



**BRIDGE HOUSE, STOCKWITH ROAD,  
MISTERTON, DN10 4ES**

- Interesting Period Detached House with accommodation on three floors • 3 Bedrooms and 2 Bathrooms • Grounds of 0.7 acre (0.28ha) • Conservation Area setting •
- Garage and outdoor Studio • Extensive lower ground floor storage • Gas Central Heating system and Double Glazing • • Interesting location overlooking the Stockwith Basin and Yacht Club •

## LOCATION

The property is located to the south of the Chesterfield Canal near to its junction with the Stockwith Basin and Yacht Club close to the historic centre of West Stockwith. Bridge House is just within the West Stockwith Conservation Area and enjoys views over the splendid gardens and surrounding landscape in this village fringe setting just to the west of the River Trent.

The nearby market town of Gainsborough is about 5 miles to the south-east.

## DESCRIPTION

Bridge House is a traditional village property of brick and tile construction believed to date from the 1800s. The property would benefit from some timely updating but offers adaptable accommodation with scope for re-modelling.

The accommodation is currently arranged as follows:

## ACCOMMODATION

(all measurements are approx. only)

### Lower Ground Floor

**ENTRANCE HALL** with radiator.

**BATHROOM** (about 3.48m x 1.95m) including bath with tap shower fitting, vanity wash basin and w.c. Radiator and plumbing for automatic washer.

**CELLAR/STORE ROOM** (about 4.0m x 2.28m)

### Ground floor

**CONSERVATORY ENTRANCE** (about 6m x 2.43m) with two internal doors to the house, exterior entrance from external stairs and patio doors to paved terrace overlooking the garden.

**KITCHEN** (about 4m x 2.3m) having fitted units to two sides including base and wall cupboards, work tops and 1 ½ bowl sink. Space for fridge, provision for cooker and serving hatch to dining area.

**LOUNGE/DINING ROOM** (about 7.4m x 3.65m) with radiators, period style open fireplace with decorative tiles and windows to frontage.

**SNUG AREA OFF** (about 2.35m x 2.16m) with radiators and garden view.

**GARDEN ROOM CONSERVATORY** (about 3.5m x 1.8m) enjoying a view of the garden and countryside beyond.

### First floor

**LANDING** with rear facing window.

**BEDROOM ONE** (about 3.65m x 3.96m) with radiator and front facing window.

**BEDROOM TWO** (about 3.65m x 3.96m) with radiator and front facing window.

**BEDROOM THREE** (about 2.88m x 2.35m) with radiator and rear facing window.

**SHOWER ROOM** (about 1.68m x 1.37m) **including w.c., wash basin and shower cubicle.**

## OUTSIDE

The property has wide frontage to Stockwith Road with gated driveway entrance to the south of the house leading to the integral Garage (about 4.30m x 3.65m) with light and power. Access to:

**STORE ROOM** (about 6.1m x 4.0m) with light/power and gas central heating boiler.

There is a detached brick built Studio (5.85 x 2.85m) with a modern profile sheet roof.

The plot is triangular in shape extending to about 0.7 acres (0.28ha) including Summer House and Greenhouses etc.

## SERVICES (not tested)

Mains water, electricity and gas. Drainage is to a private system.

Gas central heating to radiators.

## COUNCIL TAX

Band D (on-line enquiry)

## TENURE

Freehold.

## VIEWING

Strictly by prior appointment through Grice & Hunter – 01302 360141.







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