3 HIGH MOUNT, STURTON LE STEEPLE

£210,000

BROWN & Co

3 HIGH MOUNT, STURTON LE STEEPLE, RETFORD, NOTTINGHAMSHIRE, DN22 9HP

DESCRIPTION

A delightful two bedroom end terraced cottage with refitted kitchen (2019), oil fired central heating with new boiler fitted in 2022. Delightful character features. Externally the property has large well stocked gardens with brick outbuildings which could provide (subject to planning) a small air bnb cottage or space for home office working/gym. Other benefits included a new fuse box and repointing and re-leading of the chimney

LOCATION

Sturton-le-Steeple is a highly regarded village presently boasting a variety of amenities including primary school, church, recreation ground, public house and village hall. There are further facilities in nearby North Leverton, presently including convenience store/Post Office and Doctors surgery.
The village is ideally placed for accessing the areas excellent transport links by road, rail and air. Leisure amenities and educational facilities (both state and independent) are well catered for.

DIRECTIONS

Leaving Retford Market Square via Grove Street turn left at the traffic lights onto Arlington Way. Turn right at the next lights onto Leverton Road and leave the town. On entering North Leverton turn left at the village crossroads and proceed into Sturton le Steeple. Continue into the village and at the sharp left hand bend turn right onto North Street and High Mount will be located on the right hand side.

ACCOMMODATION

Half glazed UPVC door into

ENTRANCE HALLWAY rear aspect double glazed window with views to the garden, door to stairs leading to first floor landing, exposed ceiling timbers, recessed downlighting, wooden and brick arched Quoins, stained wood moulded skirtings, opening into

KITCHEN 14'2" x 7'2" (4.34m x 2.18m) refitted in 2019, high gloss handle-less base and wall mounted cupboard and drawer units in the colour of Sea Spray, 1 ¼ inset sink drainer unit with mixer tap, floor standing oil fired central heating boiler, integrated dishwasher, washer/drier and electric oven with four ring Neff halogen hob above, ample wood effect working surfaces, breakfast bar, TV point, recessed lighting, part tiled walls, ceramic tiled flooring, good sized shelved pantry, door to

INNER HALLWAY space for upright fridge freezer.

CONSERVATORY 11'2" x 8'6" (3.41m x 2.63m) brick base with double glazed windows and double glazed French doors into the garden, polycarbonate ceiling and central ceiling fan/light

SITTING ROOM 14'7" x 14'5" (4.49m x 4.41m) dual aspect to side, one obscure double glazed window and one overlooking the garden, rustic brick fireplace with fitted log burner and raised quarry tiled and brick hearth. Wood effect flooring, period style skirtings, wall light points, TV point, telephone point.

FIRST FLOOR

LANDING with side aspect obscure double glazed window.

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BEDROOM ONE 14’7” x 8’6” (4.49m x 2.62m) dual aspect to both sides with double glazed windows, built in wardrobes with hanging and shelving space, Victorian style fireplace, TV aerial lead, stained wood skirtings.

BEDROOM TWO 14’2” x 7’0” (4.32m x 2.15m) dual aspect with double glazed windows, TV aerial point, spotlight.

FAMILY BATHROOM 11’4” x 5’6” (3.46m x 1.70m) with obscure double glazed window. Three piece white suite with tile enclosed bath with electric shower over (newly fitted May 2026) with bi-fold glazed screen and mixer taps, wall mounted hand basin with mixer taps into vanity unit with cupboards below, white low level wc with concealed cistern. Tiled walls, recessed downlighting, built in airing cupboard with factory lagged hot water cylinder, fitted immersion and shelving. Wall mounted mirror/light.

OUTSIDE

The property is accessed by way of shared pedestrian access across nos. 1 & 2. Personal gate into no. 3 where you have well stocked and established gardens. The garden has a combination of paved and shingled pathways with a covered paved patio area. Additional raised paved patio with step down into conservatory. External water supply and lighting. Plastic oil tank with fencing to the sides. The gardens do offer a great deal of privacy and seclusion

To the side of the outbuildings there is an additional piece of garden which is fenced and has a good area of lawn, well established and stocked flower beds and borders. Covered pagoda style area which is raised with paving and lighting.

A range of outbuildings with power and light. One of the outbuildings has an external wc. These would make great storage, ideal for home office working or potential one bedroom annexe (subject to planning consents). Largest measuring 18’6” x12’7” (5.68m x 3.86m).

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 A.
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.
Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.
Surveys: We naturally hope that you purchase your next home through Brown & Co, but if you find a suitable property through another agent, our team of experienced Chartered Surveyors led locally by Jeremy Baguley MRICS are able to carry out all types of survey work, including Valuations, RICS Homebuyers Reports and Building Surveys. For more information on our services please contact our Survey Team on 01777 712946.
These particulars were prepared in June 2026.

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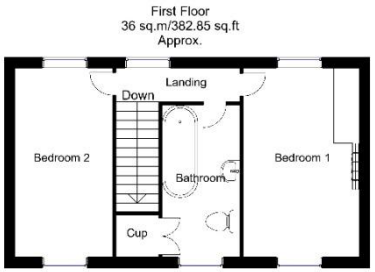

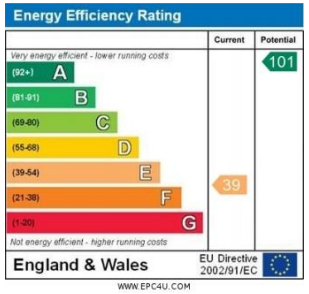

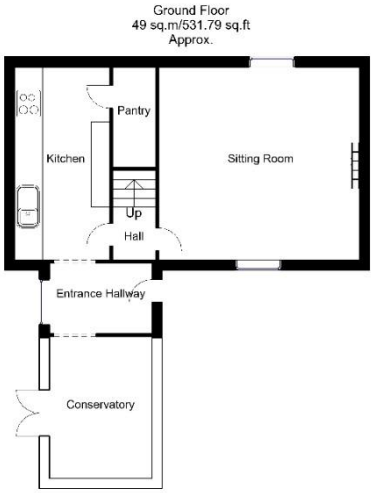

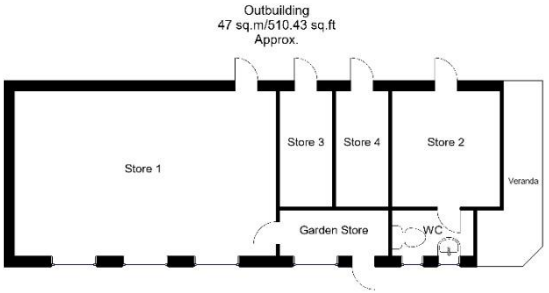

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