



AYSGARTH MATTERSEY ROAD RETFORD, DN22 8NF

£355,000
FREEHOLD

Set within the well-regarded village of Ranskill, Aysgarth presents an exciting opportunity to acquire a detached bungalow with significant potential, occupying a generous wrap-around plot and offering scope for full renovation and reconfiguration.

Positioned behind gates, the property enjoys a good degree of privacy, with ample outdoor space surrounding the home and clear potential to enhance both the property and its setting.

FINE & COUNTRY

AYSGARTH MATTERSEY ROAD

• Detached Bungalow in Village Location • One Bedroom Annex Above Garage • Conservatory • Full Renovation Required • Gated Property With Private Setting • Excellent Potential • Three Reception Rooms • Good Sized Garage • Generous Wrap-Around Plot • Good Transport Links & Local Schooling



Internally, the bungalow offers a spacious and adaptable layout, currently comprising three reception rooms that provide excellent versatility. The existing configuration lends itself perfectly to modernisation, allowing a purchaser to redesign and create a home tailored to their own lifestyle.

The main residence includes two bedrooms, while a valuable additional feature is the one-bedroom annexe situated above the garage — ideal for guest accommodation, multi-generational living, or potential rental income.

The property sits within a substantial wrap-around plot, offering both privacy and opportunity. Whether landscaped, extended (subject to planning), or reimagined entirely, the grounds provide an excellent canvas for future enhancement.

Ranskill is a popular Nottinghamshire village, offering a strong sense of community alongside a peaceful semi-rural setting. The village benefits from local amenities including a primary school, village hall and public house, while further facilities can be found in nearby Retford. Schooling in the area is well regarded, with Ranskill Primary School serving the village and a range of secondary options available in Retford and the surrounding towns. For commuters, the location is particularly convenient, with the A1 providing excellent road links to Doncaster, Worksop and beyond, while Retford railway station offers direct

mainline services to London King's Cross.

The property is in need of full renovation throughout, making it ideally suited to buyers seeking a project with genuine scope to add value. With vision and investment, Aysgarth offers the opportunity to create a superb home in a desirable and well-connected village setting.

A rare opportunity to acquire a property with space, flexibility, and substantial potential — perfect for those looking to create a bespoke home.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

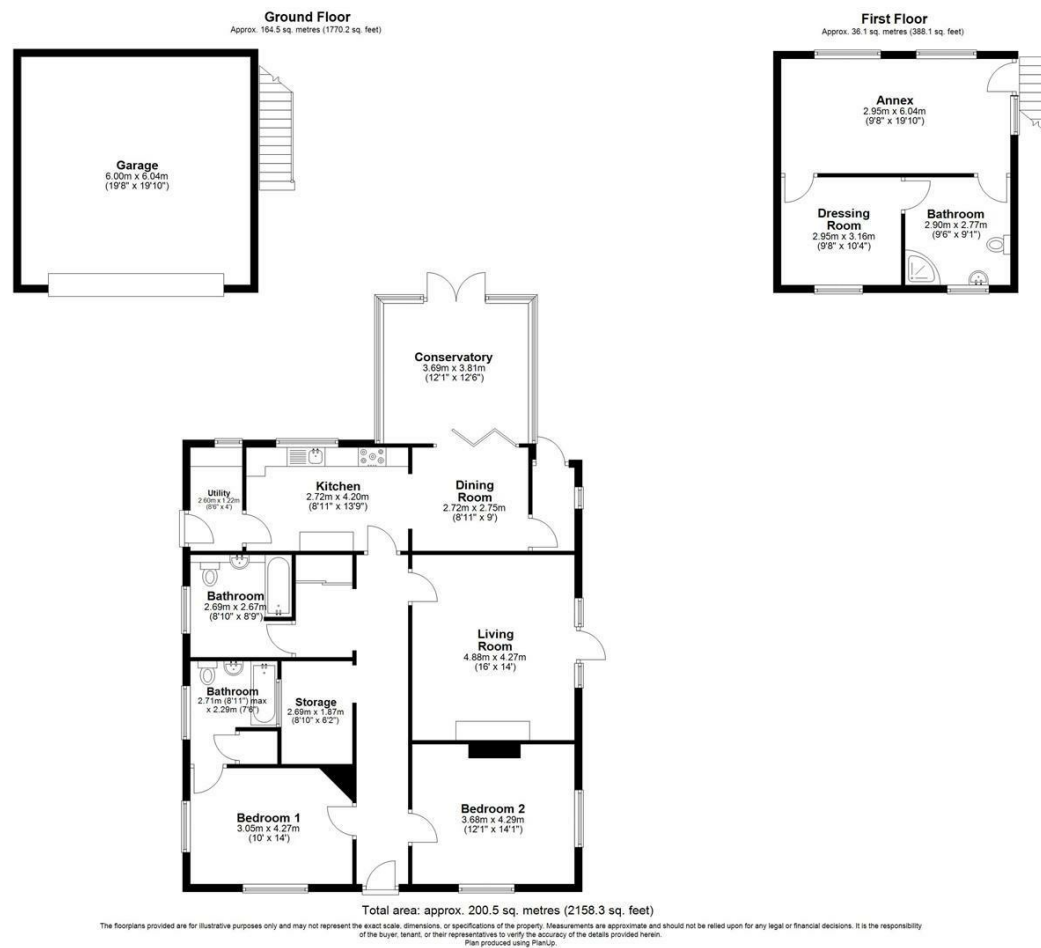
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 2158.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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