



Orchard House Treswell Road, Rampton Retford DN22 0HU

welcome to

Orchard House Treswell Road, Rampton Retford

An exceptional 19th century five bedroom period home with the added bonus of a self contained cottage currently achieving £115 per night on Booking.com. This fine and extensive residence is finished to an excellent standard throughout and positioned in the delightful rural village of Rampton.



Entrance Hall

Double glazed composite door leads to the spacious entrance hall with a central heating radiator and tiled flooring.

Breakfasting Kitchen & Snug

16' 1" extending to 25' 2" x 14' 7" (4.90m extending to 7.67m x 4.45m)

Fitted with a comprehensive range of cream shaker style wall and base units with wooden worksurfaces, one and a half sink and drainer and an integrated breakfast bar. Tiled recess for a range cooker with a wooden hearth above, integrated washing machine, dishwasher and wine cooler and space for an American fridge freezer. Double glazed windows to the front and rear elevation and a central heating radiator. Open into the snug with French doors leading to the rear garden porcelain tiled flooring and a central heating radiator. A door leads to...

Cloakroom

Porcelain tiled flooring, double glazed window and a w,c,

Lounge Diner

24' 1" x 16' 1" into recess (7.34m x 4.90m into recess)

A substantial reception room ideal for family living. Two double glazed windows to the front elevation and double glazed patio doors to the rear. Multi fuel burner set into the brick chimney breast, spotlights to the ceiling, two central heating radiators and porcelain tiled flooring.

Ground Floor Bedroom Five

16' 2" x 10' 4" (4.93m x 3.15m)

An ideal room for a teenager with its own external entrance via a composite style door and also an internal door from the lounge diner. Double glazed rear facing window, laminate flooring and a central heating radiator.

Landing

Two double glazed window to the rear elevation and a central heating radiator.

Master Bedroom

16' x 13' 4" (4.88m x 4.06m)

Built in wardrobes and a large storage cupboard, double glazed window to the front elevation and a central heating radiator.

Ensuite

Fitted with a double shower cubicle, wash hand basin with a chrome mixer tap set into a vanity unit and a w.c. Spotlights to the ceiling, chrome heated towel rail, wooden flooring and a double glazed window.

Bedroom Two

13' 5" into recess x 16' (4.09m into recess x 4.88m)

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

Bedroom Three

11' 6" x 12' 4" (3.51m x 3.76m)

Double glazed window to the front elevation and a central heating radiator.

Bedroom Four

12' 5" max x 5' 9" (3.78m max x 1.75m)

Double glazed window to the front elevation and a central heating radiator.

Principle Bathroom

Fitted with a three piece suite comprising of a bath, wash hand basin set into a vanity unit and a w.c. plus a large shower. Wooden flooring, spotlights to the ceiling, chrome heated towel rail and a double glazed window.

Exterior

To the front of the property is a resin driveway accessed via double gates and a sandstone path which leads to the oak entrance porch with Victorian style flooring, there is also a shaped lawn with flower borders, a well with a pump, lighting and power sockets. To the rear is a garden with artificial grass, Indian sandstone patio and seating areas, composite decking, a pagoda and a cold water tap. The garden is enclosed by wall, fence and gated.

Rose Cottage

The self contained cottage currently achieving £115.00 per night on Booking.com. Boasting air-conditioned accommodation with a balcony, Rose Cottage at Orchard House is set in Rampton. Offering a garden, the property is located within 25 km of Lincoln University. The cottage also offers free WiFi, free private parking and facilities for disabled guests.

The cottage is fitted with 1 bedroom, 1 bathroom, bed linen, towels, a flat-screen TV with satellite channels, a dining area, a fully equipped kitchenette, and a terrace with garden views. This apartment also features a patio that doubles up as an outdoor dining area. For added privacy, the accommodation features a private entrance.

Lounge/Kitchen

16' 5" max x 14' 2" (5.00m max x 4.32m)

Fitted with wall and base units with wood effect worksurfaces, ceramic sink and drainer and space for an undercounter fridge. Double glazed patio doors and four double glazed windows, spotlights to the ceiling and two central heating radiators.

Bedroom

10' 5" x 10' (3.17m x 3.05m)

Fitted wardrobes, central heating radiator and a double glazed window.

Wet Room

Walk in shower, wash hand basin and a w.c. Tiled walls, complementary flooring, double glazed window, extractor fan, heated towel rail and a central heating radiator.



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welcome to

Orchard House Treswell Road, Rampton Retford

- 19th century four double bedroom plus nursery period home
- Self contained Cottage currently achieving £115.00 per night
- This fine and extensive residence is finished to an excellent standard throughout
- Highly regarded rural village location
- Many local amenities including a primary school and gastro pub

Tenure: Freehold EPC Rating: E

offers in the region of **£525,000**



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RFD108979 - 0007

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