

The background of the image is a dense, artistic composition of watercolor-painted green leaves. The leaves vary in shades from light, pale green to deep, forest green. They are layered and overlapping, creating a sense of depth and texture. The brushstrokes are visible, giving the leaves a soft, painterly appearance. The overall composition is centered and fills the entire frame.

Rockley House.



Safe & Secure Setting

With only five past owners to its deeds, Rockley House is a truly exclusive, once-in-a-lifetime home; once viewed, the vastness of the home, the variety of rooms and versatility of the grounds and gardens are guaranteed to captivate.

A cohesive combination of Victorian and Edwardian architecture, Rockley House was extended in the early 1900s, with the kitchen extended shortly thereafter.



Pull through the lantern-lit, pillared entrance, where two sets of electric wrought iron gates provide access to the in and out driveway, wending through the front gardens where mature trees and manicured borders set the scene for the secluded sanctuary that awaits. Befitting of the home's stature, plenty of parking is available in front of the detached office building, along the driveway and within the garage outbuildings.

A Rare Gem

Steeped in local history, swathed in acres of grounds and suffused with character, discover the salubrious charms of Rockley House; a scintillatingly spacious Grade-II listed home on the cusp of Retford.

Built by the founder of the village, who also built the toll bridge at Dunham, a solicitor from Tuxford, in 1826, Rockley House takes its name from a rocky section of the River Maun, which runs alongside the grounds of the home.



Your New Home

An imposing home with an ornate, Georgian entrance, the intricate porch is a key feature of the home's Grade-II listing and mentioned in Pesner's history of English Houses; its glazing modelled upon that of No. 10, Downing Street, making for an impactful arrival.



Stepping inside, beyond the original front door, light streams into the large entrance hall courtesy of the grand sash window. Broad and bright, archways and doorways lead off in all directions, whilst high ceilings, evocative coving and plasterwork speak of the home's 1800s heritage.

Make your way through to the left, into the carpeted snug, where a deep, seated bay window, with storage beneath, offers glorious views out over the garden. The feature fireplace, currently sealed off, could be reinstated should you desire. Fully alarmed, panels feature throughout the home, which is also installed with three-phase electrics.





family Time

From the snug, as you make your way back to the entrance hall, your attention is immediately captivated by the majestic main sitting room located on the right-hand side. Here, elegant sash windows, a hallmark of classic architecture, bathe the space in a soft, morning light. These windows not only illuminate the room but also provide picturesque views that stretch out over the property's well-manicured front and towards the serene eastern horizon.

Stepping inside, you are greeted by the rich, earthy tones of the original solid oak flooring. The current owners have lovingly sanded and revarnished these floors, ensuring they retain their character and grandeur, perfectly complementing the dignified ambiance of the room. This attention to detail in preserving the home's historic charm is evident throughout the space.



Entertaining Elegance

The walls, adorned in classic, neutral shades, create a canvas that enhances the natural brightness of the room. This choice of colour scheme not only elevates the sense of space but also adds a contemporary touch to the traditional setting, creating a harmonious blend of old and new.

At the heart of the room, a log burner sits gracefully inset within the chimney breast. This feature not only provides a focal point for the room but also infuses a sense of warmth and comfort, making the space ideal for relaxing on cooler evenings or hosting intimate gatherings with loved ones.



Moving further into the room, you'll notice how the high ceilings add to the feeling of spaciousness, while detailed cornicing and skirting boards pay homage to the property's rich heritage. The combination of these elements creates a sitting room that is not just a room, but a sanctuary, where every detail has been carefully considered to offer the perfect blend of elegance, comfort, and timeless style.



Heart of The Home

This main sitting room, a testament to the property's splendid history and its careful modernisation, promises to be a space where memories are made and cherished. Whether it's a quiet morning with a cup of tea, basking in the early light, or an evening spent with friends and family by the glow of the fire, this room is sure to be the heart of your home.



Cook Up A Storm

In the expansive kitchen, culinary dreams become a delightful reality; expertly crafted by Chislewood of Saxelby, exudes a warm, inviting ambiance. Every inch is a testament to quality craftsmanship, featuring bespoke wooden units and drawers that offer generous storage space for all your kitchen essentials. The meticulously designed layout ensures everything you need is within easy reach, making cooking and entertaining a seamless experience.



Equipped with modern conveniences that make everyday life effortlessly luxurious; enjoy the comfort of underfloor heating as you move around the space, a subtle luxury that elevates your cooking experience.

The suite of high-end appliances, including an instant boiling tap, state-of-the-art oven, hob, extractor, combi-microwave, and coffee machine, ensures that whether you're brewing a morning espresso or hosting a dinner party, you have the perfect tools at your fingertips. It's a space where functionality meets sophistication, creating an environment where memories are made and savoured.





Easy flow

From the kitchen, follow the easy flow of the home down into the orangery, where fan heaters situated under the window seating warms the tiled flooring underfoot, specially imported from Portugal and hand cut to fit the room.

