



GRANGE FARM
COTTAGE



A PLACE WITH A PAST

A home with heritage, thoughtfully revived in the heart of the countryside. Tucked away in the peaceful hamlet of Wiseton, once part of the grand estate of the Spencer family, Grange Farm Cottage is a lovingly restored character home that dates back to 1901.

Originally two workers' cottages, now beautifully merged into one, it offers the charm of yesteryear with the comforts of modern living. A rare find in such a special setting.

The hamlet of Wiseton holds quiet prestige. A former estate village, it was once an integral part of the Spencer family's grand rural domain, with the now privately owned, Wiseton Hall at its centre.

Carefully laid out and steeped in heritage, the village served the estate and its staff, from gardeners and grooms to gamekeepers and housekeepers. It is believed that Grange Farm Cottage was originally built to house the mechanics and chauffeurs who maintained the estate's carriages and early motorcars; a fascinating glimpse into Edwardian life on a noble estate. Today, Wiseton retains a sense of privacy and tradition that's increasingly hard to find.

Although there is parking for two cars, garages to the rear of the property are also available to rent by separate arrangement.



Set back from the lane, the cottage's handsome brick frontage and cottage-style windows give little away. But step through the door and the soul of this home unfolds.

Timber beams, original doors, deep sills, and period fireplaces have all been preserved, telling the story of the building's past while sitting harmoniously alongside high-quality finishes added by the current owners during a full and sensitive refurbishment.



THE HEART OF THE HOME

Bright and welcoming, the kitchen at Grange Farm Cottage is a space where both character and practicality shine. Flooded with natural light from windows on two sides and a glazed door leading directly out to the rear garden, it's a room that feels both open and homely.





ROOM FOR ALL THE FAMILY

Terracotta tiled flooring adds warmth underfoot, enhanced by underfloor heating for comfort during the colder months. A sociable central island takes centre stage, making this a natural gathering point for family and friends — ideal for busy breakfasts, relaxed coffee chats or evening drinks while supper simmers on the stove.



Thoughtfully designed, the kitchen is equipped with an induction hob, electric oven and separate grill, integrated dishwasher, and a plumbed-in American-style fridge freezer, all arranged to make cooking a pleasure.

Tucked just off the kitchen is a utility room, finished to match, with plumbing for laundry appliances and useful storage space. Beyond this, a cloakroom with WC and wash basin adds to the home's everyday convenience.

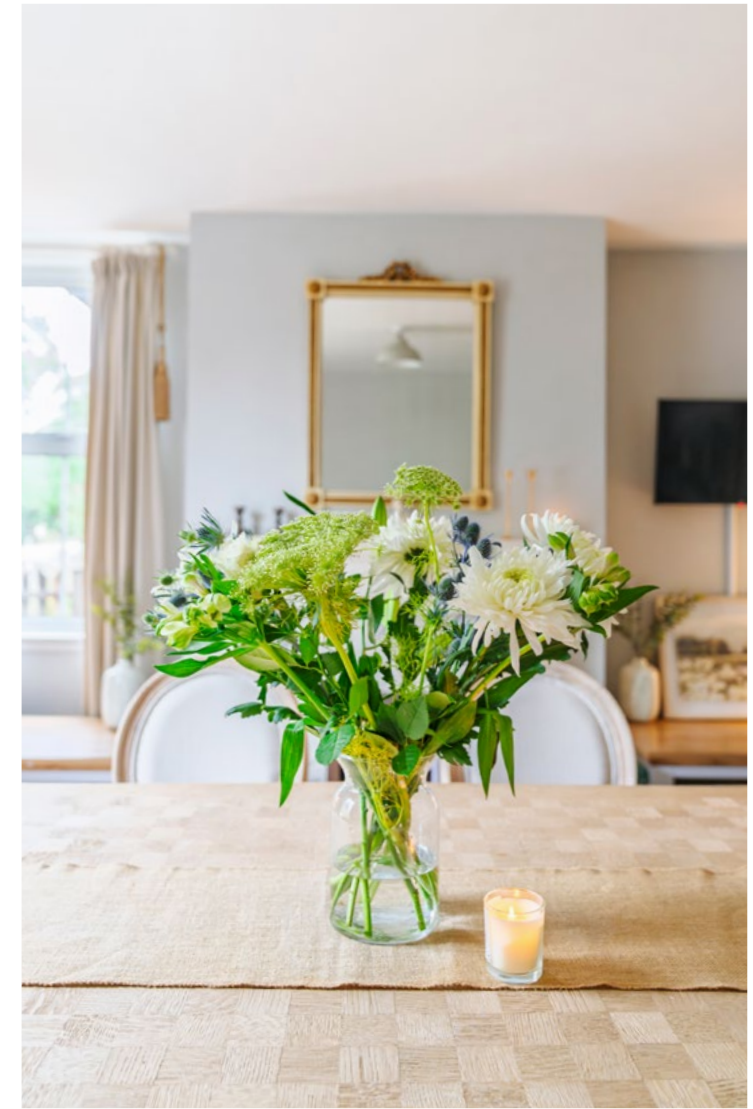
A SPACE TO GATHER

The dining room at Grange Farm Cottage is a beautifully balanced blend of period charm and modern finish. Set to the front of the home, cottage-style windows frame views over the front elevation and allow soft natural light to pour in, creating a bright and welcoming atmosphere.

