



BOWERHAYES, EAST MARKHAM
£500,000

BROWN & CO

BOWERHAYES, PLANTATION ROAD, EAST MARKHAM, NEWARK, NG22 0SD

DESCRIPTION

This is a delightful, detached cottage, cherished by the sellers for many years and delivering a wealth of charming features both inside and out.

The flexible living space commences with a brick and oak rustic porch opening to an entrance hall with cloakroom having wc. To one side is the lovely sitting room with substantial rustic brick inglenook fireplace hosting wood burner. This room opens to a fine garden room flooded with natural light and having direct access to the rear garden.

A further reception room of snug is provided; this hosts an antique French wood burning stove. The breakfasting kitchen is comprehensively fitted with a range of units and an array of appliances, together with ample informal dining space. A useful entrance porch completes the ground floor.

At first floor level, the sleeping space spans the galleried landing where three bedrooms are provided, one of which has a walk-in wardrobe and en suite shower room. The house bathroom is situated at one end of the landing and is finely appointed in a traditional cottage style.

Outside, the picture perfect grounds lie at the front and rear. These are well established with the rear being particularly private. There is a generous block paved driveway together with garage having rear utility room. Nestled within one corner is a bespoke garden building suitable for a variety of uses such as entertaining, studio, small gym etc.

The property is equipped with LPG fired central heating via a recently installed Worcester Bosch boiler.

LOCATION

The property is situated close to the centre of this highly regarded village having its gable to Plantation Road. The village retains several amenities, has an active local community with several clubs and societies run via the village hall, recreation ground,

public house and village primary school feeding nearby Tuxford Academy too.

The A57 bypasses the village meaning it is well placed for accessing the areas excellent transport network. The A57 intersects the A1 at nearby Markham Moor making it ideal for commuting and accessing the wider motorway network. Both Retford to the north and Newark to the south have direct rail services into London Kings Cross (approx. 1hr 30 mins from Retford, less from Newark). Leisure amenities and educational facilities (both state and independent) are well catered for.

DIRECTIONS

What3words///voltages.sparkle.coach

ACCOMMODATION

RUSTIC BRICK AND OAK OPEN ENTRANCE PORCH

ENTRANCE HALL staircase

CLOAKROOM in the under stairs area with wc and basin.

SITTING ROOM 15'8" x 15'0" (4.78m x 4.55m) attractive and substantial inglenook rustic brick fireplace with log burner and adjacent alcove, beamed ceiling, front aspect, exposed floor boarding and steps up to



GARDEN ROOM 12'5" x 10'0" (3.78m x 3.04m) beamed effect ceiling, triple aspect including garden access via double doors and tiled flooring.



SNUG 14'9" x 11'0" (4.50m x 3.35m) maximum dimensions, measured to rear of chimney breast with French log burning stove, dual aspect, beamed ceiling, exposed floor boarding.



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BREAKFAST KITCHEN 14'9" x 15'5" to 13'0" (4.50m x 4.70m to 3.97m) comprehensively fitted with character dark pine units and granite effect worktops hosting contrasting tiled splashbacks to the rear. Falcon range cooker with five burner hob and electric ovens, chimney breast tyle feature with integral microwave and matching storage units, dishwasher and fridge. Dual aspect, beamed ceiling. Boiler cupboard hosting Worcester Bosch LPG combination boiler.



ENTRANCE PORCH

FIRST FLOOR

GALLERIED LANDING exposed floor boarding, front aspect, beamed accents.

BEDROOM TWO 11'0" to 10'2" x 9'10" (3.35m x 3.08m to 3.00m) beamed ceiling, front aspect, exposed floor boarding and walk-in wardrobe. Off to

EN SUITE SHOWER ROOM quadrant shower enclosure, tiled in natural tones with Mira electric shower. Traditional basin on chrome pedestal, wc.

