



THE COTTAGE, STURTON-LE-STEEPLE  
£400,000

**BROWN & CO**

# THE COTTAGE, LEVERTON ROAD, STURTON-LE-STEEPLE, RETFORD, DN22 9HE

## DESCRIPTION

A detached cottage of much character, the property retains charming features such as beamed ceilings, multi fuel stove and some sash style windows.

It is nestled within largely walled grounds having a delightful south facing garden.

There are three reception rooms including a generous sitting room with garden access, a central study area and dining room. The breakfast kitchen is finished in oak style units boasting a modern Falcon dual fuel cooking range. A conservatory style porch provides good protection when entering the property and the ground floor is completed with an inner hall, lobby, cloakroom with wc and traditional pantry.

At first floor level there are three well proportioned bedrooms served by a good sized house bathroom. Two further rooms occupy the roof space.

The gardens are established inclusive of gated off road parking area flanked on one side by a good run of domestic outbuildings including external laundry/workshop.

The property is equipped with oil fired central heating (not to the second floor) and running economies are enhanced by the provision of solar panels to the roof.

## LOCATION

The property is situated on the approach to the village from the south but lies within comfortable reach of the central village amenities.

The village presently boasts a good primary school, village hall, public house and recreation ground. There is immediate access to the surrounding countryside, with miles of lanes, paths and bridleways to explore. Good road links connect the village to larger

open centres. The A1M lies to the west of Retford from which the wider motorway network is available. The town also has a direct rail service into London Kings Cross (approx. 1hr 30 mins). Leisure amenities and educational facilities (both state and independent) are well catered for.

## DIRECTIONS

What3words///peach.float.bleaching

## ACCOMMODATION

Conservatory style **ENTRANCE PORCH**

**SITTING ROOM 26'0" x 11'10"** (7.95m x 3.60m) measured to rear of chimney breasts, rustic brick fireplace hosting multi fuel stove, front aspect with garden access, feature alcoves with base storage.



**STUDY 9'8" x 8'9"** (2.95m x 2.67m) minimum dimensions. A central area in the property with cloaks cupboard, beamed ceiling, rear aspect and double doors opening to the sitting room.

**DINING ROOM 11'9" x 11'8"** (3.59m x 3.56m) dual aspect, part vaulted ceiling, exposed beam accents, oak windowsills.



**BREAKFAST KITCHEN 14'4" x 12'0"** (4.37m x 3.66m) fitted in oak style to wall and floor including glazed dresser unit, grey granite effect worktops, tiled flooring and coordinating tiled splashbacks. Part vaulted ceiling, five burner LPG Falcon dual fuel range cooker with extractor over. Sink unit, dishwasher.



**INNER HALL** half turn staircase to first floor level with under stairs storage cupboard.

**LOBBY**

29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP  
**01777 709112** | [retford@brown-co.com](mailto:retford@brown-co.com)

CLOAKROOM wc and basin.

PANTRY with traditional cold shelf and Worcester oil fired central heating boiler.

#### FIRST FLOOR LANDING

**BEDROOM ONE 13'10" x 11'9" (4.22m x 3.59m)** measured to rear of chimney breast and flanking wardrobes. Beamed ceiling, front aspect.



**BEDROOM TWO 11'8" x 11'8" (3.56m x 3.56m)** measured to rear of chimney breast and flanking wardrobe. Basin with base storage, front aspect, beam accent.



**BEDROOM THREE 10'11" x 8'9" (3.32m x 2.67m)** beamed ceiling, rear aspect.

**HOUSE BATHROOM 8'8" x 8'8" (2.65m x 2.65m)** corner bath with Bristan electric shower over, basin, wc, bidet. Airing cupboard with pre lagged copper hot water cylinder, immersion heater and shelving. Tiled walls, painted beamed ceiling.



#### SECOND FLOOR LANDING

**BEDROOM FOUR 11'0" to 14'0" x 13'2" (3.35m to 4.28m x 4.00m)** reducing head height, vaulted pine underdrawn ceiling, wardrobe, kneehole vanity unit, beamed accents, side aspect.



**BEDROOM FIVE 12'9" x 8'10" (3.87m x 2.69m)** reducing head height, vaulted pine underdrawn ceiling, side aspect, beamed accents, useful alcove, eaves cupboards.

#### OUTSIDE

The property is situated amongst an attractive mostly walled plot with southerly orientation.

