



AYSGARTH MATTERSEY ROAD RETFORD, DN22 8NF

£355,000
FREEHOLD

An outstanding and increasingly rare opportunity to acquire a substantial detached bungalow with a self-contained annexe, occupying a generous wrap-around plot in the highly sought-after village of Ranskill. Requiring full renovation throughout, this property presents a fantastic investment opportunity with exceptional scope to modernise, extend (subject to the necessary planning consents), or create a stunning bespoke family home. Benefitting from mains gas supply, flexible accommodation, and a desirable village location with excellent transport links, Aysgarth offers enormous potential for developers, investors, or purchasers looking to add significant value.

FINE & COUNTRY

AYSGARTH MATTERSEY ROAD

• Detached Bungalow in Village Location • One Bedroom Annex Above Garage • Conservatory • Full Renovation Required • Gated Property With Private Setting • Excellent Potential • Three Reception Rooms • Good Sized Garage • Generous Wrap-Around Plot • Good Transport Links & Local Schooling



Internally, the bungalow offers an exceptionally spacious and versatile layout, currently arranged to provide three generous reception rooms, offering outstanding flexibility to suit a variety of lifestyles. While the property now requires complete modernisation, the existing footprint provides the perfect foundation for a comprehensive renovation, enabling a purchaser to redesign and transform the accommodation into a contemporary home finished to their own exacting standards.

The principal residence comprises two well-proportioned bedrooms, complemented by the significant advantage of a self-contained one-bedroom annexe positioned above the garage. This versatile additional accommodation is ideally suited for multi-generational living, independent guest accommodation, a home office, or offers excellent potential to generate supplementary rental income.

Occupying a substantial wrap-around plot, the property enjoys a high degree of privacy together with exceptional potential for future enhancement. Whether landscaped into impressive gardens, extended (subject to the necessary planning permissions), or comprehensively reimaged, the grounds provide an outstanding opportunity to maximise the property's full potential.

The property also benefits from a mains gas supply, providing an excellent foundation for future renovation and the installation of modern heating systems.

Situated within the popular Nottinghamshire village of Ranskill, the property enjoys a peaceful semi-rural setting while remaining exceptionally well connected. The village offers a welcoming community atmosphere together with a range of everyday amenities including a primary school, village hall and public house, with a wider selection of shopping, leisure and educational facilities available in nearby Retford. Schooling is well regarded, with Ranskill Primary School serving the village and a choice of secondary schools in Retford and surrounding areas. For commuters, the location is ideal, with excellent access to the A1 providing convenient links to Doncaster, Worksop and beyond, while Retford railway station offers direct mainline services to London King's Cross.

Requiring complete renovation throughout, this is an exceptional opportunity for developers, investors and discerning purchasers seeking a rewarding project. With imagination and investment, Aysgarth has the potential to become an outstanding family home while offering significant scope to enhance both its value and appeal.

A truly rare opportunity to acquire a property of considerable potential, offering flexible accommodation, an extensive plot, mains gas supply and outstanding scope for renovation, redevelopment or investment in one of the area's most desirable and well-connected village locations.

AYSGARTH MATTERSEY ROAD





AYSGARTH MATTERSEY ROAD

ADDITIONAL INFORMATION

Local Authority – Bassetlaw

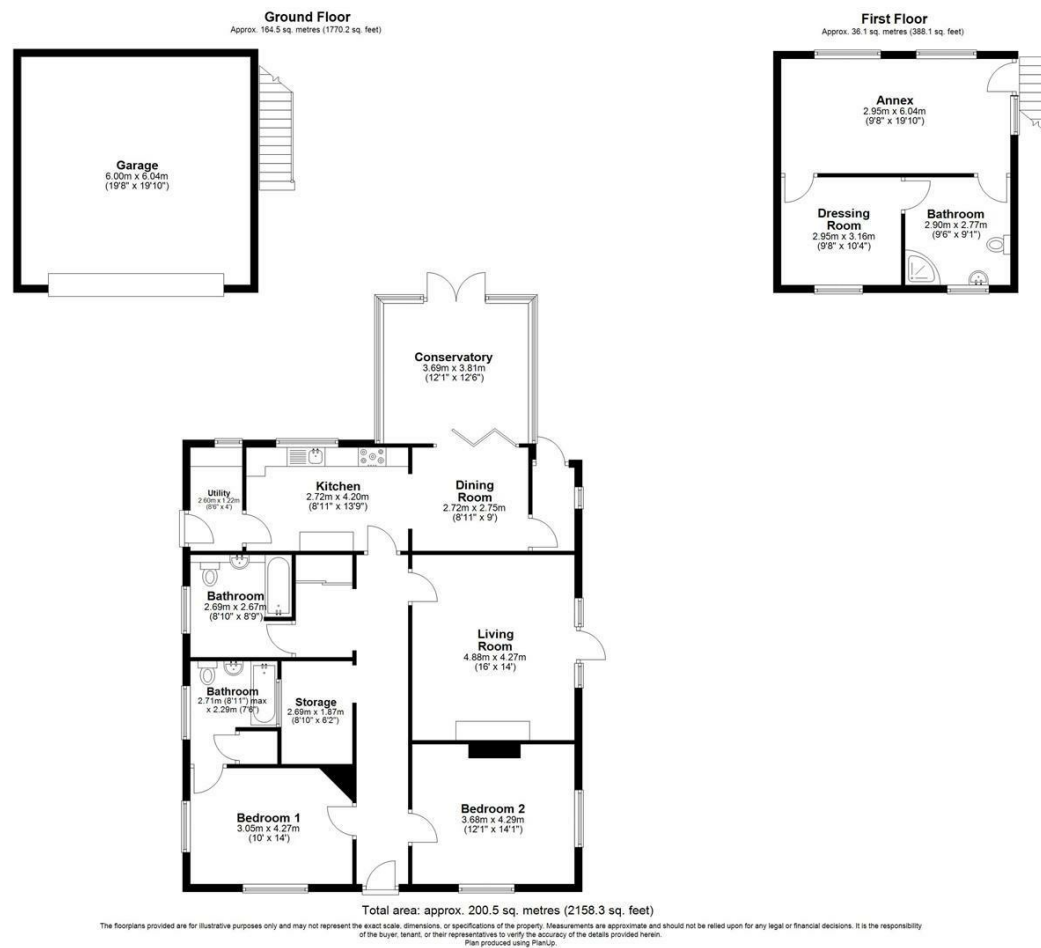
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 2158.00 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

Fine & Country Bawtry
Six Oaks Grove
Retford
DN22 0RJ

01302 591000
bawtry@fineandcountry.com

 **FINE & COUNTRY**