Ideal for entertaining, wine and dine guests whilst enjoying fabulous views out over the garden. In summertime, throw open the double doors and step out into the garden for a spot of alfresco dining. As the evening draws in, the gentle illumination from the carefully placed lighting creates an enchanting atmosphere.

The garden itself is a splendid display of horticultural artistry, featuring a variety of mature shrubs and perennial blooms that offer both privacy and a feast for the senses. This space seamlessly blends sophistication with the tranquillity of nature, making it the perfect backdrop for both intimate gatherings and grand celebrations.





Dine In Style

Reconnect with the kitchen at the spacious and sociable dining end of the room, where a log-burning stove infuses cosy warmth. Another door from the dining-kitchen opens to the inner courtyard, allowing easy flow during gatherings, between the different entertaining spaces both indoors and out.

Back in the kitchen, a vestibule area, formerly the utility room, leads on to the formal dining room. A characterful room, once used to house horses and coaches, rustic beams remain in situ overhead, with archways opening up to the inner courtyard.

Furnished with fitted storage, the original troughs have been cleaned and retained as an utterly unique feature. Above the dining room, and accessed from the courtyard, discover a versatile and quirky room, which would once have served as sleeping quarters for the coach driver.





Ascend the stairs from the entrance hall and turn right to arrive at a quaint bedroom with a feature corner fireplace and pretty views out over the courtyard.

Across the landing, take the stairs up to arrive at a second double bedroom, with built-in wardrobes and additional storage above, offering views over the western boundary and inner courtyard.





Bedtime Beckons

Coming back down these stairs, immediately turning right where another brief ascent awaits. Here, you are greeted by an inviting inner landing at the forefront of Rockley House. On your right, a generously sized bedroom unfolds. This room is a symphony of classic charm, boasting attractive arched alcoves that echo the home's rich heritage. The sash window here frames a picturesque view, offering a serene outlook over the meticulously manicured front lawns. The gentle light that pours through adds an air of tranquility to the space.





Descending to the first-floor landing once more, refreshment awaits in the family bathroom. A beautifully modernised space, where imported Portuguese tiles extend underfoot, their cool touch a delight to the senses, and a large rainfall shower is on hand for those early morning wake-up calls, offering a rejuvenating and invigorating experience.

A free-standing bath, an embodiment of luxury and relaxation, invites you to soak away the day's aches, with views out over the front garden perfectly framed by the large sash window. Here, the gentle play of natural light enhances the serene atmosphere, creating an oasis of calm in the heart of the home.



Refresh & Revive

From the inner landing, an inviting staircase ascends once more, gracefully winding to the right, culminating in a contemporary, modern family shower room.

This elegantly appointed space is tiled in a soothing grey hue, complemented by a pristine wash basin, WC, and a spacious, inviting large double shower. Beside these, a chrome heated towel radiator adds a touch of luxury, whilst an attractive sliding door storage cupboard provides practical, yet stylish storage solutions.





The Master Suite

At the end of the inner landing, step through into the Edwardian part of the home, and into the master bedroom.

As you step through, you are immediately enveloped by its regal elegance. This is a bountiful bedroom, bathed in an abundance of natural light that streams through the large sash windows adorning both the front and rear. The gentle morning sun filters through, creating an ambiance of serene tranquillity, perfect for unwinding after a long day.

The master bedroom, generous in size, effortlessly accommodates all your cherished furnishings, creating a personal haven that is both spacious and intimate.





Versatile Spaces

Adjacent to the master suite, you'll find bedroom two. This room, equally spacious and luminous, boasts fitted wardrobes offering ample storage. The charm of this room is enhanced by its unique vantage point, offering spectacular views on three sides. Gaze out into the serene internal courtyard, across the lush greenery of the orangery, and towards the eastern boundary.



functional Solutions

Rockley House extends way beyond its array of operational spaces to also include a ground floor shower room, newly fitted only 18 months previously and furnished with wall-mounted wash basin, WC, contemporary heated towel radiator and large, walk-in shower.

A cloakroom off the downstairs lobby, perfect for coats and boots, offers access to the courtyard. Upstairs from the lobby is a bedroom with a built-in wardrobe and views of the inner courtyard. Underneath the stairs is a sizable cellar. The rear lobby leads to an enclosed courtyard and a laundry room equipped for a washer and dryer, plus boilers.





Running alongside the River Maun (to which Rockley House has Riparian fishing rights), the glorious grounds at Rockley House stretch out over 5.7 acres, taking in formal gardens, floodlit tennis courts and an impressive cricket ground with timber frame pavilion which has the potential to be converted into paddocks.

Mature trees are planted throughout the gardens and along the boundary of Rockley House, bringing spectacular colour throughout the seasons. There is also a productive orchard with apple, pears and walnut trees, for those looking to live 'The Good life', with a large greenhouse also available.



