



**Hallgarth House Main Street, Hayton Retford DN22 9LL**

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**Hallgarth House Main Street, Hayton Retford**

Hallgarth House is a commanding residence set within 3 acres and has superbly appointed internal accommodation throughout. An ideal home for those with equestrian needs with a paddock, stables, hay barn and tack room. Highly regarded canalside village location amidst the Nottinghamshire countryside





### **Entrance Lobby**

A composite double glazed door leads to the entrance porch with a floor to ceiling double glazed window.

### **Reception Hall**

A commanding hallway with a floor to ceiling double glazed window allowing an abundance of light into the space, central heating radiator, stairs leading to the first floor galleried landing with understairs storage.

### **Ground Floor Cloakroom**

Fitted with a wash hand basin set into a vanity unit and a w.c. Tiled flooring and splashbacks, double glazed window and a central heating radiator.

### **Games Room**

19' 8" x 16' 3" ( 5.99m x 4.95m )

The garage has been converted to a superb games room with two double glazed windows to the side and timber effect laminate flooring. Incorporating a bar area with a range of solid wood shelving and worksurfaces, seating, access to the roof space and a column central heating radiator.

### **Study**

6' 11" x 9' ( 2.11m x 2.74m )

Double glazed window to the side, laminate flooring, central heating radiator and access to the loft.

### **Lounge**

15' 7" x 17' 7" ( 4.75m x 5.36m )

The main focal point of this extensive reception room is commanding brick built fire place with a cast iron multi fuel stove inset. Solid wood flooring, decorative coving to the ceiling and wall lights. Two central heating radiators, TV point and double glazed patio doors leading to the conservatory.

### **Garden Room**

16' 9" x 9' 6" ( 5.11m x 2.90m )

Double glazed windows and french doors leading to the rear gardens. Tiled flooring and a central heating radiator.

### **Dining Room**

11' 9" plus bay x 11' 4" ( 3.58m plus bay x 3.45m )

Double glazed bay window to the front, central heating radiator and coving to the ceiling.

### **Breakfasting Kitchen**

18' 3" max x 18' plus recess ( 5.56m max x 5.49m plus recess )

The kitchen is fitted with a comprehensive range of contemporary grey wall and base units with quartz worksurfaces and an undermounted Belfast sink. There is space for a range cooker with an extractor above, space for an American fridge freezer, an integrated dishwasher and a decorative brick bread oven. Spotlights to the ceiling, two central heating radiators and a double glazed window to the rear.

### **Utility Room**

9' x 9' 2" ( 2.74m x 2.79m )

Fitted with contemporary grey wall and base units with worksurfaces and a stainless steel sink and drainer. Plumbing for a washing machine and space for a dryer, central heating radiator and a double glazed door and window. A cupboard housing the Worcester central heating boiler and a cupboard with a laundry chute leading from the landing.

### **First Floor**

Stairs leading from the reception hall to the galleried landing with a double glazed window, central heating radiator, airing cupboard and a cupboard with a laundry chute leading to the utility room.

### **Master Bedroom**

18' 2" to wardrobe back x 10' 10" plus door recess ( 5.54m to wardrobe back x 3.30m plus door recess )

Double glazed window to the rear, spotlights to the ceiling, central heating radiator and fitted wardrobes.

### **Ensuite Bathroom**

Fitted with a walk in shower cubicle, bath, wash hand basin set into a vanity unit and a w.c. Tiled walls and flooring, chrome heated towel rail, double glazed window and a cupboard housing the laundry chute.

### **Bedroom Two**

13' 5" x 12' 1" ( 4.09m x 3.68m )

Double glazed window to the rear and a central heating radiator.

### **Bedroom Three**

11' 3" x 11' 9" ( 3.43m x 3.58m )

Double glazed window to the front, coving to the ceiling and a central heating radiator.

### **Bedroom Four**

12' x 10' 7" ( 3.66m x 3.23m )

Double glazed window to the front, loft access, a storage cupboard and a central heating radiator.

### **Principle Bathroom**

Fitted with a freestanding roll top bath with a shower attachment, wash hand basin and a w.c. Corner shower cubicle, extractor fan, spotlights to the ceiling, central heating radiator and a double glazed window to the rear.

### **Exterior**

Accessed via double wrought iron gates to a block paved driveway which extends the length of the property. To the rear of the property is a domestic garden which immediately adjoins the house, split level with paved terrace and decked seating area. Towards the end of the driveway there is an additional domestic garden with a large raised seating area, inset and perimeter shrubbery and post and rail paddocks separating from the paddock.

### **Paddock**

The paddock 2.91 acres (1.177ha) which is boundary hedged with central copse. The paddock has an additional gated entrance which provides direct access to a byway network.

### **Stable Block**

The stable block of brick and concrete tiled construction in L shaped configuration including three stables, hay barn and tack/feed room. The block has light, power and water laid on, with an illuminated canopy over the concrete apron. This is again linked by a gateway immediately to the paddock beyond.



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## Hallgarth House Main Street, Hayton Retford

- A commanding home ideal for those with an equestrian interest - council tax banding F
- Extensive internal accommodation throughout
- Substantial games room incorporating a bar area
- Four double bedrooms, Master with ensuite
- Lawned rear gardens, 2.9 acre paddock, stables, hay barn and tack room

Tenure: Freehold EPC Rating: C

# £750,000



Please note the marker reflects the  
postcode not the actual property

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