





THE PADDOCK LONG LANE

RETFORD, DN22 0GH

£600,000

FREEHOLD

A truly versatile and individual property, beautifully presented throughout and offering stylish contemporary accommodation together with an exceptional range of further opportunities. The property provides an impressive open-plan kitchen, living and dining space, two generous double bedrooms, a luxurious bathroom and a separate sitting room, complemented by bespoke fittings and quality finishes throughout. Externally, the property is approached via private double gates and benefits from an extensive pebble driveway, substantial detached brick-built business/outbuilding, dog kennels and approximately two acres of land, offering an excellent combination of residential, business and lifestyle potential. The property also benefits from significant existing planning consents. Planning was granted on 24th June 2024 for a two-storey side extension to the bungalow, under Planning Ref: 24/00491/HSE providing the opportunity to create a larger three-bedroom detached residence.
In addition, planning permission has been granted for the extension of the existing traveller site with four additional pitches, under Planning Ref: 3/01023, further enhancing the property's potential.

FINE & COUNTRY

THE PADDOCK LONG LANE

• * Stylish and contemporary detached bungalow • * Spacious open-plan kitchen, living and dining area • * Two generous double bedrooms • * Luxurious contemporary family bathroom • * Separate sitting room with French doors • * Extensive gated pebble driveway • * Approximately two acres of land • * Substantial detached business/outbuilding • * Planning granted for two-storey side extension – Ref: 24/00491/HSE • * Planning granted for four additional traveller pitches – Ref: 3/01023





OPEN PLAN ENTRANCE HALLWAY

A striking open-plan entrance hallway, accessed via a front-facing UPVC double-glazed barn-style door, immediately creates a wonderful sense of space and leads seamlessly into the impressive open-plan kitchen, living and dining room.

OPEN PLAN KITCHEN/LIVING/DINING ROOM

The heart of this exceptional home is the impressive open-plan kitchen, living and dining space, thoughtfully designed for both modern family living and entertaining.

The stylish fitted kitchen features an extensive range of contemporary wall and base units, complemented by luxurious granite work surfaces and matching granite splashbacks. There is a ceramic sink with mixer tap, space for a range-style cooker with extractor fan above, space for an American-style fridge freezer, integrated dishwasher and microwave.

A stunning central island forms the focal point of the kitchen, incorporating a breakfast bar, useful storage and a further granite work surface, creating an ideal social hub for everyday living and entertaining.

The living and dining area enjoys an abundance of natural light from the rear and side-facing UPVC double-glazed windows, together with side-facing UPVC double-glazed French doors opening onto a paved seating terrace. Further features include quality ceramic tiled flooring, two central heating radiators, recessed ceiling downlighting and an impressive cinema-style media wall.

Double doors provide access into the separate sitting room.

SITTING ROOM

A beautifully appointed and naturally light sitting room featuring two UPVC double-glazed windows and side-facing UPVC double-glazed French doors opening onto the paved seating area.

The room benefits from recessed ceiling lighting, a central heating radiator and continuation of the quality ceramic tiled flooring. An attractive open-plan spindle staircase rises to the first-floor landing and a door giving access to a downstairs WC.

DOWNSTAIRS WC

Comprising in white of a low flush WC and luxury tiled flooring.

FIRST FLOOR LANDING

A particularly versatile and spacious first-floor landing, offering excellent potential for use as a home office, study area or additional storage space.

There is a UPVC double-glazed Velux window, central heating radiator, recessed ceiling downlighting and quality internal doors providing access to two generous double bedrooms and the luxurious family bathroom.

PRINCIPAL BEDROOM

A superb principal bedroom featuring a decorative front-facing UPVC double-glazed window together with a side-facing UPVC double-glazed Velux window, allowing plenty of natural light.

The room is further enhanced by bespoke fitted wardrobes extending across two walls, recessed ceiling downlighting and a central heating radiator.

BEDROOM TWO

A second generous double bedroom enjoying a rear-facing decorative UPVC double-glazed window and side-facing UPVC double-glazed Velux window.

The room features bespoke fitted wardrobes extending across two walls, recessed ceiling downlighting and a central heating radiator.

LUXURY FAMILY BATHROOM

A stunning contemporary bathroom, beautifully appointed with a freestanding bath incorporating a shower mixer tap, pedestal wash hand basin and low-flush WC.

The room features quality ceramic tiling to the walls and floor, recessed ceiling downlighting, a contemporary vertical heated towel radiator and a side-facing UPVC double-glazed Velux window.

The fixtures and fittings are finished in a stylish gold effect, adding a touch of luxury and sophistication.

SEPARATE BUSINESS/OUTBUILDING

Externally, the property benefits from a substantial detached brick-built building which has previously been utilised as a business premises and offers excellent versatility for a variety of uses, subject to any necessary consents.

The main room is accessed via UPVC double-glazed French doors and features two UPVC double-glazed windows, recessed ceiling downlighting, electric extractor fan, ceramic tiled flooring and Mermaid-style splashback.

