



FLOSS FARM TOWN STREET RETFORD, DN22 0EU

£675,000
FREEHOLD

GUIDE PRICE £675,000 - £700,000

A rare opportunity to acquire this beautiful, spacious and characterful four-bedroom family home, occupying an impressive plot of approximately one acre and offering an exceptional blend of stylish modern living and charming period features.

This superb property boasts generously proportioned accommodation throughout, including a stunning open-plan kitchen/dining room with central island and high-quality integrated appliances, a spacious living room with an attractive exposed brick fireplace and multi-fuel stove, a versatile sitting room, and a unique entertainment room with bespoke oak bar, ideal for hosting family and friends.

To the first floor are four well-appointed double bedrooms, including a luxurious principal suite with walk-in wardrobe and en-suite shower room, together with a beautifully presented family bathroom.

**Kendra
Jacob**

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FLOSS FARM TOWN STREET

• ***GUIDE PRICE £675,000 - £700,000*** • Beautiful, spacious and characterful four-bedroom detached family home • Set within an impressive plot of approximately one acre • Stunning open-plan kitchen/dining room with central island and integrated appliances • Spacious living room featuring an exposed brick fireplace and multi-fuel stove • Versatile sitting room and dedicated entertainment room with bespoke oak bar • Principal bedroom with walk-in wardrobe and luxury en-suite shower room • Three further well-proportioned double bedrooms and a stylish family bathroom • Extensive driveway providing ample parking for numerous vehicles • Substantial four-bay garage complex with electric roller doors, ideal for business or home working



ENTRANCE HALLWAY

A composite entrance door opens into a welcoming and impressively spacious reception hallway, setting the tone for the accommodation beyond. A beautiful solid wood spindle staircase rises to the first-floor landing, whilst a large storage cupboard provides practical everyday storage. The hallway features natural stone flooring, a central heating radiator, and doors leading to the living room, entertainment room and open-plan kitchen/dining room.

KITCHEN DINER

Undoubtedly the heart of the home, this stunning and generously proportioned kitchen/dining room has been thoughtfully designed for both family living and entertaining. It boasts an extensive range of stylish shaker-style wall and base units complemented by premium quartz work surfaces, incorporating twin ceramic sink units with mixer taps.

A substantial central island provides additional preparation space and storage, creating a superb focal point. Integrated appliances include two electric ovens, an induction hob with extractor canopy above, microwave oven and wine cooler. There is also ample space for a freestanding American-style fridge freezer.

The room benefits from underfloor heating beneath a tiled floor, recessed ceiling spotlights, three uPVC double-glazed windows and uPVC double-glazed French doors opening onto the patio and gardens, seamlessly blending indoor and outdoor living. Doors provide access to the sitting room and utility/boot room.

UTILITY/BOOT ROOM

A particularly spacious and practical room fitted with bespoke solid wood base units and complementary solid wood worktops incorporating a ceramic sink with mixer tap. There is ample space and plumbing for a range of freestanding appliances, including a washing machine.

The room also houses the oil-fired central heating boiler and benefits from a large cloaks/storage cupboard, two uPVC double-glazed windows and a central heating radiator. A door leads through to the downstairs cloakroom.

DOWNSTAIRS CLOAK ROOM

Fitted with a white two-piece suite comprising a low-level WC and

corner wash hand basin. Features include exposed brickwork, tiled flooring, a central heating radiator, extractor fan and an obscure uPVC double-glazed window.

SITTING ROOM

A versatile and generously sized reception room offering a variety of potential uses, including a home office, playroom or additional family room. The room enjoys natural wood flooring, a striking exposed brick feature wall, a central heating radiator, a uPVC double-glazed window and French doors opening onto a low-maintenance pebbled courtyard/driveway area.

LIVING ROOM

A superbly spacious and characterful principal reception room, flooded with natural light from three uPVC double-glazed windows and French doors opening onto the patio and gardens.

A charming exposed brick fireplace creates an impressive focal point and houses a multi-fuel burner set upon a tiled hearth, providing warmth and character. A central heating radiator completes this inviting living space.

ENTERTAINMENT/BAR

Perfect for those who enjoy entertaining, this unique and stylish room has been designed with social occasions in mind. It features a bespoke solid oak bar with working pumps, attractive wood-panelled walls, natural wood flooring and a contemporary electric stove-style fire set within a feature wall.

A uPVC double-glazed window and central heating radiator complete this fantastic entertainment space.

FIRST FLOOR LANDING

A bright and spacious landing featuring natural flooring, spindle balustrades, two uPVC double-glazed windows and a central heating radiator. Doors provide access to four double bedrooms and the family bathroom.

PRINCIPLE BEDROOM

A beautifully presented and exceptionally spacious principal suite enjoying an abundance of natural light from three uPVC double-glazed windows. The room benefits from two central heating radiators and feature wall lighting.

A door leads to a well-appointed walk-in wardrobe fitted with bespoke

furniture and access to the loft space, whilst a further door opens into the luxurious en-suite shower room.

EN-SUITE SHOWER ROOM

A stylish and contemporary suite comprising a large walk-in shower with rainfall shower head and separate handheld attachment, wall-mounted vanity wash hand basin and low-level WC.

The room is fully tiled and benefits from electric underfloor heating, recessed ceiling spotlights, extractor fan, chrome heated towel rail and an obscure uPVC double-glazed window.

BEDROOM TWO

A spacious second double bedroom enjoying excellent natural light from three uPVC double-glazed windows. Additional features include two central heating radiators, natural wood flooring, recessed ceiling spotlights and a range of bespoke fitted wardrobes with matching overhead storage.