BEDROOM ONE 13'9" x 12'2" (4.19m x 3.71m) minimum, measured to front of chimney breast. Front aspect, beamed ceiling. Exposed floor boarding. Secondary door to landing.



BEDROOM THREE 12'3" x 8'4" (3.74m x 2.54m) beamed ceiling, exposed floor boarding, front aspect, useful walk-in cupboard.

HOUSE BATHROOM with attractive white suite in cottage style featuring roll topped bath, separate quadrant tiled shower enclosure with Mira electric shower, basin, wc, beamed ceiling, side aspect, exposed floor boarding.



OUTSIDE

Delightful cottage gardens front and rear, to the front a walled and railed lovely garden laid to lawn with perimeter shrubbery and paved pathway.

Generous block paved driveway through pillared gates and extending to the side of the garage for additional parking and storage.

ATTACHED GARAGE 17'4" x 10'2" (5.28m x 3.08m) with electric roller door, light and power and rear **UTILITY ROOM 10'0" x 5'8" (3.04m x 1.71m)** having plumbing for washing machine, wc and basin.

At the rear, the cottage gardens are once again well established and well maintained being afforded a good degree of privacy. Lawn, shrubberies and patio accessible from the garden area making it ideal for alfresco entertaining. Nestled in one corner is a bespoke and versatile garden building. Useful amenity area with LPG tank

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.

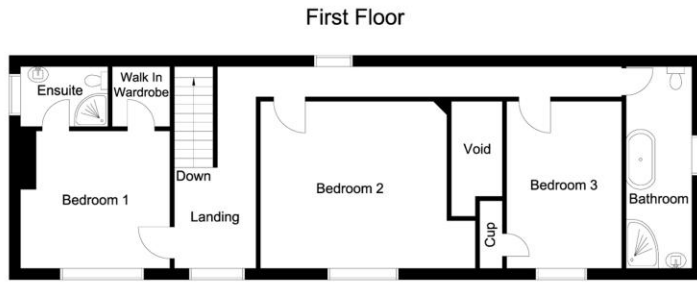
Viewing: Please contact the Retford office on 01777 709112.

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.

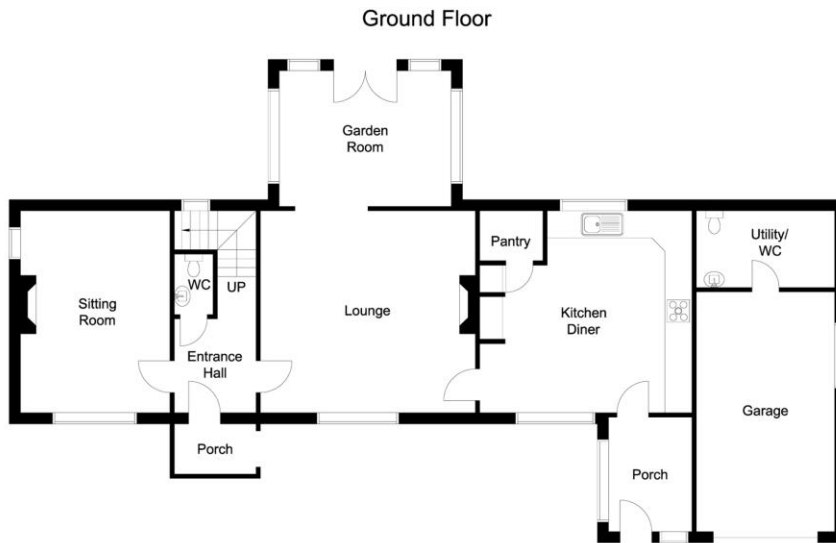
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

These particulars were prepared in June 2026.

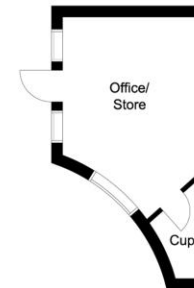
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F	38 F	
1-20	G		



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 @2026



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