



163 MOORGATE, RETFORD
£700,000

BROWN & CO



163 MOORGATE

RETFORD

DN22 6TL

DESCRIPTION

An imposing and substantial detached Victorian property built in 1844 and arranged over three floors providing spacious accommodation throughout as well as retaining many original style features. There are seven bedrooms in total, plus two large bathrooms and en suite facilities, as well as a ground floor shower.

The property is set on a plot of 0.42 acres and is within easy reach of the town centre.

The property benefits from a double bay fronted sitting room with log burner and additional sitting room plus formal dining room. IN addition, there is a modern open plan kitchen breakfast room leading directly into the conservatory which overlooks and leads into the garden.

There is ample off road parking and a detached single garage.

The property would make a great family home plus the possibility of a small boutique hotel or bed and breakfast, subject to planning consent.

LOCATION

Moorgate is within comfortable distance of Retford town centre and accessible to countryside walks and the Chesterfield Canal. Retford town centre offers comprehensive shopping, leisure and recreational facilities, plus a mainline railway station and schools for all age groups close by.

DIRECTIONS

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ACCOMMODATION



Half glazed door to **ENTRANCE HALL 27'6" x 6'4" (8.27m x 1.96m)** with stairs to first and second floor gallery mezzanine landings. Double height atrium. Period style skirtings and corning.

CLOAKROOM with white low level wc, wall mounted hand basin with mixer tap and tiled splashback. Storage area.

SITTING ROOM 27'6" x 15'5" (8.42m x 4.71m) two floor to ceiling double glazed sash windows and additional double glazed sash window overlooking the front. Marble fire surround with recessed brick faced multi fuel burner with tiled hearth. Moulded skirtings, picture rail and corning. TV point.

SECOND SITTING ROOM 11'6" x 11'0" (3.55m x 3.37m) side aspect wood framed double glazed sash window. Feature fireplace with wood surround and patterned tiled inset with Victorian case iron fire and tiled hearth. Stained wood flooring, moulded skirtings, picture rail, two original built-in shelved cupboards/wardrobes. TV aerial lead.



DINING ROOM 12'10" x 12'4" (3.96m x 3.79m) maximum dimensions, side aspect double glazed wood framed sash windows. Feature fireplace with ornate fire surround and Victorian cast iron patterned tiled fireplace and tiled hearth. Stained wooded flooring, moulded skirtings, picture rail.

KITCHEN BREAKFAST ROOM

Kitchen Area 16'9" x 11'5" (5.16m x 3.51m) two double glazed windows overlooking the garden. An extensive range of white soft close base cupboard and drawer units with stainless steel rod style handles. Double Belfast sink with mixer tap, space and plumbing for dishwasher, space for American style fridge freezer, stainless steel recess with space for large range cooker, ample wooden working surfaces, part tiled walls, matching island with cupboards and drawers and wooden worksurface incorporating a breakfast bar. Double glazed wooden French doors into the conservatory. Step up to the **Breakfast Area 12'0" x 8'0" (3.69m x 2.47m)** with side aspect sash cord window. Door to shower with glazed sliding screen and aqua board surround, mains fed shower and handheld shower attachment, extractor and light. Door to **SHOWER** enclosure with glazed doors, aqua board surround and mains fed shower.



BOILER ROOM/UTILITY ROOM 8'2" x 6'2" (2.49m x 1.88m) side aspect window. Double Belfast sink with mixer tap, cupboards below, space and plumbing for washing machine, drawers, wooden working surface. Wall mounted Keston Ideal central heating boiler. Ultrasteel hot water cylinder, a range of shelving.



CONSERVATORY 16'0" x 19'8" (4.92m x 6.03m)
brick base with timber double glazed windows, two sets of French doors and one single door leading into the garden. Vaulted glass ceiling with central fan/light. Ceramic tiled flooring and wall mounted Clivet air conditioning/heater unit.

Two ornate staircases with large double glazed picture windows to the side and leads to

FIRST FLOOR GALLERY STYLE MEZZANINE LANDING with period skirtings, picture rails, additional stairs to second floor.

BEDROOM ONE 12'2" x 11'7" (3.71m x 3.57m) side aspect sash cord windows, feature Victorian fireplace, stained wood flooring, moulded skirtings, picture rail, step down to

EN SUITE BATHROOM side aspect wood framed double glazed window. Three piece white suite of roll topped bath with claw feet, handheld shower attachment, pedestal hand basin, low level wc. Painted wooden floorboards, moulded skirtings, extractor.

BEDROOM TWO 15'7" x 14'9" (4.78m x 4.55m) two front aspect wood framed double glazed windows. Feature Victorian fireplace with painted surround, slate hearth, stained wood flooring, moulded skirtings, picture rail, telephone point.

BEDROOM THREE 13'3" x 11'8" (4.06m x 3.59m) front aspect wood framed sash window, stained wood flooring, moulded skirtings, picture rail.

BEDROOM SEVEN 11'0" x 7'8" (3.38m x 2.39m) with steps down from the landing. Side aspect sash cord window. Moulded skirtings.

FAMILY BATHROOM 13'0" x 12'4" (3.97m x 3.79m) side aspect sash cord window. Five piece white suite of free standing panel enclosed bath with contemporary handheld mixer tap/shower attachment. Double walk-in shower cubicle with glazed screen, tiled surround, mains fed shower with handheld attachment and raindrop shower

head. Pedestal hand basin, contemporary mixer tap, tiled splashback. Low level wc, bidet, stained wooden flooring, moulded skirtings, picture rail. Feature Victorian fireplace with painted wood surround and slated hearth. Extractor.

Stairs to the **SECOND FLOOR LANDING** with some restricted head height in parts. Painted wooden flooring. An additional second staircase going down to the first floor landing.

BEDROOM FOUR 15'9" x 13'5" (4.85m x 4.11m) side aspect sash cord window. Painted wooden flooring, moulded skirtings.

BEDROOM FIVE 16'2" x 12'10" (4.94m x 3.95m) maximum dimensions, rear aspect sash cord window. Stained wooden flooring, moulded skirtings.

BEDROOM SIX 12'3" x 11'8" (3.76m x 3.59m) maximum dimensions, rear aspect sash cord window. Stained wooden flooring.

SECOND BATHROOM 13'4" x 11'5" (4.07m x 3.52m) maximum dimensions. Side aspect with three piece white suite with freestanding bath with contemporary handheld shower attachment, low level wc, pedestal hand basin with mixer tap and tiled splash back, stained wooden flooring.

OUTSIDE

From Moorgate are double wrought iron gates leading to a block paved driveway with parking for several vehicles, this in turn leads to a brick built **SINGLE GARAGE** with up and over door, power and light. The gardens are all wraparound and the plot extends to approximately 0.42 of an acre. The gardens are fenced and high hedged to all sides. Covered **CARPORT/WOOD STORE**. A good area of lawn with well stocked and established shrub and flower borders. There is a good selection of fruit trees including plum, apple and pear.





There is a partially rustic walled seating area with ornate ornamental pond which is currently drained. Soft fruit area, greenhouse and additional fruit trees.

The other wraparound garden has a large, paved patio with steps up to the conservatory, additional double wrought iron gates which could potentially be a second exit onto Moorgate.



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 F.
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 August 2026.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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CP Property Services @2026

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