

BOLE FIELDS FARM COTTAGE, BOLE

£400,000

BROWN & Co

BOLE FIELDS FARM COTTAGE, BOLE, RETFORD, DN22 9BT

DESCRIPTION

Recently converted cottage/barn conversion in this semi-rural location. The property has been refurbished and has recently installed air source heat pump as well as its own private septic tank. There will be a good sized private garden of approximately 55ft x 40ft (17m x 12m) as well as 3-4 off road parking spaces. The property provides versatile accommodation with two ground floor bedrooms and shower room, plus two first floor bedrooms and bathroom. There is a large well-appointed dining kitchen leading through to the good sized living room.

LOCATION

Bole is a small hamlet on the east side of Retford heading towards Gainsborough which is within 12 minutes of Retford town centre which provides comprehensive shopping, leisure and recreational facilities as well as a mainline railway station on the London to Edinburgh intercity link. There is good accessibility into Retford schools and also the Queen Elizabeth's High School in Gainsborough. Gainsborough itself has Marshall's Yard with an M&S Foodhall and great riverside walks.
Bole itself is a small hamlet and is surrounded by open countryside. (power station?)

DIRECTIONS

What3words///staining.lifted.thick

ACCOMMODATION

Half glazed door to

ENTRANCE HALL with access to small roof void. Two front aspect double glazed windows. Built-in storage cupboard which is tiled. The hallway is staggered and there is a half glazed door to rear patio with two side aspect wood frame double glazed windows. Stairs to first floor landing.

Step down to LIVING ROOM 23'2" x 17'0" (7.08m x 5.19m) rear aspect half glazed door to patio and garden. Double glazed wood framed window. Moulded skirtings, central ceiling fan/rose. Recessed lighting, tiled flooring, square arch leading into



KITCHEN DINING ROOM 19'2" x 17'0" (5.84m x 5.19m) rear aspect three wood framed double glazed windows looking into shared courtyard. An extensive range of white high gloss handleless base and wall mounted cupboard and drawer units. Single stainless steel sink drainer unit with mixer tap, integrated washer dryer and built-in electric oven and grill. Five ring electric hob with Perspex splashback and black extractor fan. Ample working surfaces, part tiled walls, tiled flooring. Cupboard housing meters and fuse box. Recessed lighting, central fan/light.



BEDROOM TWO/GUEST SUITE 16'0" x 9'5" (4.88m x 2.91m) dual aspect with wood framed double glazed windows. Moulded skirtings and door to walk-in wardrobe.



BEDROOM FOUR 11'5" x 11'5" (3.52m x 3.52m) rear aspect double glazed window with views to the patio, garden beyond and fields.

BATHROOM 9'6" x 9'0" (2.92m x 2.75m) rear aspect obscure double glazed window. Four piece white suite of panel enclosed bath with mixer tap. Vanity unit with inset sink. Low level wc with concealed cistern and cupboards and drawers below. Walk-in shower cubicle with glazed screen. Mains fed shower with handheld attachment and raindrop shower head. Ceramic tiled flooring, tiled walls. Extractor.



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FIRST FLOOR LANDING

BEDROOM ONE 12’8” x 15’8” (3.90m x 4.81m) dual aspect to side and front with wood framed double glazed windows. Moulded skirtings, built-in over stairs storage cupboard.



BEDROOM THREE 11’4” x 9’5” (3.48m x 2.89m) rear aspect double glazed window with views to the garden and fields beyond. Large walk-in airing cupboard/wardrobe with Tempest heat pump and softener.



SHOWER ROOM 9’2” x 5’7” (2.80m x 1.74m) front aspect obscure wood framed double glazed window. Large walk-in shower cubicle with aqua board surround, mains fed shower with handheld attachment and raindrop shower head, glazed screen. Vanity unit with inset sink and mixer tap, cupboards below. Low level wc. Ceramic tiled flooring, tiled walls. Extractor.



OUTSIDE

The front has shared access to the barn complex. Block paved driveway with space for 3-4 vehicles. Pebbled area.

The rear currently has a good sized block paved patio with fence surround but the garden will be extended to create the 55ft x 40ft (17m x 12m garden) which will be lawned and fenced.

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 B.

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 finalising 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.

