



Manor Farm Twyford Lane, Elkesley Retford DN22 8AS

welcome to

Manor Farm Twyford Lane, Elkesley Retford

Manor Farm House is an exquisite early 19th century residence which has been restored to an exacting standard throughout. The integrity of traditional architectural details has been maintained with the sympathetic addition of high specification modern touches.



Reception Hall Formal Sitting Room

A commanding room with original fireplace with tiled back and hearth and an intricate wooden surround. Feature panelling to two walls, two traditional central heating radiators, Georgian style double glazed bay window with original shutters to the side and a double-glazed Georgian window to the front.

Drawing Room

Georgian style double glazed windows to the front and side elevations, fireplace, coving, traditional central heating radiator and feature panelling to two walls.

Dining Room

Double glazed window to the side, feature chimney breast with original fireplace with art deco style tiled back and hearth, traditional central heating radiator.

Ground Floor Cloakroom

Fitted with a wash hand basin and a w.c.

Cellar

A full height cellar with power and lighting.

Breakfasting Kitchen

This superb farmhouse style kitchen is fitted with a comprehensive range of wall and base units with marble worksurfaces, splashbacks and a central island unit with built in wine storage. Integrated Range Master cooker with an extractor above, Full height fridge and freezer, integrated microwave, integrated dishwasher and a double Belfast style sink and drainer. Tiled flooring with under floor heating, double glazed window to the side, traditional style central heating radiator and an archway into the utility.

Utility

Continuing wall and base units continuing from the kitchen with marble worksurfaces and a Belfast style sink and drainer. Integrated fridge freezer, washing machine and wine cooler. Tiled flooring with underfloor

Rear Lobby

Tiled floor with underfloor heating, traditional central heating radiator and a external door.

Study/Office

Two double glazed Georgian style windows to the rear and a traditional central heating radiator.

First Floor Landing

Master Bedroom

Double glazed Georgian style window to the side, decorative fireplace and panelling, traditional style central heating radiator and a dressing area.

En Suite

Fitted with a wash hand basin set into a vanity unit, w.c. and a shower cubicle with rainfall shower.

Bedroom Two

Double glazed Georgian style window to the front, decorative fireplace and panelling and traditional style central heating radiator.

Bedroom Three

Double glazed Georgian style window to the side, decorative fireplace, loft access and a traditional style central heating radiator.

Bedroom Four

Double glazed Georgian style window to the side, decorative fireplace and a traditional style central heating radiator.

Bedroom Five

Double glazed Georgian style window to the rear and a traditional style central heating radiator.

Principle Bathroom

A luxury principle pbathroom suite comprising of a slipper bath with central mixer tap, his and hers wash hand basins set into a vanity unit and a w.c. Double walk in shower cubicle, high quality floor and wall tiling, heated towel rail and a double-glazed Georgian style window to the side.

Exterior

To the front is garden area and a double width driveway leading to the carports. To the rear is a generous walled garden with mature trees and shrubs.

Agent Notes

The driveway has been booked in for the tarmac and the gardens will be turfed and planted in the new year.



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Manor Farm Twyford Lane, Elkesley Retford

- Exquisite 19th century residence which has been restored to an exacting standard throughout
- Three reception rooms, breakfast kitchen and utility room
- Master bedroom with en suite and further four bedrooms with principle bathroom
- Full height cellar with power and lighting
- Double driveway leading to the carports

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: G

£800,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RFD110442 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01777 704248



retford@williamhbrown.co.uk



10-12 Grove Street, RETFORD,
Nottinghamshire, DN22 6JR



williamhbrown.co.uk