A gated access drive leads off Leverton Road facilitating good off road parking. Flanking this area is a range of brick and pantile outbuildings briefly comprising:-

**LAUNDRY ROOM/WORKSHOP 14'4" x 12'5" (4.37m x 3.79m)** overall dimensions including laundry room and gardener's wc.

**GENERAL STORE 12'9" x 9'5" (3.89m x 2.87m)** ideal for bicycles etc.

**GARDEN STORE**

**COAL STORE**

The gardens are established including patio and wisteria clad pergola accessible from the sitting room with lawned garden beyond. Ornamental pool, red robin and privet hedge divide to the driveway aiding privacy, rockery and fruit trees.

Original brick and pantile privy. Aluminium greenhouse.

#### 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 E.

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.

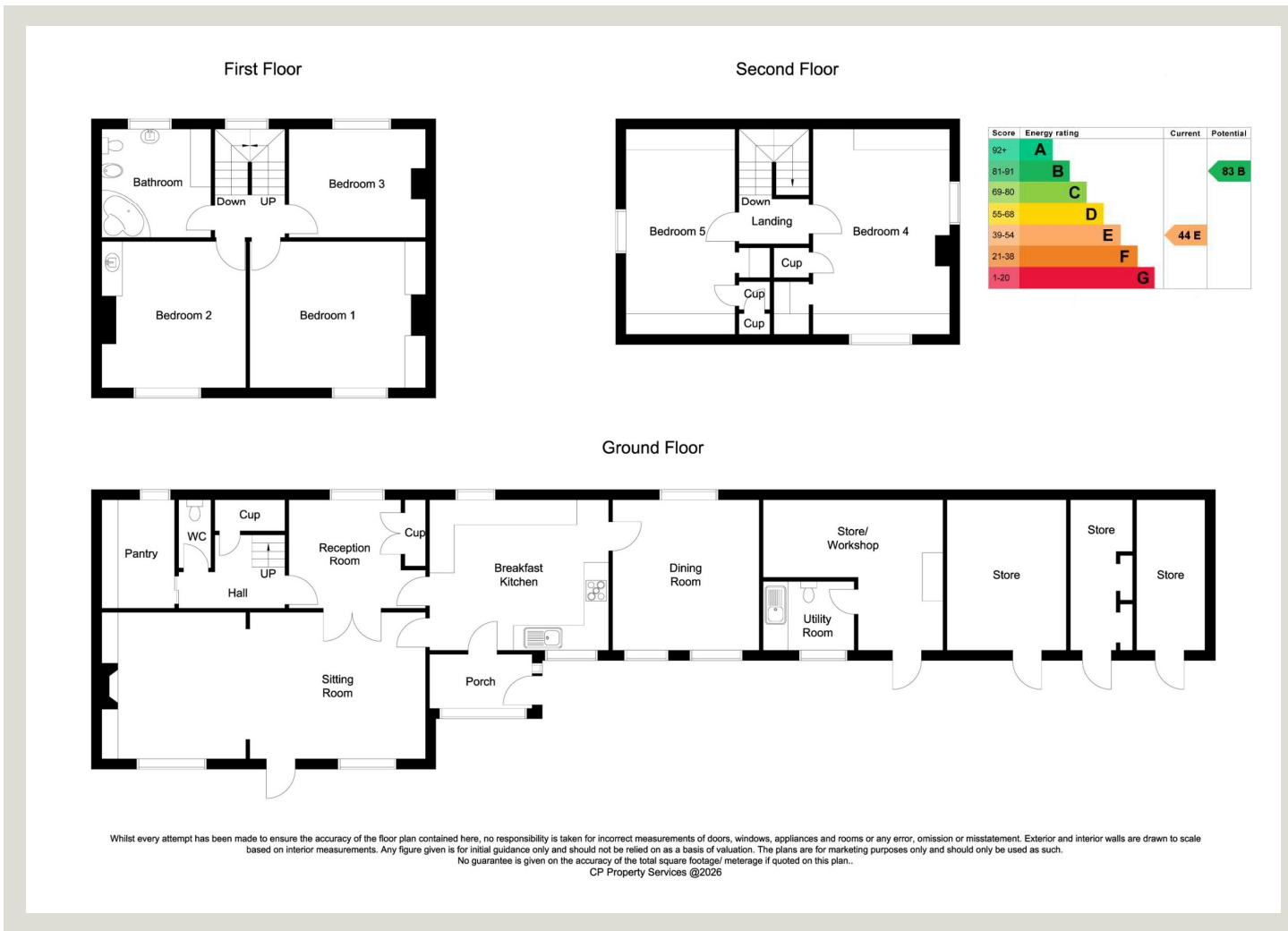
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

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 May 2026.



### IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges Street, Norwich, NR3 1AB. Registered in England and Wales. Registration Number OC302092.

29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP  
 01777 709112 | [retford@brown-co.com](mailto:retford@brown-co.com)

**BROWN & CO**