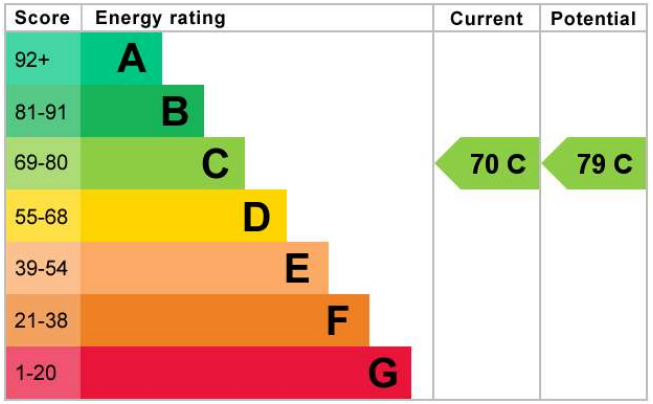
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am – 1pm.

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 November 2026.



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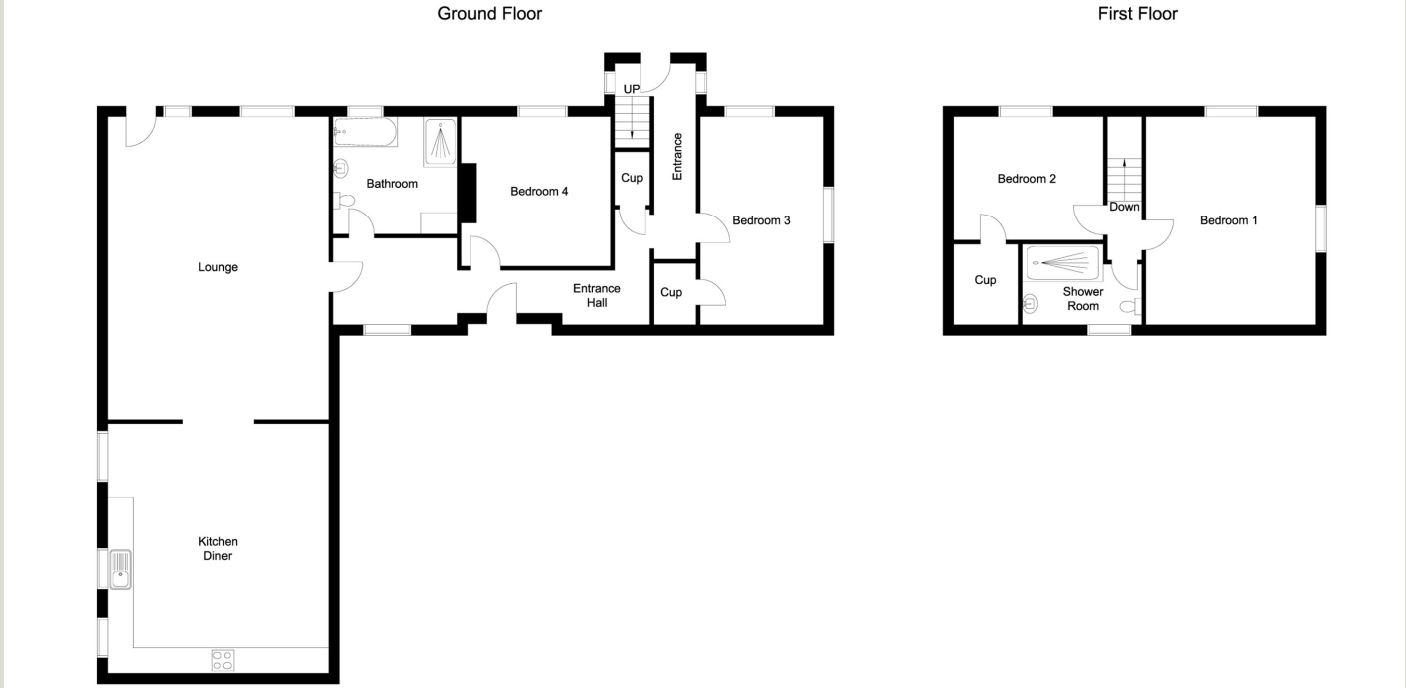

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No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..
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