

QUANTUM FARM, HABBLESTHORPE

£850,000

QUANTUM FARM, INFIELD LANE, HABBLESTHORPE, RETFORD, DN22 0AL

DESCRIPTION

A rare opportunity to acquire a most versatile mixed use property, a combination of substantial family home with annexe and garage cum amenity block, together with a range of versatile commercial buildings suitable for a variety of purchasers (subject to all statutory consents).

The house was constructed in the mid 2000's to a good specification and now offers five bedroom family living accommodation over three floors of a light and generous nature, all appointed to an appealing specification. Particular features of note include the sizeable dual aspect lounge, conservatory and living dining kitchen bespokely fitted and hosting four oven Aga. The second floor is most versatile.

The domestic grounds are hard landscaped to front and rear including significant walled vehicular court to the front and lawned garden to the rear.

The property is situated on a site extending to approximately 3.64 acres (1.47 hectares) subject to measured site survey.

Attached to the principal dwelling is a two storey annexe, again well appointed. The garage block is also two storey providing garaging for several vehicles accessed via three roller shutter doors, a ground floor cloakroom and over is a sizeable games room together with kitchen and shower room.

The commercial element extends to the south comprising a variety of mostly portal framed buildings including an attractive two storey office block and work shops. One side of the site hosts a former poultry shed. The commercially orientated buildings extend to approximately 10,630sqft (987.5m^2) and the poultry shed extends to approximately 15,339sqft (1,425m^2). The site also includes extensive vehicular manoeuvring, forecourt parking, concreted bays and open areas.

LOCATION

The property is nestled on the south side of the hamlet of Habblesthorpe at the end of Infield Lane. Habblesthorpe lies on the eastern side of North Leverton, a medium size village of this area served by a good provision of local amenities presently providing primary school, doctor's surgery, public house, Post Office and convenience store. Larger centres within comfortable driving distance include Retford, Gainsborough, Lincoln and Newark.

Communication links to the area in general are good with the A1M lying on the western side of Retford giving ready access to the wider motorway network. Retford and Newark have railway stations providing direct access to London King's Cross. Air travel is accessible via international airports of Doncaster Sheffield and Nottingham East Midlands.

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

DIRECTIONS

Leaving Retford Market Square via Grove Street turn left at the lights onto Arlington Way and right at the next set of lights. Leave the town on Leverton Road and after about 6 miles enter the village of North Leverton. Proceed through the centre of the village into Habblesthorpe where Infield Lane will be found on the right hand side, Quantum Farm is situated at the end of the lane.

ACCOMMODATION

RECEPTION PORCH dual aspect, tiled floor, cloakroom, radiator

LOUNGE 24'5" x 18'2" (7.44m x 5.53m) with substantial brick fireplace with beamed mantle over, brick and tile hearth and traditional style LPG stove. Dual aspect, radiators



LIVING DINING KITCHEN 24'5" x 21'9" (7.44m x 6.63m) generous space with comprehensive range of bespoke buttermilk finished units including base cupboards surmounted by solid timber working surfaces, dresser cabinet, substantial central island with wine racking. Corniced wall cabinets and plate racking, tiled splash backs and flooring to co-ordinate. Substantial chimney breast with four oven oil fired Aga with twin hot plates and warming plate, further display unit to under stair recess. Ample dining/living area, LED down lighters, radiator and concertina doors to



CONSERVATORY 14'0" x 12'9" (4.27m x 3.90m) of brick base with uPVC double glazed upper levels, external door, views over edge of village agricultural land, tiled flooring, radiator

UTILITY ROOM 11'3" x 11'2" (3.44m x 3.39m) with further comprehensive range of ivory shaker style units, further solid wood block working surfaces, stainless steel 1.5 sink unit, external door, appliance recesses including space for cooker with extractor hood over and plumbing for washing machine. Contemporary tiled splash backs and co-ordinating flooring, cylinder cupboard, Boulter Buderus oil fired central heating boiler, radiator, external door

SIDE ENTRANCE PORCH with external door to front, radiator

CLOAKROOM well appointed with low suite wc, pedestal wash hand basin, tiled to co-ordinate and complementing tiled flooring, attractive integral linen cupboard, chrome towel warmer

From the rear of the living dining kitchen a wide staircase ascends to

FIRST FLOOR

LANDING doorway and further wide staircase to second floor, down lighters and radiator

MASTER BEDROOM SUITE

BEDROOM ONE 16'10" x 14'5" (5.15m x 4.39m) down lighters, attractive edge of village rural views, radiator



WALK IN DRESSING ROOM fitted with hanging space, shelving, laminate flooring, radiator

