



**Moorgate Villa Welham Road, Retford DN22 6TN**



**welcome to**

**Moorgate Villa Welham Road, Retford**

This EXCEPTIONAL Grade II listed PERIOD RESIDENCE is certainly a RARE FIND. Positioned on a HIGHLY REGARDED and established road on the fringes of Retford town. Boasting many original features and sat in glorious extensive grounds with a detached coach house.



### **Entrance Lobby**

29' 7" including stairs x 8' 6" into recess ( 9.02m including stairs x 2.59m into recess )

The original door with intricate glass panel above leads to the commanding entrance lobby with ornate ceiling moulds and rose, deep skirting's and two central heating radiators.

### **Cloakroom**

Wood flooring, w.c, wash hand basin, central heating radiator and single glazed window.

### **Sitting Room**

14' 9" into recess x 14' 6" plus window recess ( 4.50m into recess x 4.42m plus window recess )

Deep coving's, ceiling rose, fireplace with a marble surround and a tiled hearth, central heating radiator and a sash window to the front and side elevations.

### **Drawing Room**

36' 10" x 15' 5" ( 11.23m x 4.70m )

Ornate ceiling with deep coving's, ceiling rose and picture rail. Ornate fire place with a marble surround and four central heating radiators. French doors leading to the rear terrace, sash windows to the front and side elevations.

### **Kitchen**

15' 4" x 10' 5" ( 4.67m x 3.17m )

Fitted with an extensive range of cream country style units with high quality Quartz work surfaces over and a sink and drainer inset. Integrated appliances include an electric oven with a warming drawer below, induction hob with an extractor above and an integrated microwave. There is a matching central island with wine storage and space for a fridge below. Central heating radiator, door to the side and a window to the rear.

### **Dining Room**

15' 8" x 14' 4" ( 4.78m x 4.37m )

With steps leading from the kitchen to the dining room with a side facing sash window and a further side facing fixed window, coving, electric fire with surround and a central heating radiator.

### **Utility**

10' 2" x 5' 7" Max ( 3.10m x 1.70m Max )

Fitted with a stainless steel sink and drainer unit, plumbing and space for a washing machine, space for a tumble dryer, and a single glazed window to the rear. Door leading to the cellar.

### **Cellar**

Positioned off the utility. Vaulted ceiling, separated into three rooms.

### **First Floor Gallery Landing**

#### **Master Bedroom**

15' 6" x 12' 5" ( 4.72m x 3.78m )

Sash window to the side elevation, central heating radiator and ornate coving.

#### **Ensuite**

12' 2" x 7' ( 3.71m x 2.13m )

His and hers wash hand basins set into a vanity unit, w.c. and a bath. Heated towel rail, extractor fan and a window to the rear.

#### **Bedroom Two**

17' 5" x 15' 7" into chimney breast ( 5.31m x 4.75m into chimney breast )

Sash window to the front and side elevations, central heating radiator and ornate coving and ceiling rose. Decorative fire with a marble effect surround.

#### **Bedroom Three**

15' 5" x 15' 9" into Into recess ( 4.70m x 4.80m into Into recess )

Sash window to the front and side elevation, central heating radiator and ornate ceiling, ceiling rose and coving.

#### **Bedroom Four**

11' 1" x 8' 5" into Into recess ( 3.38m x 2.57m into Into recess )

Sash window to the front elevation, central heating radiator and coving.

#### **Bedroom Five**

12' 3" max into recess x 7' 4" ( 3.73m max into recess x 2.24m )

With laminate flooring, a central heating radiator, sash window to the side elevation and access to the loft.

#### **Bathroom**

15' 8" Max x 6' 5" max including storage ( 4.78m Max x 1.96m max including storage )

Fitted with a traditional three piece suite, fitted airing cupboard, heated towel rail and a sash window to the side.

#### **External Toilet**

Accessed from the walled courtyard and fitted with a w.c and wash hand basin.

### **Coach House**

Positioned to the rear of the property in the walled courtyard, this versatile structure is currently used for garaging, garden store and office space to the first floor yet could easily be converted to an annexe, holiday accommodation plus much much more.

#### **Garage One**

15' x 8' 11" ( 4.57m x 2.72m )

Double wooden doors, single glazed window, power and light and an open doorway to garage two.

#### **Garage Two**

15' 1" x 12' ( 4.60m x 3.66m )

Double wooden doors, rear and two side facing single glazed windows, power and light.

#### **Garden Store**

11' 11" plus porch area x 8' max including stairs ( 3.63m plus porch area x 2.44m max including stairs )

A brick built outdoor store room with brick tiled flooring, understairs storage and stairs leading to the first floor.

#### **First Floor Coach House**

Separated into two rooms currently used as office space and storage.

#### **Office Room 1**

17' 6" including stairs x 15' into recess ( 5.33m including stairs x 4.57m into recess )

With front and rear facing single glazed windows and is open to office room 2.

#### **Office Room 2**

15' 1" x 12' 1" ( 4.60m x 3.68m )

With a front facing single glazed window.

#### **Grounds**

To the front are formal lawned gardens with a vast array of mature plants, shrubs and trees and a sweeping driveway leading to a parking area to the front and through wrought iron gates to a further parking area/walled courtyard. A raised terrace leading from the drawing room has steps down to formal lawned gardens to the rear, again offering an abundance of mature plants, trees and shrubs and a wildlife pond. The gardens are enclosed by wall, mature hedge and fence.



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## Moorgate Villa Welham Road, Retford

- A commanding Grade II Listed period residence
- Three grand reception rooms, kitchen, cloakroom, utility and a vaulted cellar
- Five bedrooms, the master with ensuite, principle bathroom
- Glorious formal gardens to the front and rear plus a walled courtyard
- Detached coach house with garaging below

Tenure: Freehold EPC Rating: Exempt

**£795,000**



Please note the marker reflects the postcode not the actual property

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01777 704248**



[retford@williamhbrown.co.uk](mailto:retford@williamhbrown.co.uk)



10-12 Grove Street, RETFORD,  
Nottinghamshire, DN22 6JR



[williamhbrown.co.uk](http://williamhbrown.co.uk)