



WEST HOUSE, TOWN STREET, CLAYWORTH
GUIDE PRICE £415,000 TO £425,000

BROWN & CO

WEST HOUSE, TOWN STREET, CLAYWORTH, RETFORD, NOTTINGHAMSHIRE DN22 9AD

DESCRIPTION

A unique opportunity to purchase this detached Georgian cottage with more later additions to create a three/four bedroom family home. The property retains some original style features, as well as having the more modern features such as vaulted ceilings in the open planned bespoke kitchen and garden room.

In addition, there are two reception rooms, both with fitted log burners as well as a first floor family bathroom and ground floor wet room. The garden room overlooks and leads into the stunning rear garden which extends to approximately 0.33 acres and is undoubtedly one of the main features of West House. The gardens are well stocked and offer a good degree of privacy, plus there is ample off road parking and a detached garage (in need of some attention).

LOCATION

Clayworth is one of the most favoured villages in North Nottinghamshire with a local public house, access to the Chesterfield Canal and open countryside surrounding the village with good walks available. Retford town centre is within comfortable distance and provides a mainline railway station on the London to Edinburgh Inter City line, plus comprehensive shopping, recreational and leisure facilities. There are schools for all age groups accessible, plus the A1 is close by linking to the wider motorway network.

DIRECTIONS

What3words///collide.sweeper.apes

ACCOMMODATION

Half glazed door to **ENTRANCE HALL** with quarry tiled floor, stairs to first floor landing and doors to

SITTING ROOM 13'1" x 12' (3.99m x 3.67m) dual aspect with double glazed sash windows, feature painted fire surround with fitted log burner, quarry tiled hearth, period style skirtings.



DINING ROOM 15' x 13'1" (4.58m x 3.98m) half glazed door from the hallway, front aspect double glazed sash window, polished wood fire surround with fitted log burner, tiled hearth.



INNER HALLWAY with quarry tiled floor, side aspect double glazed sash window. Doors to

WET ROOM 6'9" x 5'6" (2.09m x 1.71m) walk in shower with glazed screen, mains fed shower with raindrop shower head, pedestal hand basin with mixer tap, low level WC, part tiled walls, chrome towel rail/radiator, extractor, recessed lighting.

PANTRY 7' x 5'6" (2.14m x 1.71m) space and plumbing for washing machine and two additional appliances, work surfaces above, shelving, quarry tiled floor, extractor.

From inner hall, steps up to

KITCHEN 15'1" x 11'5" (4.60m x 3.51m) front aspect double glazed sash window, half glazed stable door. A range of wooden base cupboard and drawer units, double butler sink with mixer tap, wooden working surfaces, matching Welsh dresser unit. Rustic brick floor to ceiling fireplace with recessed space for range style cooker with wooden mantle over, floor standing oil fired boiler, space for upright fridge/freezer, vaulted ceiling with exposed timbers, rear aspect velux style window, quarry tiled floors and square arch with wooden lintel to



GARDEN ROOM 14'2" x 11'9" (4.32m x 3.61m) rear aspect double glazed sliding patio doors leading into the garden. Exposed ceiling timbers, quarry tiled floor, open tread staircase to



Garden Room

BEDROOM FOUR/STUDY 8'6" x 5'9" (2.62m x 1.80m) dual aspect double glazed windows, two rear aspect velux style windows, vaulted ceiling with exposed timbers, views to the garden. Wall light points.

MAIN FIRST FLOOR LANDING wooden floor and doors to

BEDROOM ONE 13'1" x 12' (3.99m x 3.67m) dual aspect double glazed sash windows, over stairs cupboard, picture rail, floor to ceiling original built in cupboard with drawers below, distance countryside views, wall light points.



BEDROOM TWO 14'1 x 11'9" (4.31m x 3.62m) side aspect double glazed sash window, wooden floor, picture rail, access to roof void. BT point.



BEDROOM THREE 12' x 9'6" (3.66m x 3.62m) rear aspect double glazed window overlooking the garden.

FAMILY BATHROOM 11'9" x 4'7" (3.62m x 1.43m) side aspect double glazed window. Three piece white suite with panel enclosed bath, pedestal hand basin with mixer tap, low level WC, cupboard housing factory lagged hot water cylinder with shelving. Part tiled walls.



OUTSIDE

The front is fenced and hedged with pebbled area for low maintenance. Gates and path to the **DRIVEWAY** which provides off road parking for several vehicles which in turn leads to a detached single garage with wooden doors and personal door to the garden. The drive has shrub borders. Gate to

REAR GARDEN which is one of the main features of the property. Paved patio area with pebbled surround and bedding space for pot plants. External water supply and lighting. The garden is hedged to all sides and has open fields to the rear. Large areas of lawn with ample well stocked and well established shrubs and trees which provide a good degree of privacy.

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 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.

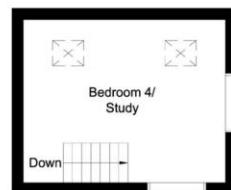
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in May 2025.

| Energy Efficiency Rating | | |
|--|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs (92+) | A | |
| (81-91) | B | |
| (69-80) | C | 75 |
| (55-68) | D | |
| (39-54) | E | 47 |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

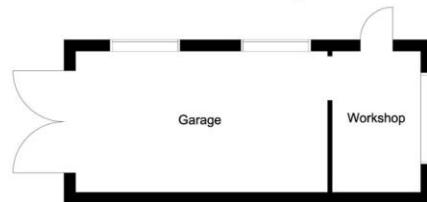
First Floor



Ground 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 @2025

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges Street, Norwich, NR3 1AB. Registered in England and Wales. Registration Number OC302092.

