



ALPHA FARMHOUSE, LOUND
£650,000

BROWN & CO



ALPHA FARMHOUSE

TOWN STREET, LOUND
RETFORD, DN22 8RT

DESCRIPTION

A beautiful and charming Grade II Listed farmhouse arranged over three floors offering many original style features including exposed timbers and two southerly facing reception rooms both with fireplaces, an additional snug/office and a well appointed farmhouse kitchen. The bedrooms and bathrooms are arranged over the first and second floors with the main bedroom having en suite facilities. There is an additional shower room on the first floor.

Externally there is a double garage and additional parking, enclosed and well stocked gardens to the rear and side. To the rear of the property there is an away lawned garden with mainly hedged surrounds.

LOCATION

The property is situated in the highly regarded village of Lound. Lound boasts amenities presently including a popular public house, village hall and proximity to excellent country walks and nature reserve. The further facilities of Retford and Bawtry are a short car journey away, South Yorkshire is commutable and the Peak District accessible. This area is particularly well served by transport links with the A1 to the west from which the wider motorway network is available, Retford has a direct rail service into London Kings Cross (approx. 1hr 30 mins).

Leisure amenities and educational facilities (both state and independent) are well catered for.

DIRECTIONS

what3Words///withdraws.young.facing



ACCOMMODATION

Hardwood door to

RECEPTION HALL 11'2" x 10'4" (3.41m x 316m) parquet flooring, period skirtings, vaulted ceiling with velux window, stairs to galleried landing. Stairs to first floor landing with under stairs cupboard.

INNER HALLWAY step down and part glazed door to the rear and side gardens. Rear aspect window. Door to

CLOAKROOM obscure double glazed window, low level wc, pedestal hand basin with tiled splashback and mixer tap, tiled flooring.

UTILITY ROOM 8'1" x 7'3" (2.45m x 2.22m) rear aspect double glazed wooden window. Single stainless steel sink drainer unit with mixer tap. Working surfaces, part tiled walls, space and plumbing for washing machine and tumble dryer. Wall mounted gas fired central heating boiler. Ceramic tiled flooring.

LOUNGE 14'10" x 14'8" (4.56m x 4.51m) dual aspect to front and side with wood frame single glazed sash windows. Feature rustic brick fireplace with fitted log burner effect gas fire and raised hearth. Wall light points and period skirtings.

DINING ROOM 15'2" x 14'9" (4.64m x 4.54m) front aspect single glazed wooden sash windows. Rustic brick fireplace with multi fuel burner, raised brick hearth with wood bressummer. Exposed ceiling timbers, parquet flooring, return door to kitchen and wall light points.

SNUG 10'10" x 7'3" (3.35m x 2.24m) rear aspect double glazed wood frame window.

FARMHOUSE KITCHEN 15'3" x 13'3" (4.67m x 4.05m) two rear aspect wood frame double glazed windows. A good range of cream coloured base and wall mounted cupboard and drawer units. Enamel sink drainer unit with mixer tap. Space and plumbing for dishwasher. Inset fireplace with wooden bressummer and space for range cooker with extractor above. Tiled flooring, ample working surfaces, recessed lighting, space for upright fridge freezer. Tiled flooring and extractor.

FIRST FLOOR

GALLERY STYLE LANDING





BEDROOM ONE 15'1" x 14'10" (4.60m x 4.56m)

front aspect single glazed wood frame sash windows with fitted shutters, Victorian style fireplace with tiled hearth. Door to

BATHROOM 10'9" x 7'4" (3.31m x 2.27m) obscure side aspect wood framed double glazed window. A four piece suite of roll topped claw footed bath with mixer tap/shower attachment. Low level wc, pedestal hand basin, corner fitted shower cubicle with aqua board surrounding with mains fed shower. Part tiled walls, towel rail/radiator, tiled flooring, return door to landing.

BEDROOM TWO 12'2" x 11'8" (3.72m x 3.61m) front aspect wood framed single glazed windows with fitted shutters. Two built-in wardrobes with hanging and shelving space, exposed timbers.

BEDROOM THREE 13'4" x 8'2" (4.08m x 2.49m) front aspect wood framed double glazed window.

BEDROOM FOUR 11'5" x 11'1" (3.49m x 3.37m) side aspect double glazed window.

ADDITIONAL FAMILY SHOWER ROOM 9'6" x 6'9" (2.93m x 2.09m) obscure rear aspect wood framed double glazed window. Large walk-in shower cubicle with aqua board surround, mains fed shower, pedestal hand basin with low level wc. Part tiled walls, tiled flooring, towel rail/radiator. Extractor.

SECOND FLOOR LANDING built-in storage cupboard, stairs to second floor.

BEDROOM SIX 15'0" x 13'6" (4.58m x 4.14m) side aspect double glazed wood framed window. Pedestal hand basin with tiled splashback, wall light points, exposed ceiling timbers. This room is currently used as an office with fitted desk and bookcases. Recessed lighting and access to roof void.

BEDROOM FIVE 15'2" x 14'10" (4.62m x 4.57m) side aspect wood framed double glazed window. Eaves storage, exposed ceiling timbers, pedestal

hand basin with tiled splashback. Wall light points.

OUTSIDE

From Town Street there is vehicular access to the property which has the away garden to the left hand side with hedging and is lawned.

There is a driveway with space for two cars leading to brick built **DETACHED DOUBLE GARAGE** with two sets of double doors, ev charge point, security lighting, return door to garden. A gate giving access to the side garden which is pebbled for low maintenance with two small areas of lawn and high hedging for seclusion. Circular patio with water supply. The side leads to the good sized southerly facing garden, which is walled and fenced to all sides, large area of sculptured lawn, raised paved seating area, well stocked and established shrub and flower borders.





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 September 2026.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



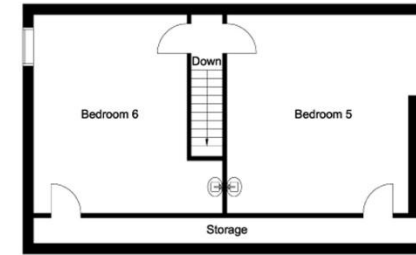
Ground Floor



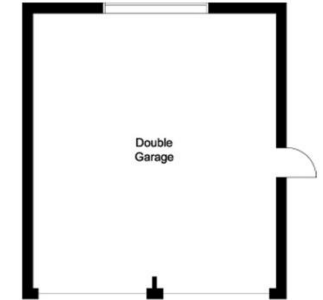
First Floor



Second Floor



Outbuilding



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

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