Underfoot, herringbone LVT flooring adds a contemporary elegance while nodding to classic design, offering both style and practicality.



A feature fireplace adds warmth and character, anchoring the room and enhancing its traditional cottage feel. Spacious enough for entertaining, yet still intimate, it's the perfect setting for everything from cosy weeknight suppers to more formal dinner parties.





COMFORT & CHARACTER

The lounge is a calm and inviting space. With a fireplace that draws the eye, exposed beams and soft finishes, it's a room made for relaxing evenings by the fire. Whether you're reading a book, enjoying quiet conversation or celebrating with loved ones, this room offers a natural sense of comfort.





UPSTAIRS SANCTUARY

Ascend the stairs and explore a first-floor rich in character and charm, where five bedrooms await, each offering its own blend of comfort, history and charm.

Turn left at the top of the landing and step up into bedroom four, a generously sized double at the far end. Overlooking the front of the property, this bedroom enjoys an abundance of natural light and offers ample space for freestanding storage.





REST & RETREAT

Next door, bedroom five is currently styled as a quiet and functional home office, offering an ideal space for focused work or study. The original fireplace and views over the rear garden make it equally suited as a restful guest room, offering a quiet escape at the end of the day.



ROOM FOR ALL THE FAMILY

Continue over the landing and up a step to discover Bedrooms Three and Two, each offering its own charm and versatility. Bedroom Three is a modestly sized room and full of potential. Ideal as a dedicated dressing room, peaceful reading nook or creative workspace, it lends itself effortlessly to a variety of uses, quietly complementing the home's flexible layout.



Next door, Bedroom Two is a bright and well-balanced double room, perfectly positioned to overlook the rear garden. Soft daylight pours in through the window, enhancing the sense of space and calm within. Its generous proportions make it a warm and welcoming environment for guests or family, with ample room for wardrobes, seating or additional furnishings.

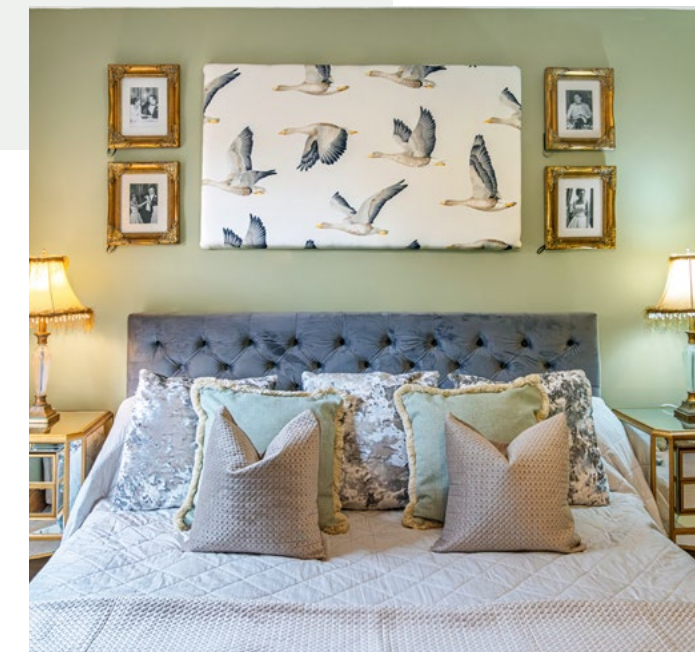




TIMELESS COMFORT

The principal bedroom lies up a short step at the far end of the landing. Defined by its timeless charm, a traditional fireplace takes centre stage, adding character and warmth, while windows frame views across the front of the home.

There's also ample space for storage, and a traditional wooden door completes the room's classic appeal.





RELAX IN STYLE

Back along the landing, two bathrooms bring a touch of indulgence to this characterful home. The first is bright and uplifting, finished in crisp white marble-effect tiles and featuring a walk-in rainfall shower. A WC and sleek wash basin complete the clean, contemporary look.

In contrast, the second is a refined, dramatic space, with floor-to-ceiling polished black marble-effect tiling. A freestanding bath takes centre stage, complemented by a floating WC and wash basin; together creating an elegant, spa-like setting.





A CLEVER ADDITION

What was once the old coal sheds has been beautifully reimagined as a self-contained one-bedroom annexe. Ideal as guest accommodation, space for an older child, or as an income-generating opportunity. Full of charm and finished to a high standard, it offers both flexibility and a clever use of the cottage's original footprint.





AL FRESCO LIVING

Outside, the rear garden offers a private escape. Perfect for morning coffees, weekend pottering or entertaining friends.

A decking area provides the perfect platform for al fresco dining or relaxed gatherings, surrounded by lush planting and a rural backdrop that changes beautifully with the seasons.



