



**Haughton Farm, Haughton, Retford,
Nottinghamshire, DN22 8DZ**

Guide Price £795,000

Tel: 01623 626990

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Substantial Grade II Listed Farmhouse
- Versatile Living Accommodation
- Breakfast Kitchen with Aga
- 4.33 Acres or Thereabouts
- Substantial Agricultural Outbuilding
- Spanning 3 Floors, Circa 3,609 Sq Ft
- 6 Bedrooms, 3 Bathrooms & 4 Receptions
- Immaculate Gardens & Grounds
- Sweeping Tree Lined Driveway
- Surrounded by Open Countryside

We have the privilege of offering to the market this substantial, Grade II Listed, six bedroom part attached farmhouse believed to date back to the mid 17th Century with equestrian potential, set in a truly wonderful south west facing position with immaculate gardens and grounds extending to 4.33 acres or thereabouts.

Houghton Farm has been in the same family name since 1978 and this is the first time the property has been offered to the market since then. The property has oil fired central heating and retains many of the original character features including fireplaces, beamed ceilings, sash windows and Yorkstone flooring.

The property offers a substantial layout of accommodation spanning three floors extending to circa 3,609 sq ft, with a versatile second floor which has been used as annex accommodation. The ground floor comprises an entrance porch, entrance hall, dining room, lounge, garden room, snug, kitchen/breakfast room with Aga, utility room, barrel vaulted cellar, side entrance lobby and WC. The first floor split level landing leads to a master bedroom with en suite, four further bedrooms and a family bathroom. The second floor leads to annex accommodation with high vaulted beamed ceilings; comprising a lounge, kitchenette, bedroom 6 and a bathroom. The first and second floors both have access to a split level den area/office.

Houghton Farm is located in a wonderful setting surrounded by open countryside, approached off the B6387 and accessed via a long tree lined sweeping gravel driveway with turning space at the end. There is a substantial steel frame and timber clad agricultural outbuilding, providing 2,664 sq ft, with 15'8" high vaulted ceiling and large sliding entrance doors. The front of the house faces west with extensive lawns extending from the house all the way to the driveway entrance where there is a large copse of established trees. The gardens are enclosed on all sides bordering to open countryside with established trees and a post and rail fence to the northern boundary. To the rear of the property, there is a south facing garden with gravel paths and patio areas, lawns and enclosed on all sides by high laurel bushes and extensive established trees and shrubs.

This is an extremely rare opportunity to acquire a truly unique home with the benefit of no upward chain and viewing is highly recommended.

A SOLID WOOD FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE PORCH

7'8" x 4'2" (2.34m x 1.27m)

With Yorkstone floor, windows to each side and connecting door through to the:

ENTRANCE HALL

15'10" x 7'0" max (4.83m x 2.13m max)

(3'11" min). With radiator, beamed ceiling, plate rack and sash window to the front elevation.

DINING ROOM

15'3" x 12'2" (4.65m x 3.71m)

With heavily beamed ceiling, radiator, four wall light points and window to the rear elevation.

LOUNGE

16'7" x 16'1" (5.05m x 4.90m)

Having a stone fireplace with inset open fire and Yorkstone hearth. Heavily Beamed ceiling, two radiators and three sash windows to the front and rear elevations. Double doors through to the:

GARDEN ROOM

14'10" x 11'6" (4.52m x 3.51m)

Having a large brick fireplace with chimney hood above and Yorkstone surface to the side. Yorkstone floor and doors leading out on to the side and rear gardens.

SNUG

13'0" x 9'5" (3.96m x 2.87m)

Having a brick built fireplace with inset cast iron fire. Fitted storage cupboard, radiator, two windows and a door to the rear elevation. Stairs leading up to the first floor split level landing.

KITCHEN/BREAKFAST ROOM

16'5" x 16'2" (5.00m x 4.93m)

Having wall cupboards, base units and drawers with tiled worktops. Inset circular stainless steel sink with mixer tap. Stunning inglenook brick built fireplace with inset Aga cooking range with inset lighting above. Integrated dishwasher. Tiled floor, radiator, beamed ceiling with inset spotlights. Windows to the front and side elevations. Connecting door through to the laundry room and cellar.