EN SUITE SHOWER ROOM generous and well appointed with 1400 showering enclosure, vanity basin with cabinets beneath and vanity surfaces to either side, low suite wc, bidet. Fully tiled walls and flooring to co-ordinate, down lighters, radiator



BEDROOM TWO 17'7" x 11'3" (5.36m x 3.44m) maximum including in built bespoke double wardrobe with adjacent knee hole vanity unit, fine edge of village rural views, radiator

BEDROOM THREE 12'8" x 11'2" (3.86m x 3.39m) minimum measurement excluding entrance recess, radiator

HOUSE BATHROOM luxuriously appointed with contemporary white suite of double ended bath with over bath filler tap within tiled plinth, quadrant showering enclosure, pedestal wash hand basin, low suite wc, bidet. Fully tiled walls and flooring to co-ordinate, down lighters, chrome towel warmer, radiator



SECOND FLOOR

BEDROOM FOUR 18'2" x 16'0" (5.53m x 4.86m) measured to rear of range of in built bespoke furniture comprising two double wardrobes flanked by drawers and vanity/display shelving, vaulted ceiling, down lighters, radiator

BEDROOM FIVE 22'0" narrowing to 17'7" x 16'0" (6.71m narrowing to 5.36m x 4.86m) versatile space also suitable for sitting room/amenity room to bedroom four, hobbies, media room, etc. Roof lights, access to external fire escape, down lighters, radiators

ANNEXE

Semi-detached to main house

GROUND FLOOR

OPEN PLAN LIVING DINING KITCHEN 24'4" x 17'2" (7.42m x 5.22m) range of oak fronted base and wall cupboards, solid wood block working sufaces, sink unit, integrated appliances of oven, microwave, dish washer, halogen hob, extractor. Tiled splash backs to co-ordinate, LED down lighters, ample dining and living area, double doors opening to rear block paved terrace grounds, stair case to first floor, radiators

SHOWER ROOM attractive, in neutral tones with 1400 showering area, pedestal wash hand basin, low suite wc, fully tiled walls and flooring to co-ordinate, chrome towel warmer

FIRST FLOOR

BEDROOM 28'8" x 16'0" (8.73m x 4.86m) maximum dimensions including stairwell and to rear of in built bespoke furniture, comprising double wardrobe, flanked by drawers and knee hole vanity unit, vaulted ceiling, down lighters, access to external fire escape, radiators

OUTSIDE

DOMESTIC GROUNDS

The domestic grounds are attractively landscaped primarily to front and rear. To the front there is a substantial block paved and walled vehicle court and amenity area bordered by hard landscaped planters and ornamental pool.

At the rear of the property there is a further block paved, walled and metal railed amenity area with hard landscaped raised borders, further lawned garden with perimeter shrubbery and feature well. Good access is available either side and a connecting gateway leads to the adjacent commercial element.

Electric gates provide separate access off Infield Lane to front vehicular court which is bordered on one side by the

GARAGE AND AMENITY BLOCK

GARAGING 42'6" x 22'8" (12.94m x 6.91m) overall inernal measurements. With three electrically operated roller shutter doors, range of in built storage cupboards, Boulter Buderus oil fired central heating boiler, light and power

SIDE ENTRANCE HALL with staircase to first floor, radiator

CLOAKROOM with low suite wc, pedestal wash hand basin

FIRST FLOOR

GAMES ROOM 34'5" x 15'0" (10.49m x 4.55m) roof lights, access to eaves, LED down lighters, doorway to external fire escape, laminate flooring, radiators

LANDING roof light, radiator

KITCHEN 12'2" x 5'0" (3.71m x 1.50m) average dimensions with further recess fitted with ivory base units, wood block working surface, circular sink unit and drainer, integrated appliances of oven and electric hob, tiled splash backs and flooring, useful recesses, radiator

SHOWER ROOM with square showering enclosure, low suite wc, pedestal wash hand basin, tiled walls and flooring in contemporary style to co-ordinate, radiator

COMMERCIAL ELEMENT

Gated entrance with adjacent timber **gatehouse**.

Excellent tarmacadam and hardcore vehicular distribution with partitioned bays and ready access to individual commercial units.

