



## STABLE COTTAGE CROSSROADS

RETFORD, DN22 8SE

£899,500  
FREEHOLD

Stable Cottage is a well-appointed barn conversion, beautifully blending contemporary design with idyllic countryside living. Offered to the market for offers in the region of £899,500, this unique lifestyle opportunity extends far beyond the principal residence, presenting not only a stunning four-bedroom home but also an exciting development prospect with a separate barn benefitting from planning permission for conversion into a substantial five-bedroom dwelling.

Set within approaching one acre of grounds on the outskirts of the highly regarded village of Sutton cum Lound, the property is accessed via a gated entrance, opening onto an expansive driveway with parking for numerous vehicles. The sense of arrival is immediate, with the charming barn façade and generous surroundings perfectly complementing its peaceful rural setting.

 FINE & COUNTRY

# STABLE COTTAGE

- Well-Appointed Barn Conversion • Separate Barn With Planning Consent For A Five Bedroom House • Exciting Development Prospect • Four Good Sized bedrooms • Open-Plan Living, Dining Kitchen • Flexible Well-Proportioned Living Accommodation • Parking For Numerous Vehicles • Unspoiled Countryside Views • Planning For 3 Bay Detached Garage With Offices Above • Great Location For Commuters



Inside, the home has been thoughtfully designed to create bright, airy, and highly versatile living spaces. At its heart lies an impressive open-plan kitchen, living, and dining area, perfectly suited to modern family life and entertaining alike. The sleek kitchen is beautifully appointed with high-gloss base and wall units, granite work surfaces, and a central breakfast bar, creating a stylish yet practical space. Expansive glazing and carefully considered layout ensure the room is flooded with natural light, while enjoying delightful views across the surrounding countryside.

The accommodation is both flexible and well-proportioned, with two spacious ground floor bedrooms ideal for guests, multi-generational living, or home office use. Two further bedrooms are located on the first floor, each offering character, comfort, and elevated views over the rural landscape. The property is served by a spacious contemporary house bathroom along with a wash hand basin and W/C to the first floor, finished to an excellent standard with quality fittings and a luxurious feel.

Externally, Stable Cottage continues to impress. A substantial South facing courtyard garden provides an ideal setting for outdoor dining, entertaining, or simply relaxing in complete privacy. The wider grounds extend to approximately one acre, offering an abundance of space for recreation, gardening, or future landscaping aspirations.

A particular highlight of this remarkable offering is the separate barn, which benefits from its own planning consent for conversion into a magnificent five-bedroom

residence, creating exceptional potential for multi-generational living, guest accommodation, or further development. In addition, separate planning permission has been granted for the construction of three garages with office accommodation above, together with a garden room positioned to the rear, creating exceptional flexibility for home working, guest accommodation, or additional lifestyle space.

Combining contemporary luxury, development opportunity, and a wonderful semi-rural setting, Stable Cottage represents a rare and exciting opportunity to acquire a truly special home with significant future potential.

Sutton cum Lound is a highly regarded Nottinghamshire village, perfectly positioned just a short distance from the thriving Georgian market town of Retford. Offering the very best of rural living, the village enjoys a peaceful atmosphere surrounded by beautiful open countryside, while remaining exceptionally convenient for everyday amenities.

Retford provides an excellent range of independent shops, supermarkets, restaurants, bars and leisure facilities, together with highly regarded schooling for all ages, including a selection of well-respected state and independent schools in the surrounding area. This makes the location particularly appealing for families seeking both lifestyle and educational opportunity.

For commuters, the property is superbly located. Retford's mainline railway station offers direct services to London

King's Cross in approximately 90 minutes, while the nearby A1 provides excellent road access both north and south. The wider motorway network, including the M18, M1 and M62, is also easily accessible, placing Sheffield, Leeds, Nottingham and beyond within comfortable reach. Combining village charm with outstanding connectivity, Sutton cum Lound continues to be one of north Nottinghamshire's most desirable residential locations.

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### ADDITIONAL INFORMATION

**Local Authority** – Bassetlaw

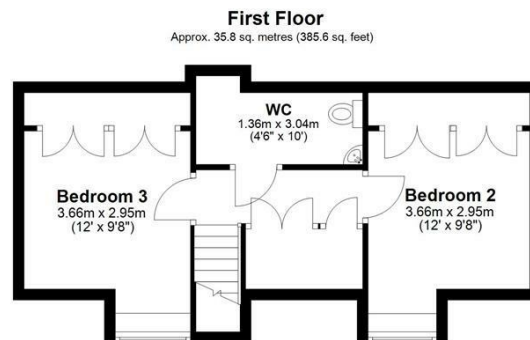
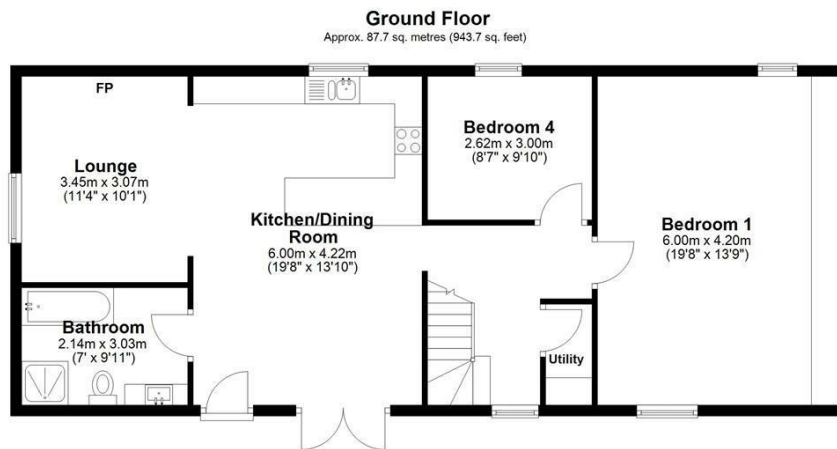
**Council Tax** – Band A

**Viewings** – By Appointment Only

**Floor Area** – 1329.30 sq ft

**Tenure** – Freehold





Total area: approx. 123.5 sq. metres (1329.3 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. Plan produced using PlanUp.



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