



STABLE COTTAGE, RETFORD
£900,000

BROWN & CO



STABLE COTTAGE

RECTORY ROAD
RETTFORD, DN22 7AY

DESCRIPTION

Stable Cottage is a truly stunning residence of high calibre specification, immense character, secondary living accommodation, landscaped walled grounds and triple garage block; all nestled off Rectory Road in the Conservation Area within walking distance of the bars, restaurants, shops etc. of the town centre.

Lovingly extended and renovated to the highest standards by the present vendors, this is an exceptional family home equally suited to a relaxed indoor/outdoor lifestyle, entertaining, accommodating dependent relatives, home working, etc. Cottage attributes of beams, York stone flooring, exposed brick chimney breast, log burners, etc. successfully combine with the quality specification to create a wonderful home. The configuration means principal rooms and bedrooms overlook the walled grounds.

Accommodation commences with an elegant two storey height reception hall having staircase with gallery over. To one side is the sitting room of much character with beamed ceiling and log burner. To the other side of the hall is a fine snug with substantial brick built chimney breast and dual sided log burner facing the exceptional living dining kitchen beyond.

The living dining kitchen is surely the hub of the home, comprehensively appointed with heritage coloured units surmounted by granite worktops and an array of quality appliances including Rangemaster cooking range and substantial island. Superb views over, and access to, gardens making this ideal for alfresco entertaining. Beyond the functionality of this home is supported by a boot room, laundry room and plant room. A shower room completes the ground floor.

At first floor level a rear landing links the sleeping space where there are four bedrooms in total. The master bedroom is generously proportioned with vaulted ceiling, bespoke curved wardrobes concealing secret opening to luxury en suite wet room. The other three bedrooms are served by an elegant family bathroom.





Externally the property delivers secondary accommodation via a separate two storey, two bedroom living space, south facing landscaped and split level walled garden with outdoor entertaining area, together with the triple garage block.

The property is equipped with gas fired central heating being underfloor to the main house, traditional radiators at first floor level and to the secondary accommodation.

LOCATION

The property is tucked away nicely on Rectory Road, an established road of character close to the town centre. This means the bar, shops, restaurants and facilities of the town centre together with the River Idle and Kings Park are within walking distance.



The property is also within walking distance of the railway station from which there is a direct service into London Kings Cross (approx. 1hr 30 mins). The local transport network is excellent with the A1M lying to the west from which the wider motorway network is available, Sheffield, Doncaster and the South Yorkshire conurbation in general are within reasonable commuting distance and there is a wealth of country parks, golf courses and leisure amenities generally within the locality too. Educational facilities (both state and independent) are well catered for.

DIRECTIONS

[what3words///logs.moon.warns](https://www.what3words.com/logs/moon/warns)

ACCOMMODATION

RECEPTION HALL generous, with desk/sitting space. Staircase to first floor with gallery over, two storey height, stone flagged flooring, beam accent.

SITTING ROOM heavily beamed ceiling, log burner.

SNUG beamed ceiling, substantial exposed rustic brick chimney breast with dual sided log burner. Stone flagged flooring.

LIVING DINING KITCHEN comprehensive range of heritage coloured units, extensive granite worktops, complementing central island, tiled recess to chimney breast hosting Rangemaster cooker range. Integrated sinks in both floor units and island, island also including ice maker and integrated ice bucket. Range of quality integrated appliances including dishwasher. Expansive living and dining area





flowing into landscaped gardens via corner glazed walling and doors.

BOOT ROOM rear access, roof windows, stone flagged paved flooring.

LAUNDRY ROOM with comprehensive range of heritage coloured units, solid timber worktops, Belfast sink unit, tiled splashbacks, stone flagged flooring, roof windows. Integrated washing machine.

PLANT ROOM including Worcester gas central heating boiler, pressurized cylinder, comms unit etc.

SHOWER ROOM generously tiled. Walk-in wet room shower with rainfall and handset. Washstand basin, high level cistern wc, chrome towel warmer.

FIRST FLOOR

LANDING

MAIN BEDROOM stunning, bright and vaulted ceiling with bespoke curved wardrobes concealing "secret" access to

EN SUITE WET ROOM/BATHROOM luxuriously appointed with contemporary tiling, substantial exposed roof trusses, walk in showering area, free standing double ended bath with separate over bath free standing taps. Surface mounted basin, wc, vaulted ceiling.

BEDROOM TWO in built wardrobes. Dual aspect including garden views.

BEDROOM THREE garden views.

BEDROOM FOUR garden views.

FAMILY BATHROOM extensively tiled including plinth hosting double ended bath, washstand basin, wc and separate tiled showering enclosure.

OUTSIDE

SECONDARY ACCOMMODATION

GROUND FLOOR

LOUNGE beamed accents, stone flagged flooring, lovely views over grounds. Bifold doors.

KITCHEN units, granite worktop, oven, hob, Belfast sink, stairs with glazed balustrade, stone flagged flooring. Separate front entrance door.

CLOAKROOM with wc.

BEDROOM TWO garden views, stone flagged paved flooring.

FIRST FLOOR LANDING

BEDROOM ONE dual aspect, loft access.

HOUSE BATHROOM bath with shower over, sink, extractor fan. Cupboard housing Baxi gas central heating boiler.

GROUNDS

Beautiful split level and landscaped grounds combining flowing hard landscaped areas and accents with lawned grounds beyond having perimeter specimen trees and shrubs.

To one side is a wonderful clay pantile roof covered **OUTDOOR ENTERTAINING AREA** with brick built "bar" area and further timber covered sitting area to the rear.