UNIT ONE (FORMER HAIR SALON/POTENTIAL OFFICE) 488sqft (45.30m²) Gross Internal Area with office room, rear kitchen, filing room, wc and reception/store room

GENERATOR/PLANT ROOM

COVERED AMENITY/SMOKING AREA

SITE TOILET BLOCK

UNIT TWO (MAIN OFFICE BLOCK) 2293SQFT (212.97m²) Nett Internal Area
GROUND FLOOR – reception, two offices, inner hall, canteen with range of kitchen fitments, wc's for male, female and disabled

FIRST FLOOR – with three separate offices
This is a good specification building with central heating, excellent IT infrastructure and lighting

UNIT THREE (TRAINING ROOM) 1611sqft (149.71m²) Gross Internal Area equipped as a training room facility

CONCRETED OPEN HARDSTANDING

UNIT SIX (WORKSHOP) 2873sqft (266.89m²) Gross Internal Area with two roller shutter doors each approximately 4m high, integral works office and store

CANTEEN 316sqft (29.38m²) Gross Internal Area with range of kitchen fitments and heated wet gear storage cupboards

SECOND CONCRETED OPEN HARDSTANDING

BLOCK STORE

UNIT NINE (WORKSHOP) 1910sqft (177.44m²) Gross Internal Area with block partitioned integral stores, roller shutter door approximately 3.5m high with front projecting additional store and front covered canopy

THIRD AND FOURTH CONCRETED OPEN HARDSTANDINGS

UNIT THIRTEEN (WORKSHOP) 1139sqft (105.84m²) Gross Internal Area with roller shutter door approximately 3m high

GENERAL OPEN AREA

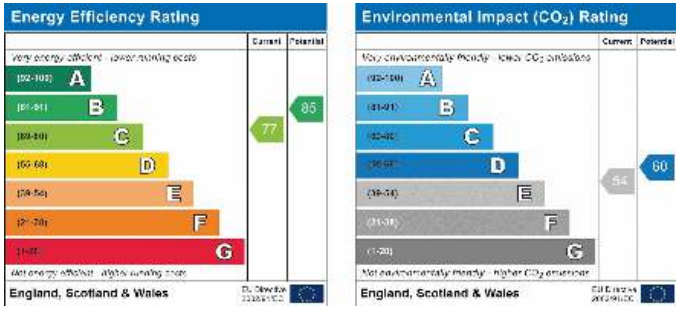
FORMER POULTRY SHED 15339sqft (1425m²) Gross Internal Area dimensions excluding end bay



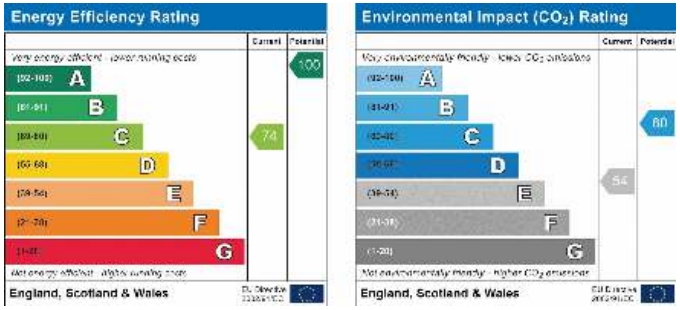
GENERAL REMARKS and STIPULATIONS

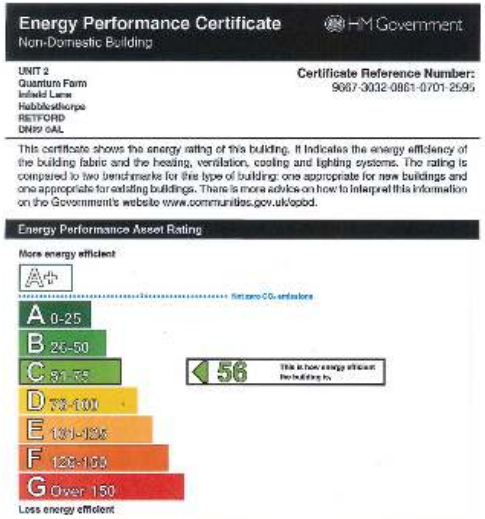
Planning: The property benefits from, and has received in the past, a variety of Planning Permissions including the retention of use of the site as a chicken farm and contractors plant yard retaining office, barn and erecting three additional barns and canteen. Planning Consents exist for use as offices and storage. Interested parties are asked to note some Planning Permissions on this site are personal to the current owner and their former business. The retention and use of some buildings may therefore require additional planning approvals. Interested parties are expressly advised to make all enquiries relating to planning directly to the Local Planning Authority, Bassetlaw District Council, Queen's Buildings, Potter Street, Worksop, S80 2AH. Tel: 01909 533533.
Tenure: We understand the property is freehold.
Council Tax: We are advised by Bassetlaw District Council that this property is in Band **E**.
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.
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Your home may be repossessed if you do not keep up repayments on your mortgage.
Surveys: We naturally hope that you purchase your next home through Brown & Co, but if you find a suitable property through another agent, our team of experienced Chartered Surveyors led locally by Jeremy Baguley MRICS are able to carry out all types of survey work, including Valuations, RICS Homebuyers Reports and Building Surveys. For more information on our services please contact our Survey Team on 01777 712946.
These particulars were prepared in March 2016.