UTILITY ROOM

17'4" x 7'7" (5.28m x 2.31m)

Having wall cupboards, base units and drawers with tiled work surfaces above. Inset 1 1/2 bowl sink with drainer and mixer tap. Plumbing for a washing machine. Ample fitted shelving, power and light points.

BARREL VAULTED CELLAR

16'8" x 9'0" (5.08m x 2.74m)

With stone and brick steps. Housing the oil fired central heating boiler. Brick floor and benches. Equipped with power and light.

SIDE ENTRANCE LOBBY

7'2" x 4'10" (2.18m x 1.47m)

With tiled floor, ceiling spotlight and obscure glazed side entrance door.

WC

4'11" x 2'8" (1.50m x 0.81m)

Having a low flush WC. Corner wash hand basin with tiled splashbacks. Tiled floor, ceiling spotlight and obscure glazed window to the front elevation.

FIRST FLOOR SPLIT LEVEL LANDING

35'9" x 7'10" max (10.90m x 2.39m max)

With beamed ceiling, two radiators, staircase leading up to the second floor, windows to the rear and side elevations. Airing cupboard housing the hot water cylinder.

MASTER BEDROOM 1

17'5" x 16'11" max (5.31m x 5.16m max)

Having fitted wardrobes with hanging rails and shelving. Two radiators and windows to the front, side and rear elevations.

EN SUITE

7'8" x 5'1" (2.34m x 1.55m)

Having a corner tiled shower enclosure. Pedestal wash hand basin with mixer tap. Recessed fitted mirror above the sink with inset spotlight above and display shelf. Low flush WC. Tiled floor, tiled walls, heated towel rail, extractor fan and three ceiling spotlights.

BEDROOM 2

15'4" x 10'10" (4.67m x 3.30m)

With radiator, beamed ceiling and two windows to the front elevation affording stunning south west facing views over the frontage.

BEDROOM 3

14'4" x 7'10" measured to chimney breast (4.37m x 2.39m measured to chimney breast)

Having fitted wardrobes with sliding doors. Cast iron fireplace with wood surround. Radiator and window to the front elevation affording stunning south westerly facing aspects of the sweeping driveway and front gardens.

BEDROOM 4

12'10" x 9'5" (3.91m x 2.87m)

With radiator, beamed ceiling and window to the rear elevation.

BEDROOM 5

15'0" max x 7'8" (4.57m max x 2.34m)

Having fitted wardrobes. Radiator and window to the side elevation. Staircase leading up to the second floor den area/office.

FAMILY BATHROOM

8'9" x 7'10" (2.67m x 2.39m)

Having a four piece white suite with chrome fittings comprising a corner panelled bath with mixer tap. Corner tiled shower enclosure. Pedestal wash hand basin with mixer tap. Low flush WC. Tiled floor, chrome heated towel rail, beamed ceiling with inset spotlights and obscure double glazed window to the side elevation.

SECOND FLOOR ANNEX ACCOMMODATION

SECOND FLOOR LANDING

With beamed ceiling and light point.

LOUNGE

16'10" x 10'10" max (5.13m x 3.30m max)

Built in wardrobe, heavily beamed vaulted ceiling (11'4" in maximum height), and two roof windows.

KITCHENETTE

12'1" x 10'0" (3.68m x 3.05m)

Having base units and drawers with work surfaces over. Inset stainless steel sink with drainer and mixer tap. Tiled splashbacks and heavily beamed ceiling.

BEDROOM 6

16'10" max x 10'1" max (5.13m max x 3.07m max)

With vaulted heavily beamed ceiling, fitted wardrobes, and window to the side elevation.

BATHROOM

8'2" x 6'9" (2.49m x 2.07m)

Having a panelled bath with mixer tap and shower handset. Pedestal wash hand basin with tiled splashbacks. Low flush WC. Part tiled walls, beamed ceiling and window to the side elevation.

SPLIT LEVEL DEN AREA/OFFICE UPPER SECTION

16'10" x 8'3" (5.13m x 2.51m)

With beamed ceiling.

