



**Meadow Cottage Low Holland Lane, Sturton-Le-Steeple
Retford DN22 9HH**

welcome to

Meadow Cottage Low Holland Lane, Sturton-Le-Steeple Retford

AS SELECTED BY THE BBC ESCAPE TO THE COUNTRY An exquisite detached residence measuring over 2500sqft, dating from the 1800s and offered with superb period features throughout. Enviably positioned amongst the Nottinghamshire countryside on 1/3 of an acre plot allowing views over fields and beyond.



Entrance Porch

Double glazed door and window with tiled flooring.

Entrance Lobby

A spacious lobby with a beamed ceiling, double glazed window, central heating radiator and stairs leading to the first-floor accommodation.

Sitting Room

18' 6" x 11' 1" (5.64m x 3.38m)

Beamed ceilings, double glazed window to the front elevation and double glazed patio doors to the rear. Multifuel stove inset into a tiled chimney breast and a central heating radiator.

Lounge Diner

25' 9" x 11' 9" (7.85m x 3.58m)

A commanding reception room with original beamed ceilings, three double glazed windows, two central heating radiators and open fire with brick fire surround with tiled hearth

Kitchen

12' 11" x 12' (3.94m x 3.66m)

A bespoke handmade kitchen fitted with a comprehensive range of illuminated cream wall and base units including glass fronted display unit, complementary worksurfaces and a one and a half stainless steel sink and drainer with a drench tap. Central island unit with integrated wine racks and storage. Tiled niche with space for a range cooker, integrated fridge and integrated dishwasher. Tiled flooring, central heating radiator, roof light window and a double-glazed window to the conservatory. Double doors lead to the sitting room.

Conservatory

13' 9" x 8' 8" (4.19m x 2.64m)

Double glazed windows and doors, central heating radiator, tiled flooring.

Ground Floor Cloakroom

Fitted with a w.c. and a wash hand basin set into a vanity unit. Two double glazed windows and a central heating radiator.

Utility

11' 7" x 10' 4" (3.53m x 3.15m)

Fitted with wall and base units and matching vertical storage units. Stainless steel sink and drainer, space for an American fridge freezer and full size freezer and plumbing for a washing machine. Two double glazed windows and a double glazed door.

Landing

A turning staircase leads from the entrance hall to the landing with a double glazed window.

Master Bedroom

18' 5" x 11' 5" (5.61m x 3.48m)

A truly impressive master suite with double glazed french windows leading to a Juliet balcony with views over field and countryside beyond. Two central heating radiators, two double glazed windows and beamed ceiling.

Ensuite

A luxury ensuite comprising of a shower pod with massage jets, audio function and sauna, integrated screen and mirror. Wash hand basin and w.c. set into a built-in vanity with storage, shelving, glass fronted unit and a double glazed window.

Bedroom Two

12' 2" to wardrobe front x 11' 9" (3.71m to wardrobe front x 3.58m)

Two secondary glazed windows to the rear elevation, fitted wardrobes and a central heating radiator.

Bedroom Three

11' 1" x 11' 4" (3.38m x 3.45m)

Secondary glazed window to the rear elevation, fitted wardrobes and a central heating radiator.

Principle Bathroom

12' 10" x 8' 5" (3.91m x 2.57m)

Fitted with a three piece suite with a shower above the bath and an integrated shower screen. Complementary flooring, heated towel rail and a double glazed window.

Second Floor

A further staircase from the first-floor landing leads to the second-floor attic rooms.

Bedroom Four

9' 6" x 21' 3" (2.90m x 6.48m)

The spacious room is currently used as guest accomodatio yet would equally lend itself for use as a teenage hangout, giving older children/young adults there own individual space away from parents!! With two central heating radiators. useful eaves storage and triple built in wardrobes. Leading to attic room two.

Attic Room Two

9' 2" x 11' 4" (2.79m x 3.45m)

Currently used as a sewing/hobbies room yet would also make an ensuite bathroom (subject to relevant planning) Eaves storage and a double glazed window leading onto the first floor roof

Exterior

Positioned on a plot of one-third of an acre of exceptional landscaped wrap around gardens which allow open views to the front and rear. The property is accessed via double gates which lead to an extensive block paved parking area for several vehicles including a motorhome and gives access to the garage. The gardens host an abundance of mature plants and shrubs and an array of trees including Apricot, Plum, Apple and Willow to name just a few. There is a paved seating terrace to the rear so one can sit and enjoy the tranquil location. The gardens also include a vegetable plot, greenhouse, pergola, paved beds and a decked pond.

Integral Double Garage

22' 8" x 16' 8" (6.91m x 5.08m)

Accessed via an electric and-over doors with power and light. A staircase leads to a mezzanine level.

Workshop

28' 8" x 8' 7" (8.74m x 2.62m)

Ideal DIY space with integrated workbench with storage below, lighting, five double sockets, two quadruable sockets and a door to the integral garage. It also has its own phase1 power supply extending to both the workshop and the garage and a rear courtesy door.

The Hobbit Hut

Included in the sale price is this superb "Hobbit hut" which truly needs to be seen to be believed! A 9 ms2 hexagonal Finnish wooden structure with, power and lighting and integral seating around a firepit. This can easily be converted to accommodate three single beds or as used as an office

Location

Positioned in the much-regarded village of Sturton-le-Steeple and the property offers a semi-rural location, yet with ease of access to many amenities. The nearest town is Retford, a fine example of a Georgian market town with a wealth of facilities including supermarkets, boutiques, restaurants, two theatres and even a monthly farmers market.

Transport Links

The location is ideal for those wishing to commute. The A1 motorway is accessed in 10 miles, and the M1 motorway in under 25 miles . East Midlands and Humberside airports are both accessed in around an hour by road. Retford which is accessed in 7 miles of the property is positioned on the East Coast Mainline with rail links to London in 1hr 25 minutes, York in 45 minutes as well as many other UK cities and towns.



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welcome to

Meadow Cottage Low Holland Lane, Sturton-Le-Steeple Retford

- Unbelievable price for a quick sale
- Two substantial reception rooms, bespoke handmade kitchen, utility and conservatory
- Master bedroom with a balcony and luxury ensuite bathroom
- Three further substantial bedrooms including an attic room ideal for use as a teenager's den - accessed via a staircase and with heating, windows and storage
- Positioned on a glorious 1/3 acre plot of wrap-around landscaped gardens

Tenure: Freehold EPC Rating: E

£650,000



Please note the marker reflects the
postcode not the actual property

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