Quantum Farm



Quantum Farm - Annexe





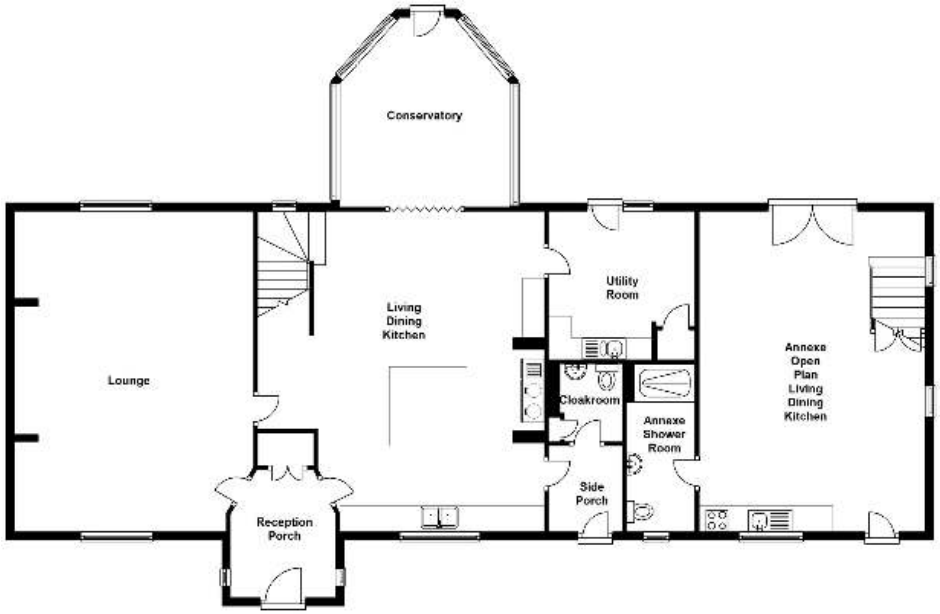




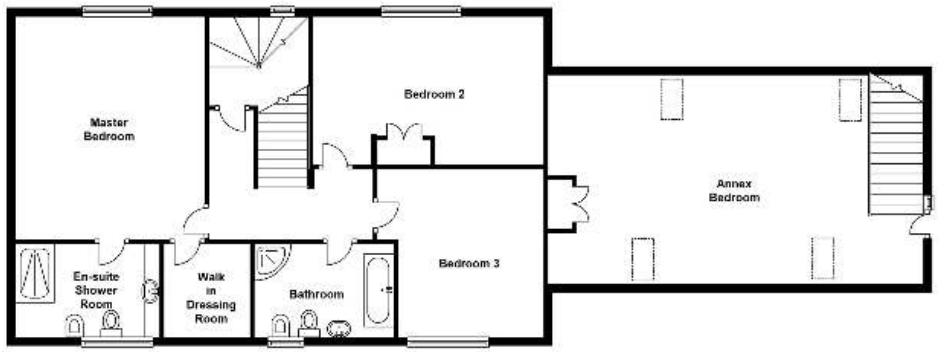




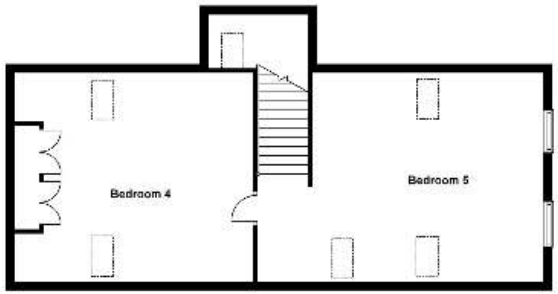
Ground Floor



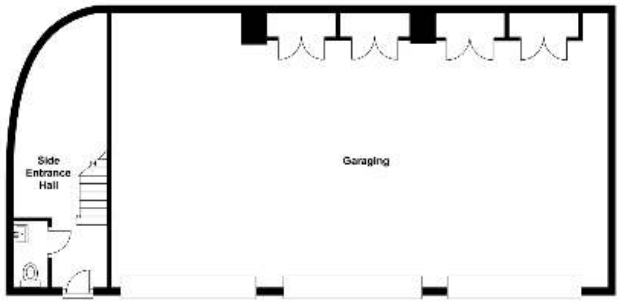
First Floor



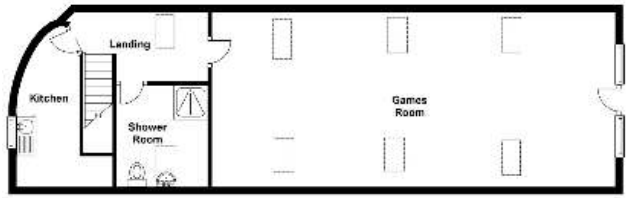
Second Floor



Ground Floor



First Floor



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