The Annexe

OUT & ABOUT

Walks unfurl in every direction, experience the best of both worlds at Grange Farm Cottage, situated in the heart of the countryside yet mere miles from the market town of Retford, a 14-minute drive away. Closer to home, discover shops and other essentials including a butchers in the town of Bawtry just ten minutes’ drive away.

Families can choose from a range of schools including local primary schools in Mattersey and Everton, with secondary options such as The Elizabethan Academy and Retford Oaks Academy in Retford. Independent schools, including Ranby House, Hill House School, and Worksop College, are also within easy reach.

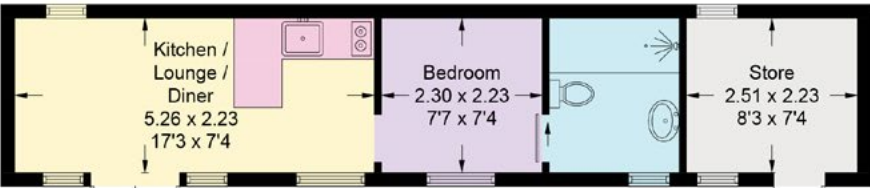


Nearby Mattersey village itself provides a Post Office, local shop and garage, while The Bean Scene café in nearby Everton is ideal for lunch on the go.

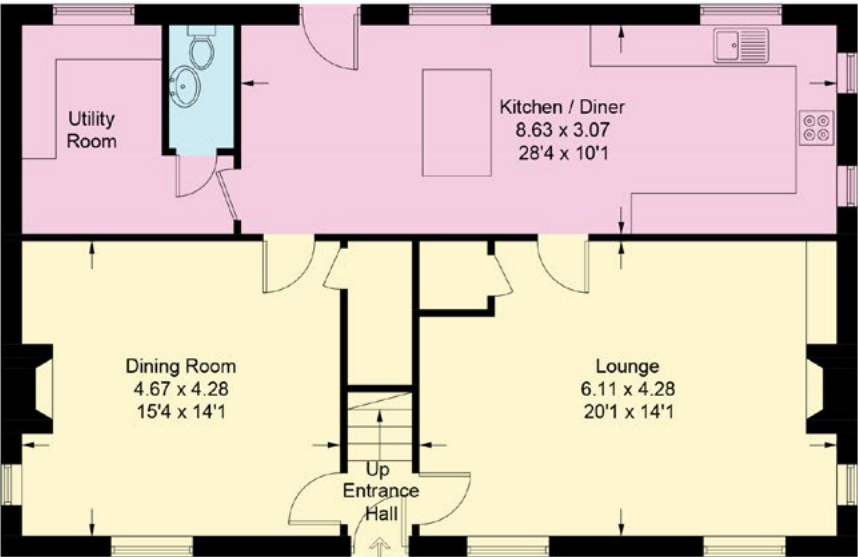
Commute with convenience from Retford station, where the East Coast Main Line offers speedy services to London and the north.

A SLICE OF ESTATE HISTORY

Grange Farm Cottage offers not just a home, but a piece of Wiseton’s rich estate history. Once home to the skilled hands who kept the estate running smoothly, today it stands as a refined yet characterful home — steeped in charm, restored with care, and nestled in one of North Nottinghamshire’s most special hidden hamlets.

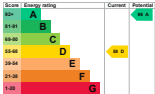


Annex
(Not Shown In Actual Location / Orientation)

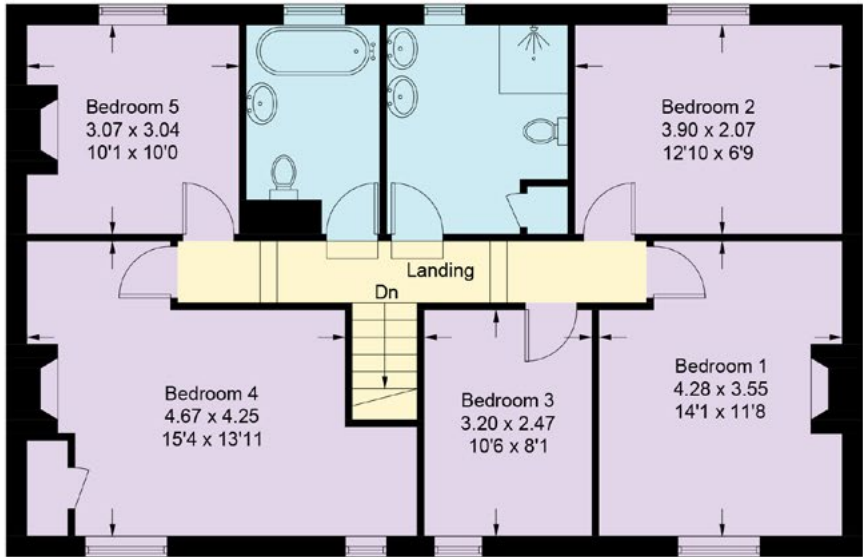


Ground Floor

OUT & ABOUT



Approximate Gross Internal Area = 176.0 sq m /1897.44 sq ft.
Annex = 27 sq m /290.62 sq ft. Total = 203.0 sq m /2188.06 sq ft.
Illustration for identification purposes only. Measurements are approximate.
Not to scale.



First Floor

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