



THE BLESSINGS, BARNBY MOOR
Offers in the region of £650,000

BROWN & CO



THE BLESSINGS

GREAT NORTH ROAD, BARNBY MOOR
RETFORD, DN22 8QX

DESCRIPTION

Discretely tucked away and situated within attractively landscaped, largely walled grounds, The Blessings is a wonderful light filled family home.

The living space flows well yet still offers potential to personalize and is ideal for those wishing to enjoy an indoor/outdoor lifestyle, private village location and excellent transport links.

Accommodation commences with a reception hall which is generously proportioned having a staircase ascending to galleried landing over. To one side is the principal reception room, a lounge with ornate fireplace and two access points to the garden. A separate dining room permits formal entertaining and also has garden access. There is a front aspect snug with multi-fuel stove and fourth reception room, a lovely study.

The kitchen cum garden room is a wonderful feature, fitted in ivory cream with an array of appliances and opening to the bright garden room which is perfect for informal dining and breakfasting, having garden views and access. A useful utility room and cloakroom complete the ground floor.

At first floor level, the sleeping space radiates around the galleried landing. The main bedroom is particularly sizeable opening onto a balcony and having a walk-in wardrobe and opening to a fitted dressing area. This bedroom has a contemporary en suite, refitted to include both bath and walk-in showering area.

Three further bedrooms are provided served by the house bathroom.

Outside the gardens are beautifully landscaped and walled with electric gated block paved driveway and an attached double garage with domestic storage over. Circulation around the property is excellent.

The property is equipped with oil fired central heating.





LOCATION

The Blessings is set well back from Great North Road in a small enclave of just three high calibre properties.

Barnby Moor is a highly regarded village appealing to local residents and those wishing to commute on the A1 or into Bawtry, Doncaster and beyond.

The village hosts several amenities including the well-known and historic Ye Olde Bell Hotel, plus further public house, village hall etc.

A full range of facilities may be found in nearby towns of Retford to the south and Bawtry to the north.

Transport links are excellent with the A1M lying to the west from which the wider motorway network is available. Both Retford and Doncaster have direct service into London Kings Cross. Leisure amenities and educational facilities (both state and independent) are well catered for.

DIRECTIONS

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ACCOMMODATION

RECEPTION HALL generously proportioned, staircase to galleried landing, tiled flooring.

LOUNGE 27'4" x 13'0" (8.35m x 3.95m) ornate fireplace, triple aspect including two garden access doors. Engineered oak flooring.

DINING ROOM 14'8" x 12'8" (4.48m x 3.85m) engineered oak flooring, garden access.

SNUG 12'9" x 12'4" (3.88m x 3.76m) maximum dimensions measured to rear of chimney breast, pine and rustic brick fireplace with quaint stove, front aspect.

STUDY 12'3" x 10'2" (3.72m x 3.10m) side aspect, engineered oak flooring.





KITCHEN 14'8" x 12'0" (4.48m x 3.66m) range of ivory cream units including peninsular unit and glazed cabinetry. Rustic brick chimney breast hosting double oven with extractor over, halogen hob, double sink unit, granite worktops, tiled flooring, dishwasher, integrated fridge and opening to

GARDEN ROOM 11'10" x 10'8" (3.61m x 2.94m) ideal for breakfasting with garden views and access. Tiled flooring.

SIDE HALL accessible to front and rear grounds. The front being via the garage. Tiled flooring.

UTILITY ROOM 10'2" x 9'11" to 11'8" (3.10m x 3.01m to 3.56m) complementing ivory cream with woodblock effect worktops, sink unit, plumbing for washing machine, wainscot panelling, tiled flooring, walk-in cloaks cupboard, oil central heating boiler.

CLOAKROOM wc, basin, half tiled, chrome towel warmer, tiled flooring.

FIRST FLOOR

GALLERIED LANDING front aspect.

BEDROOM ONE 22'0" x 14'8" to 16'8" (6.71m x 4.48m to 5.08m) light and airy with double doors opening to balcony, walk-in wardrobe and opening to

DRESSING AREA with fitted wardrobes.

EN SUITE BATHROOM in fine contemporary style, refitted with bath, walk-in showering area with frameless screen, rainfall shower, mermaid aqua boarding, wall hung basin, wc, half tiled, complementing tiled flooring, airing cupboard with lagged copper hot water cylinder, contemporary towel warmer.

BEDROOM TWO 13'9" x 11'1" (4.18m x 3.38m) dimensions exclude recess, ideal for wardrobe placement. Rear aspect.

BEDROOM THREE 15'0" x 8'0" (4.56m x 2.45m) with two front aspect dormer windows, sloping ceiling.

BEDROOM FOUR 10'4" x 9'4" (3.16m x 2.84m) sloping ceiling, front dormer window, in-built wardrobe.

OUTSIDE

The property is nestled amongst beautifully landscaped and walled grounds.

To the front electric gates open to a block paved enclosed driveway with stocked shrubbery and hard landscaped accents. This delivers off road parking and manoeuvring and to one side lies the **ATTACHED DOUBLE GARAGE 30'5" x 17'5" to 13'6" (9.29m x 5.31m to 4.12m)** with electric up and over door, light, power, side work area, steps up to domestic storage area and remaining roof void.

The main garden lies to the rear with paved patios and paths interconnecting and having multiple access points from the house. There is a lawn, various stocked shrubberies and trellising separates an amenity area with timber store.

Useful side amenity area which is paved with rustic arch gateway returning to the front. There is return access to the front on the other side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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 May 2026.





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The Blessings, Barnby Moor

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