BEDROOM THREE

A well-proportioned double bedroom featuring a uPVC double-glazed window, natural wood flooring and a central heating radiator.

BEDROOM FOUR

A further generous double bedroom with a uPVC double-glazed window, central heating radiator and fitted double wardrobes with matching overhead cupboards.

FAMILY BATHROOM

A luxurious family bathroom fitted with a contemporary white suite comprising a panelled bath, corner shower enclosure with electric shower, vanity wash hand basin and low-level WC.

The room is fully tiled and benefits from electric underfloor heating, recessed ceiling spotlights, extractor fan, modern vertical radiator, useful storage cupboard and an obscure uPVC double-glazed window.

EXTERIOR

Occupying an impressive plot of approximately one acre, the property is approached via wrought iron entrance gates opening onto extensive grounds that provide both privacy and practicality.

The generous driveway offers ample parking for numerous vehicles, whilst the beautifully maintained gardens feature expansive lawns, mature trees, established shrubs and colourful flower borders. An

extensive paved terrace provides the perfect setting for outdoor dining and entertaining, complemented by external lighting, power points and a water supply.

A particularly noteworthy feature of the property is the substantial detached garage complex, comprising four garages with electric roller doors, power and lighting. Previously operated as a business premises, the garages benefit from separate business rates and offer exceptional potential for those seeking to work from home, run a business, pursue hobbies, or provide additional storage.

LOCATION

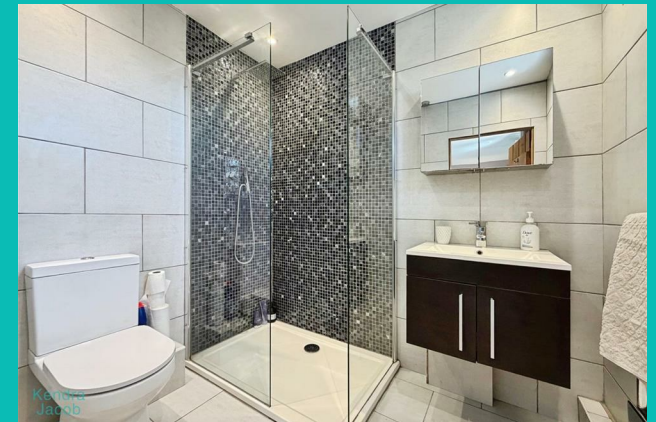
Cottam is a charming and picturesque Nottinghamshire village, set amidst beautiful open countryside on the banks of the River Trent and close to the Nottinghamshire and Lincolnshire border. Renowned for its peaceful rural setting, the village offers an enviable lifestyle for those seeking tranquillity whilst remaining within easy reach of everyday amenities.

The village lies approximately eight miles east of the historic market town of Retford, which provides an excellent range of shops, supermarkets, restaurants, cafés, leisure facilities and well-regarded schools. Retford also benefits from a mainline railway station offering direct services to London King's Cross, making the area attractive to commuters.

Surrounded by attractive countryside, scenic walks and cycling routes, Cottam enjoys a strong sense of rural community whilst offering convenient access to the wider road network, including the A1, A57 and nearby centres such as Lincoln, Gainsborough and Doncaster. For equestrian enthusiasts, an international-standard livery yard is located just moments away, further enhancing the appeal of this exceptional rural setting.

Combining the beauty of village life with excellent accessibility, Cottam is an ideal location for families, professionals and those looking to enjoy a more relaxed pace of life in a desirable countryside setting.

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ADDITIONAL INFORMATION

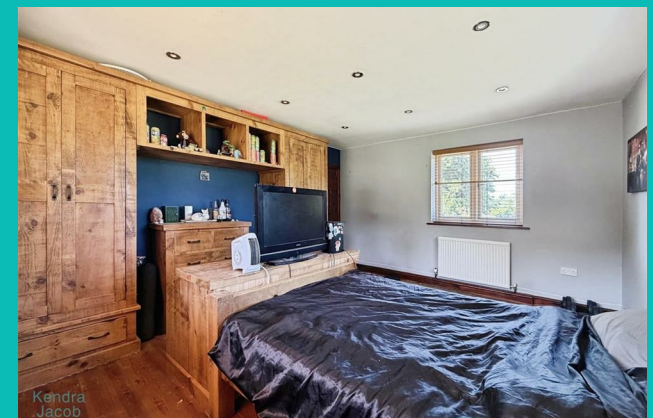
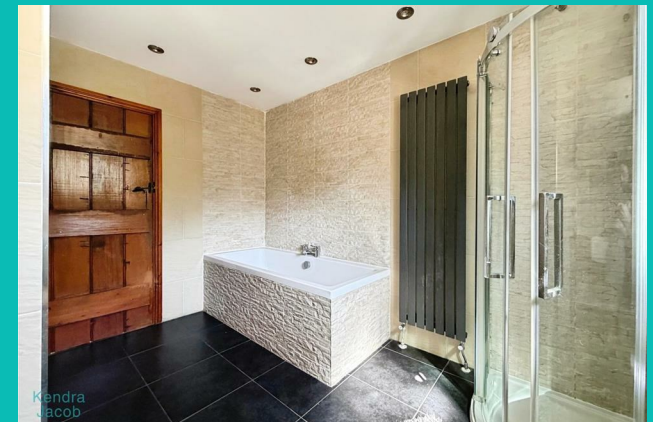
Local Authority – BASSETLAW

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 3216.60 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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