



North Road, Torworth, Retford DN22 8NY

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## North Road, Retford DN22 8NY

Situated on the northern outskirts of the village of Torworth and built circa 1900's The Old Parsonage is a very well presented family home retaining original features and set in approximately three quarters of an acre with views over the local countryside from the balcony. Early viewing is highly recommended for proceedable buyers only to avoid disappointment.





#### **DESCRIPTION**

Briefly the property comprises entrance porch and hallway, lounge, sitting room, breakfast kitchen diner and cloakroom to the ground floor whilst the first floor has four bedrooms, one with en suite, and family bathroom. Outside is a driveway providing off street parking for several vehicles, a double garage with stores (previously the stable block), and well maintained grounds.

Torworth is a village lying five miles northwest of Retford and four miles south of Bawtry. The village is only a short drive to the A1 and motorway access and Retford lies on the east coast mainline making it an ideal area for commuting. Both Bawtry and Retford have a wealth of amenities including schools, restaurants, shops, and sports facilities. The adjacent village of Ranskill has a general store and post office, public house, fish and chip shop, florist and village park and has a monthly mobile library visit.

#### **ACCOMMODATION**

Bespoke iron door leads into the entrance porch with original tiled flooring and further wooden door with glass panel giving access to:

#### **ENTRANCE HALLWAY**

21'8" x 7'4"

Providing access to the reception rooms, breakfast kitchen diner and cloakroom, stairs rising to the first floor accommodation, understairs cupboard, rose to ceiling, smoke alarm, tiled flooring and two radiators.

#### **LOUNGE**

13'11" x 14'4"

Feature fireplace in stone with multifuel burner, herring bone flooring, dado rail, double doors to the side elevation opening to the garden, bay window to the rear elevation, rose to ceiling and radiator.

#### **SITTING ROOM**

17'10" x 13'11"

Feature fireplace in resin housing electric fire, telephone point, herring bone flooring, dimmer switch, dado rail, rose to ceiling, bay window to the side elevation and further window to the front elevation, radiator.

#### **BREAKFAST KITCHEN DINER AREA**

An open plan kitchen (4.27m x 4.27m) and dining area (4.24m x 4.27m) benefitting from wall and base units with complementary worktops, space for range cooker with extractor over, space for large fridge freezer (currently a Fisher and Pykel model), integrated dishwasher, double sunken sink with mixer tap, breakfast bar with wine cooler, drawers and cupboards under, two overhead lights, spotlights to ceiling, wood flooring and bi-fold doors opening up to the rear garden, window to the side elevation.

The dining area has feature stone fireplace housing a multifuel burner, space for an additional fridge freezer, window to the front elevation, wall thermostat and remote control unit for heating control.



**DOWNSTAIRS CLOAKROOM**

Tiled throughout with wc and overhead cistern, pedestal sink with shelf and rotating mirror over, electric fan down heater, towel holder, extractor fan, recess shelf in wall, and window to the rear elevation.

**LAUNDRY ROOM**

16'1" x 12'11"

Base unit having space and plumbing under for washing machine and dryer, spotlights and smoke alarm to ceiling, wood flooring, overhead corner cupboard housing electric meter, window to the front elevation and radiator. Composite door with two glass panels opening to the side elevation. Space into:

**UTILITY ROOM**

12'11" x 6'9"

Built in cupboard housing stop cock, loft access to false roof, storage cupboard, wood flooring, window to the front and rear elevations and door into kitchen diner.

**L SHAPED FIRST FLOOR LANDING**

21'3" x 16'6"

Providing access to the bedrooms and bathroom, smoke alarm to ceiling and wall mounted thermostat. Double uPVC doors give access to the Balcony (4.29m x 4.34m) with views to the side and rear looking over the open countryside beyond, two wall lights and astroturf floor section



**BEDROOM ONE**

13'11" x 14'7"

Feature fireplace, dimmer switch, windows to the front and side elevations with electric blinds, radiator.

**BEDROOM TWO**

11'0" x 13'11"

Fan to ceiling, window to the side elevation, radiator and sliding doors into:

**EN SUITE**

2'11" x 13'8"

Matching white suite comprising corner shower with rainfall head and hand held unit, wash hand basin in unit with mixer tap, low level flush wc in unit with drawers, spotlight to ceiling. window to the rear elevation and radiator.

**BEDROOM THREE**

14'5" x 10'5"

Feature fireplace, dimmer switch, rose to ceiling, window to the front elevation and radiator.

**BEDROOM FOUR**

7'4" x 9'0"

Currently used as a Dressing Room.

Wood panel flooring, spotlights to ceiling, window to the front elevation and radiator.



#### **FAMILY BATHROOM**

7'10" x 13'0"

Tiled throughout with matching white suite comprising slipper bath with shower attachment, "his" and "her" wash hand basins and mixer taps in unit with cupboards and touch screen illuminated mirror over plus shelf, low level flush wc, corner shower unit with rainfall head and hand held unit, spotlights to ceiling with extractor fan, towel holder, windows to the front and rear elevations, vertical radiator and underfloor heating.

#### **EXTERNALLY**

The property is accessed from the main A638 road through Torworth via a gated drive which facilitates off street parking for several vehicles and has an easy circular turning space around a lawned island with a tree. The expansive grounds wrap around the property and have well maintained lawns, astroturf area, raised decking area for seating, mature beds, various trees with external uplighters, electric unit and a small orchard with apple, pear and plum varieties. There is also a pond and steps down to a block paved area, outside tap and a double garage.

#### **DOUBLE GARAGE & STORAGE**

22'1" x 24'10"

Electric doors to the front and internal door to the rear gives access to shower and wc (not connected). Further personal door to the rear gives access to storage areas and wood storage area.



#### **TENURE - Freehold**

#### **COUNCIL TAX**

Through enquiry of the Bassetlaw Council we have been advised that the property is in Rating Band "G"

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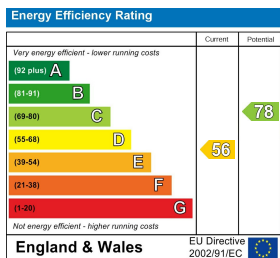
Ground Floor  
119 sq m/1280.90 sq ft  
Approx.

First Floor  
83 sq m/893.40 sq ft  
Approx.

Outbuilding  
68 sq m/731.94 sq ft  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such.  
No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..  
CP Property Services @2026



### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Bawtry -  
01302 710773 <https://www.hunters.com>

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