SPLIT LEVEL DEN AREA/OFFICE LOWER SECTION

16'10" max x 7'9" max (5.13m max x 2.36m max)

With staircase leading to the first floor bedroom 5. Beamed ceiling and window to the side elevation.

GARDENS AND GROUNDS

Haughton Farm is located in a wonderful setting surrounded by open countryside with immaculate level gardens and grounds of circa 4.33 acres with equestrian potential. The house is approached by a long tree lined sweeping gravel driveway with turning space at the end. There is a substantial steel frame and timber clad agricultural outbuilding, providing 2,664 sq ft, with 15'8" high vaulted ceiling and large sliding entrance doors. The front of the house faces west with extensive lawns extending from the house all the way to the driveway entrance where there is a large copse of established trees. The gardens are enclosed on all sides bordering to open countryside with established trees, a post and rail fence to the northern boundary and an additional gated entrance. Immediately in front of the house there are plants and shrubs, and a summerhouse with a brick floor. To one side of the house adjacent to the side entrance lobby is a block paved area and a brick walled boundary. To the rear of the property, there is a south facing garden with gravel paths and patio areas, lawns and enclosed on all sides by high laurel bushes and extensive established trees and shrubs.

SUBSTANTIAL AGRICULTURAL OUTBUILDING

71'10" x 37'0" (21.89m x 11.28m)

(15'8" vaulted ceiling height). A substantial steel frame and timber clad outbuilding with concrete hardstanding floor and double sliding entrance doors access from the driveway. There are ample power and light points, a rear door and an external water tap.

VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on zero seven eight one seven two eight three five two one.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

Mains water and electricity are connected. Drainage is to its own septic tank. Oil fired central heating.

MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.





