19 WELHAM ROAD

RETFORD, DN22 6TN

£650,000

FREEHOLD

A charming Grade II listed Georgian property standing within private mature grounds extending to around half an acre in all. The property boasts much original character and many period features which all add to the grandeur of this very attractive family home.

In addition to the main house is a large former coach house which sees two garages, a store and wash room to the ground floor and two spacious rooms to the first floor, giving huge potential for redevelopment to be used as officing, a studio or a separate annex for teenage offspring or dependent relative, should a buyer so wish.

FINE & COUNTRY

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• Detached Family Home • Extremely Sought After Location • Huge Potentail • Many Original Features • Spacious Reception Rooms • Open Plan Living Kitchen • Large Private Gardens • Gated Entrance And Coach House • Excellent Transport Links

Moorgate Villa dates to circa. 1775 and was extended and renovated into the property that is on offer here today. As you walk into the entrance hall you are immediately reminded of the elegance that homes of this stature offer with high ceilings, fantastic architecture and a wonderful sweeping staircase. The front door and stained-glass window all add to the character of this charming home. Off the entrance hall are a total of four reception rooms all of which are bathed in natural light coming from the large sash windows. A formal dining room provides the ideal space to entertain guests all year round and flows seamlessly into a grand drawing room with feature fireplace and patio doors leading to the rear gardens. A separate dual aspect reception room again sees a fantastic feature fireplace and is more a morning room as it takes advantage of the early morning sun. The heart of this enviable family home is a living kitchen which has both seating and dining areas. The kitchen was updated around six years ago and boasts an extensive range of base and wall units as well as number of integral appliances. There is also a W/C and cellar.

The rather regal staircase rises to the first elevation and flows to an open plan landing area and a total of five bedrooms in all. The principal suite gives en suite facilities, whilst bedrooms two and three are large double bedrooms both with dual aspect windows. The fourth and fifth bedrooms are single rooms ideal for smaller children or to be utilised as a study area for anyone wishing to work from home. There is a spacious family bathroom with bath and shower facilities.

The grounds extend to around half an acre in all with a gated entrance, driveway and parking for a number of vehicles. The well-manicured and established gardens see mature trees and shrubs, lawns and well stocked boarders. To the rear of the property is a raised patio area which is ideal for alfresco dining and benefits from its totally private position. There are a variety of fruit trees and a greenhouse for the green fingered buyers amongst us.

Agent Notes

There are a number of security camara and lighting around the property.

Valiant gas boiler is only 2 years old.

Location

The historic Market Town of Retford is just a 10-15 minutes walk from the property, the town provides a comprehensive range of shops, restaurants, cafes and facilities. Located just a short distance away is Retford Golf Club, Rugby Club and the leisure centre. Kings Park is fantastic open green space which is a centre point for events, families and fitness pursuit's. There are also several private gym's and fitness centres. The commuter is well served by the excellent main line rail link from Retford station into London Kings Cross- taking 1hr 25 minutes, or

the regional motorway network with the A1(M) within easy reach. There is a good selection of local junior and secondary schools within Retford, and private education is available at Ranby House School and Worksop College.

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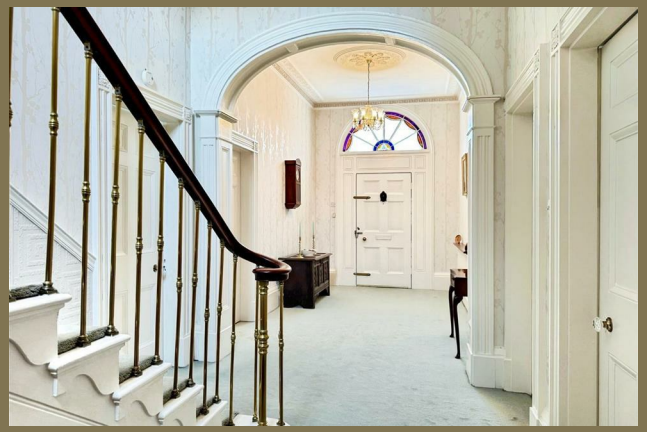

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ADDITIONAL INFORMATION

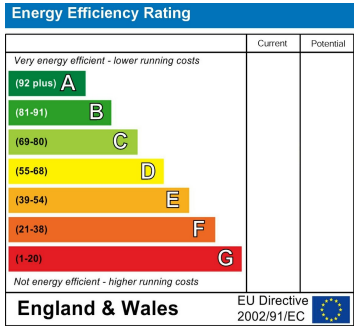
Local Authority – Bassetlaw

Council Tax – Band G

Viewings – By Appointment Only

Floor Area – 4158.20 sq ft

Tenure – Freehold



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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