



2 APPLEYARD COTTAGES, CARR VIEW, EVERTON

A one/two bedroom detached single storey residence for the over 55's in this small courtyard of three. The property is surrounded by attractive communal gardens as well as having a small private patio. There is a good sized living room, dining room and kitchen plus a bedroom that could be divided to create a second bedroom or an office. One allocated parking space.

£180,000

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BROWN & CO

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2 APPELYARD COTTAGES, CARR VIEW,
HIGH STREET, EVERTON, DONCASTER,
DN10 5AU

LOCATION

Everton is a highly regarded village presently boasting a range of local amenities including primary school, public houses, village hall, cricket ground, recreation ground etc.

Straddling the A631, the boutiques, bars and restaurants of Bawtry are a short car journey away. Commuting into Doncaster and the south Yorkshire conurbation in general is feasible. The A1M lies to the west from which the wider motorway network is available. Both Retford and Doncaster have direct rail services into London Kings Cross (approx. 1hr 30 mins from Retford).

DIRECTIONS

What3words:///gripes.spouting.safest

ACCOMMODATION

Part glazed composite stable door into

ENTRANCE HALL airing cupboard with hot water cylinder, recessed area which is curtained housing the electric meters and electric boiler system.

DINING ROOM 10'9" x 9'4" (3.33m x 2.88m) with twin double glazed Velux windows into a vaulted ceiling. Recessed lighting, wall light point, central heating thermostat control, opening to

KITCHEN 10'0" x 7'0" (3.07m x 2.17m) two double glazed windows. A good range of base and wall mounted cupboard and drawer units. Single sink drainer unit with mixer tap, space and plumbing below for a washing machine, space for free standing cooker and one further appliance. Working surfaces, ceramic tiled flooring, part tiled walls, extractor and spotlight.

LIVING ROOM 12'2" x 14'0" (3.72m x 4.27m) with double glazed French doors leading into the private patio. Feature rustic fireplace with tiled insert and quarry tiled hearth. TV point, exposed ceiling timbers, plate rack and wall light points.

INNER HALLWAY

BEDROOM 9'10" x 8'6" (3.04m x 2.63) with double glazed oriel square bay window overlooking the communal gardens. Bifold doors leading into

BEDROOM TWO/STUDY/WALK-IN WARDROBE 10'7" x 6'10" (3.27m x 2.13m) with additional door going into the hallway. Double glazed window overlooking the communal garden. Access to roof space.

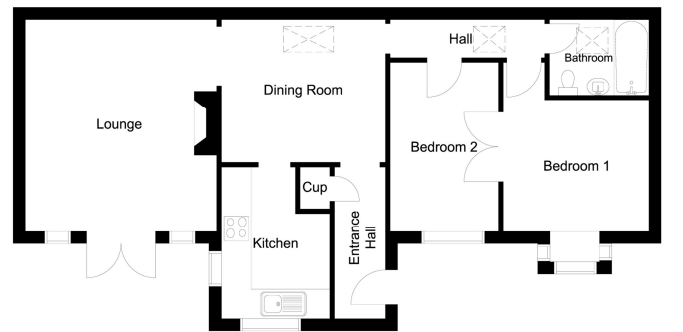
BATHROOM 6'6" x 4'10" (2.01m x 1.52m) with high level Velux double glazed window. Three piece coloured suite of wood panel enclosed bath, mixer tap/handheld shower attachment. Pedestal hand basin, low level wc. Part tiled walls, chrome towel rail radiator, wall mounted electric convector heater, recessed lighting.

OUTSIDE

Attractive well stocked communal gardens leading to the front door. Access from the communal gardens to the private walled patio garden for no. 2. One allocated parking space.

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 C. 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 finalizing 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 August 2026.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	46 E	
21-38	F		
1-20	G		

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