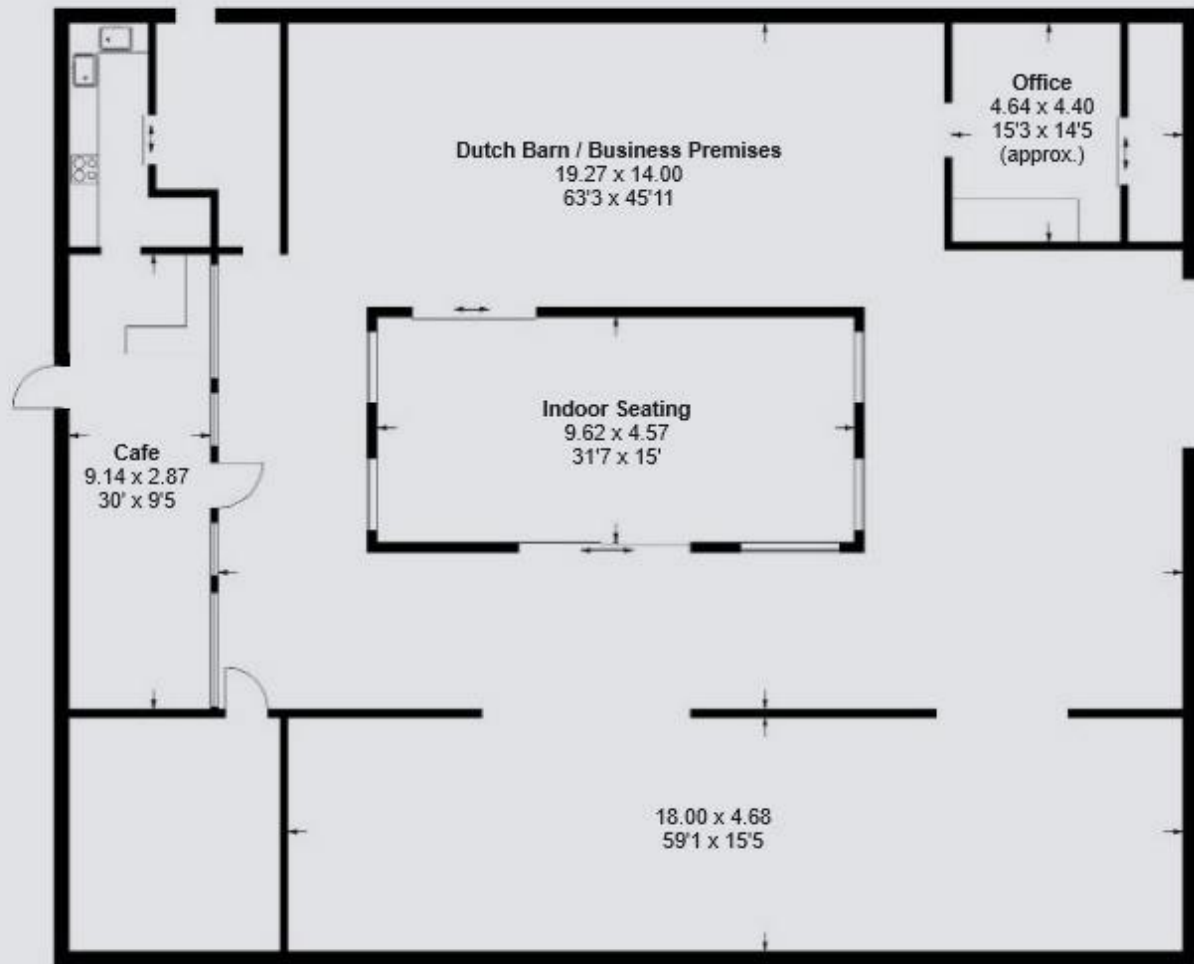
Equestrian | Smallholdings | Residential | Farms | Lifestyle

01264 850700 | [postbox@ruralscene.co.uk](mailto:postbox@ruralscene.co.uk) | [www.ruralscene.co.uk](http://www.ruralscene.co.uk)

N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited MIDDLE FARM but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.





Outbuilding (Including Garage) = 498.7 sq m / 5368 sq ft  
Total = 886.7 sq m / 7392 sq ft

Floorplan for identification only. Not to scale. Not to be used for estimating or measuring purposes

01264 850700 | [postbox@ruralscene.co.uk](mailto:postbox@ruralscene.co.uk) | [www.ruralscene.co.uk](http://www.ruralscene.co.uk)