Glorious Grounds

Adjacent to the floodlit tennis court are changing rooms and garages, served by power and heating, brimming with potential for development. An array of useful outbuildings, including a large brick and pantile workshop, offer abundant storage.

Meanwhile, a large, detached self-contained annexe, formerly stabling, currently serving as offices, lends itself to a whole host of uses, with the potential to extend out towards the greenhouse/cricket pitch on both levels, subject to relevant planning consents.



Out & About

Wrapped up in rurality, explore the countryside on your doorstep from Rockley House, with walks unfurling in all directions. A little way along the lane, discover a footpath leading into East Drayton, or simply set out for a stroll to your local pub, The Duke William in Askham for intimate dining in traditional country inn surrounds.

Other nearby options for a thirst quencher and a bite to eat include The Queens in East Markham and highly rated Markham Moor Inn.

Enjoy a bite to eat at The Apron Café and Bakery at Gamston Airfield and watch the aircraft soaring by.

Rural but not remote, Retford is within a five-to-ten-minute drive of a host of shops and amenities, with rail connections available to London from the train station. It is also only 1.5 miles from Rockley House to the A1 and onward to motorway links.

Local schools are in plentiful supply, with the independent Worksop College, Ranby House and Wellow Schools commutable from Rockley House, whilst Oakham and Uppingham Schools are also accessible, a little further afield.

A unique, hidden gem of a home, in a sought-after setting, Rockley House is a once in a lifetime home, rarely coming to market. Versatile, spacious and serene, Rockley House is not just a home; it's a lifestyle.

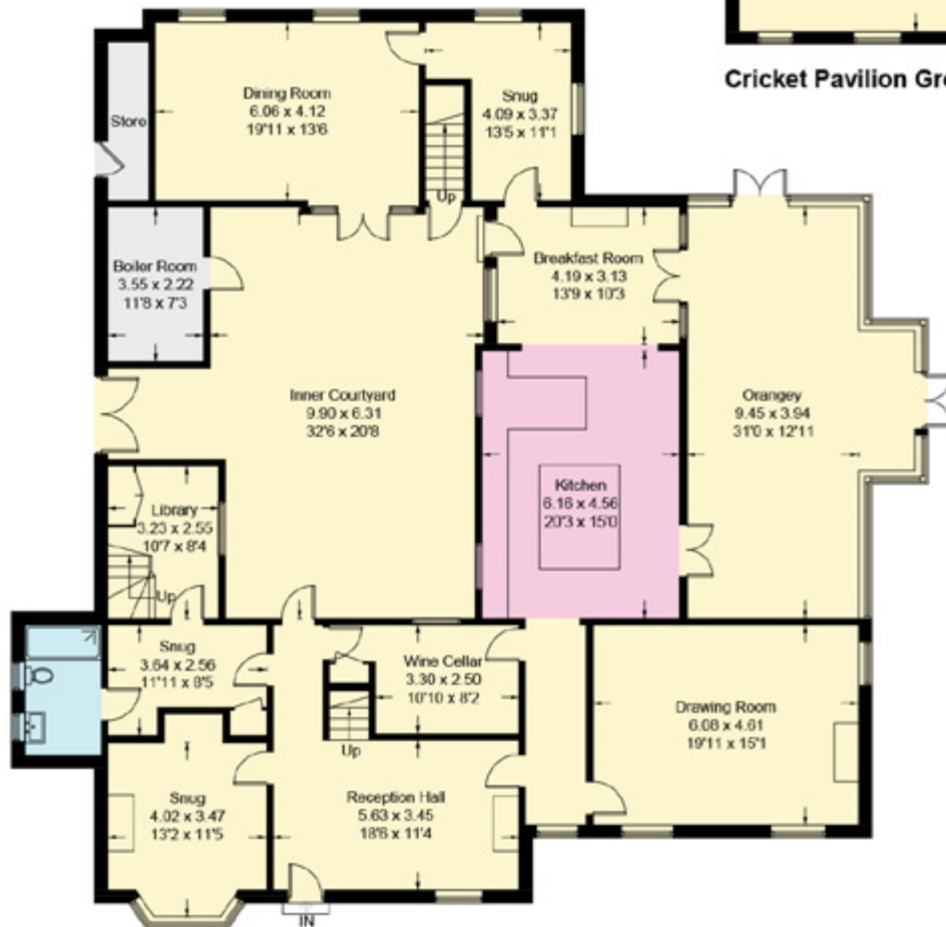




Office Annex Ground Floor

Office Annex First Floor

Cricket Pavilion Ground Floor



Ground Floor

Floor Plan

Approximate Gross Internal Area = 464.9 sq m / 5004 sq ft.
 Office Annex / Cricket Pavilion = 228.6 sq m / 2461 sq ft.
 Total = 693.5 sq m / 7465 sq ft

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 Image not to scale.



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