A separate UPVC double-glazed entrance leads into a useful utility/shower room, fitted with a walk-in shower with electric overhead shower and Mermaid-style splashback. Further features include recessed ceiling downlighting, ceramic tiled flooring, electric heated towel radiator, extractor fan, UPVC double-glazed window, work surface, plumbing for a washing machine and space for a freestanding tumble dryer.

OUTSIDE & GROUNDS

The property is approached via impressive wooden double gates, opening onto an extensive pebble driveway providing generous off-road parking for multiple vehicles.

There are also existing dog kennels and a separate enclosed area, reflecting the property's previous use in connection with a business.

A particularly significant feature is the approximately two acres of land, which further enhances the property's appeal and versatility. The land benefits from permission for permanent caravans, subject to the precise terms and conditions of the existing planning consent.

PLANNING PERMISSION & FURTHER PROTENTIAL

The property also benefits from planning permission for a double-storey extension, providing an exciting opportunity to enlarge the existing accommodation and transform the property into an impressive three-bedroom detached residence.

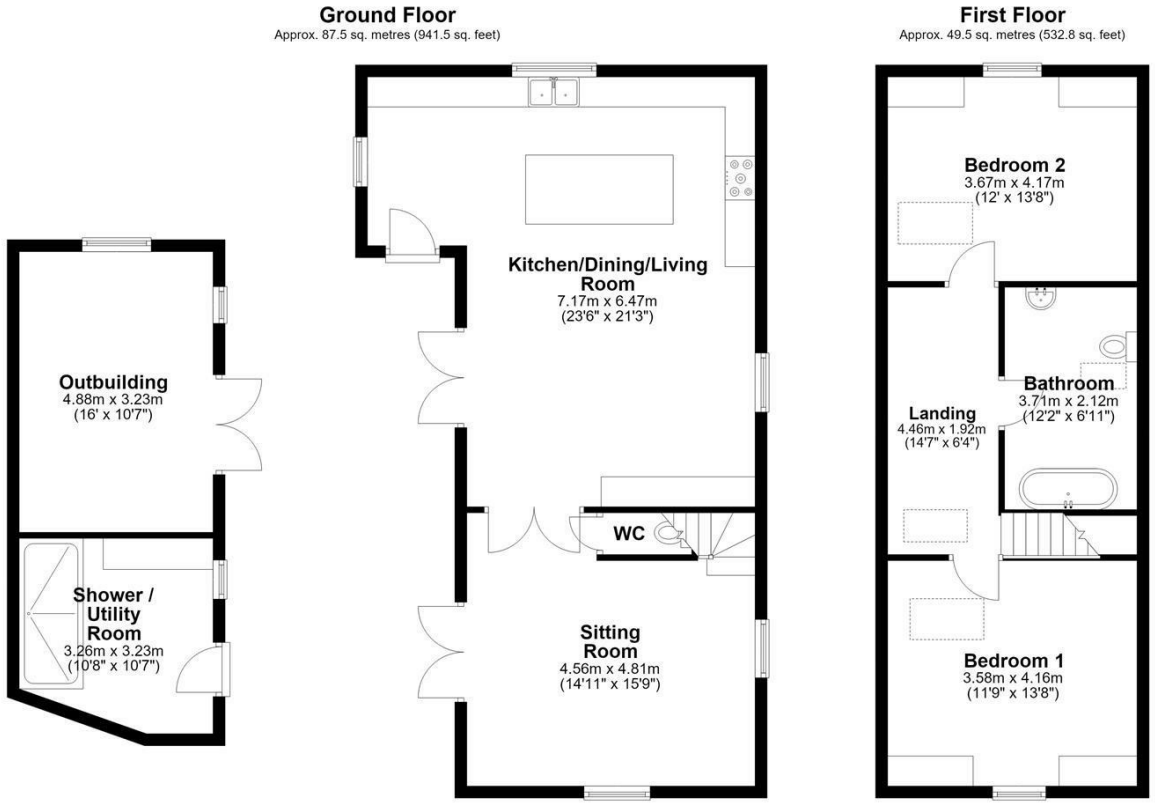
With its stylish contemporary accommodation, substantial detached business/outbuilding, extensive parking, approximately two acres of land and significant planning potential, this is a truly versatile property offering an exciting combination of residential, business and lifestyle opportunities.

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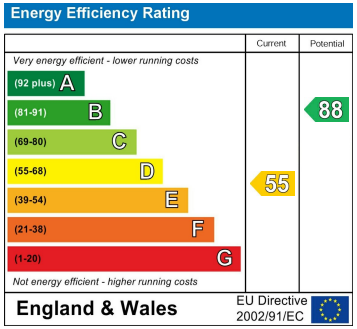




Total area: approx. 137.0 sq. metres (1474.2 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein.
Plan produced using PlanUp.





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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