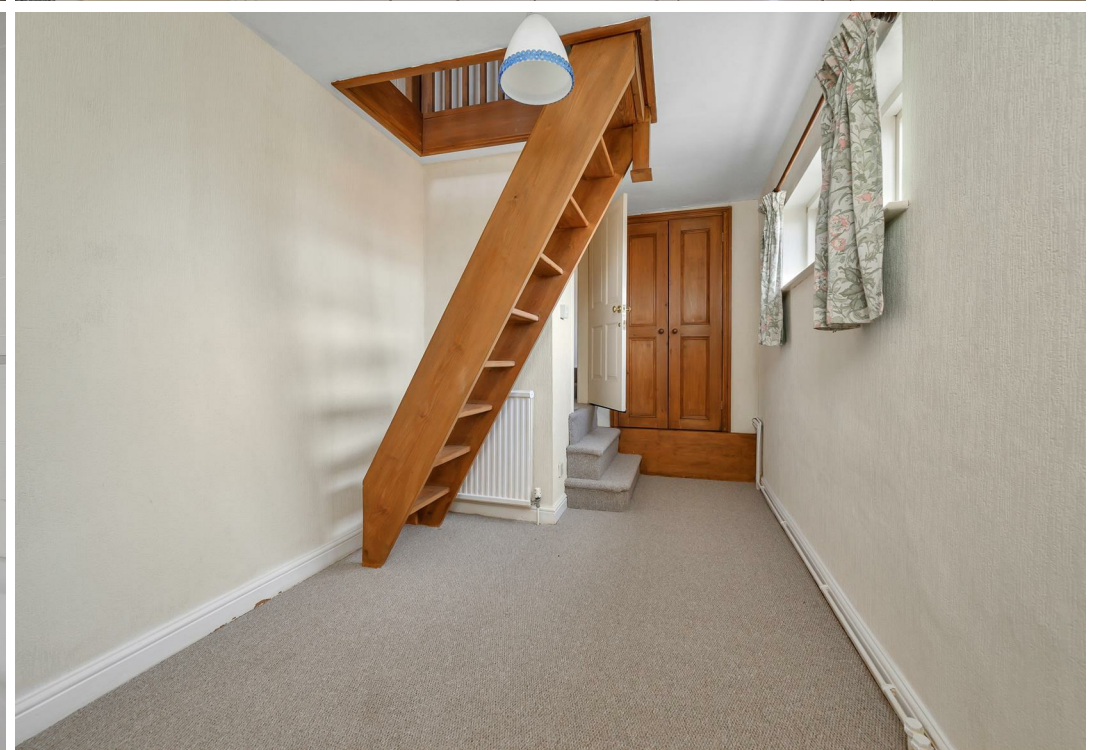










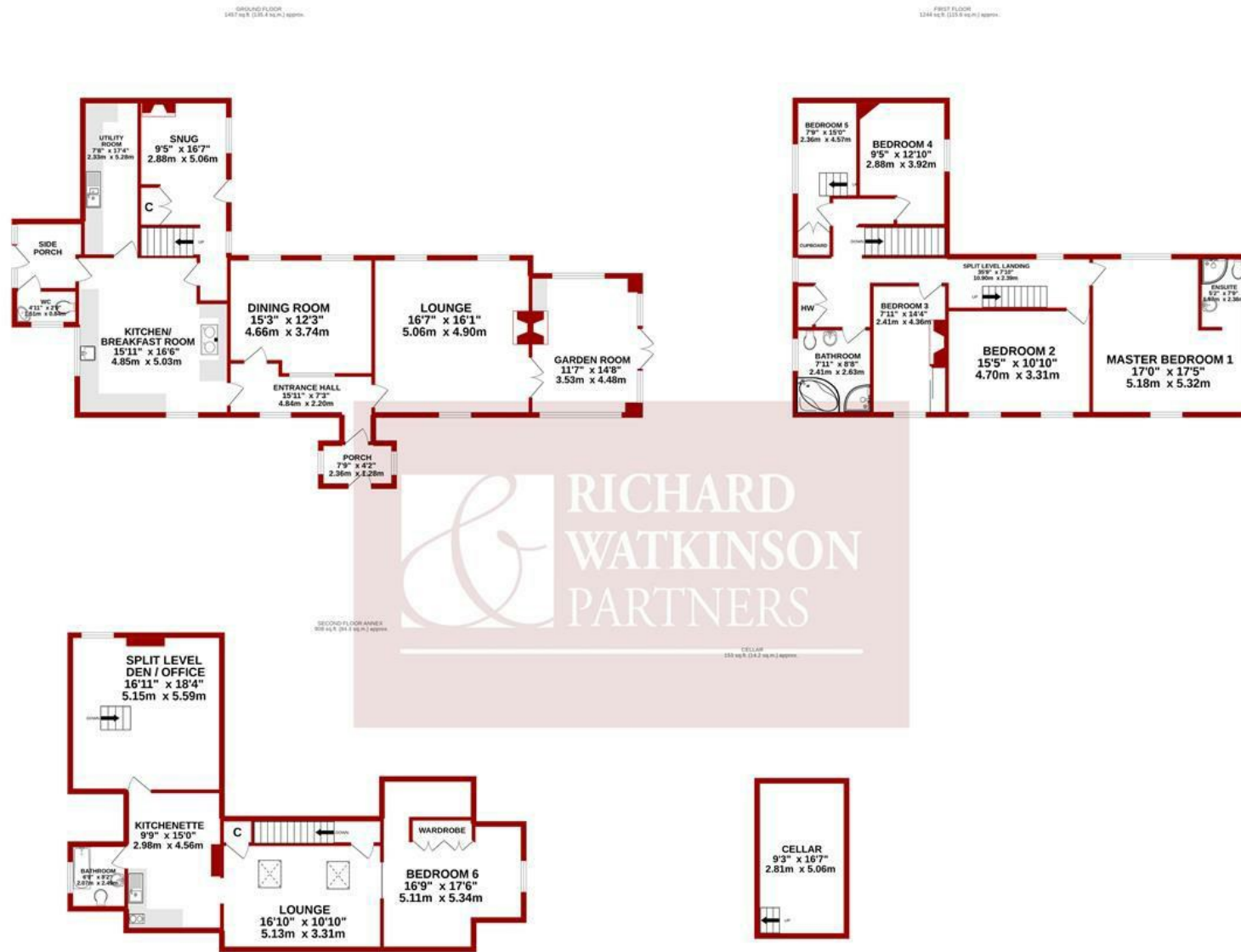












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TOTAL FLOOR AREA : 3762 sq.ft. (349.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Thinking of selling? For a FREE no obligation quotation call 01623 626990



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