PARKING AND GARAGING

Parking space at the rear together with **TRIPLE GARAGE BLOCK** with three individual electrically operated roller doors and personal door connecting to rear garden.



GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised by Bassetlaw District Council that this property is in Band E.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

Viewing: Please contact the Retford office on 01777 709112.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

These particulars were prepared in October 2026.

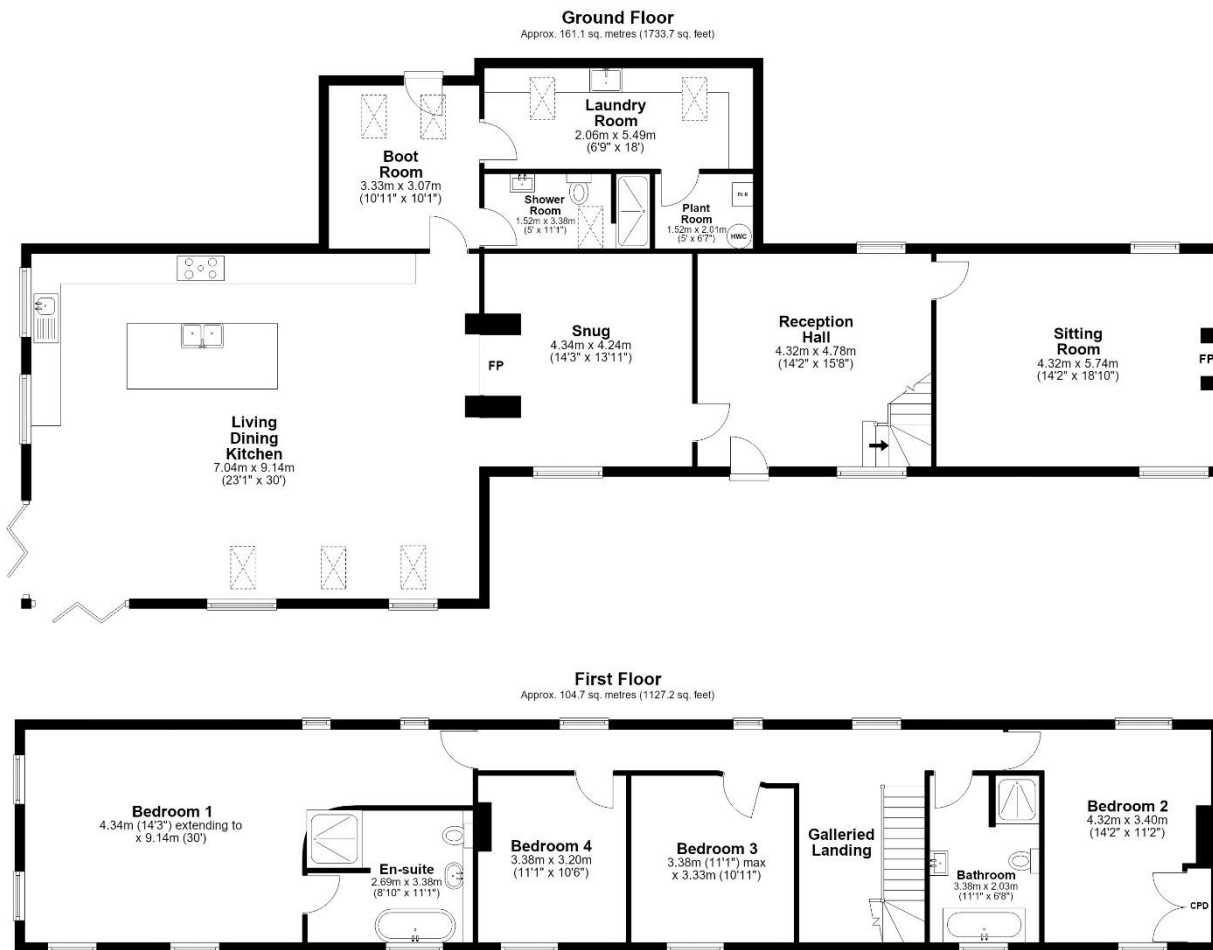
Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Main House

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Secondary Accommodation

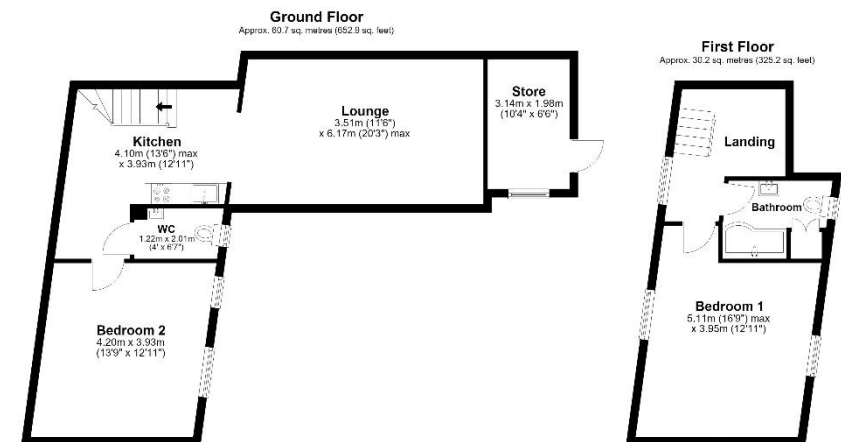




Total area: approx. 265.8 sq. metres (2860.9 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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Stable Cottage, Retford



Total area: approx. 90.9 sq. metres (978.0 sq. feet)

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Stable Cottage, Secondary Accommodation, Retford

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