



HAWKSLEY FARM BUNGALOW, UPTON
£690,000

BROWN & CO

HAWKSLEY FARM BUNGALOW, HAWKSLEY LANE, UPTON, RETFORD, DN22 0QZ

DESCRIPTION

A delightful and spacious four bedroom detached bungalow approached by an unmade road of approximately half a mile and set on a plot of approximately 4.75 acres, subject to measured site survey.

Benefits include an open plan reception hall/ leading to the well appointed kitchen, as well as a large double aspect living room and separate dining room. Master bedrooms suite.

The property is a registered small holding and externally, the property provides paddocks and formal gardens as well as a good sized vegetable plot. There is a corrugated barn with six stables in situ. There are footings for a menage and the property offers views over open countryside and distant views to Lincoln.

LOCATION

Hawksley Farm Bungalow is in a semi-rural location accessible to both the villages of Upton and Askham with the latter having the Duke William pub/restaurant. Tuxford is the closest village with some local amenities including co-op and individual shops. Retford town centre is approximately 15 minutes' drive away providing more comprehensive shopping, leisure and recreational facilities as well as a mainline railway station and the London to Edinburgh intercity link. Tuxford Academy is within comfortable distance as is the A1 which links to the wider motorway network.

DIRECTIONS

What3words///evidently.cakes.walked

ACCOMMODATION

Wood framed double glazed French doors with matching side light windows into

BREAKFAST ROOM 24'9" x 9'3" (7.58m x 2.83m) with herringbone style tiled flooring, dual aspect log burner into the dining room. This room leads to



OPEN PLAN KITCHEN 24'7" x 10'9" (7.53m x 3.32m) an extensive range of base and wall mounted wooden cupboard and drawer units, ample quartz working surfaces with 1 ¼ stainless steel inset sink with drainer and mixer tap. Integrated dishwasher and washing machine. Built-in electric oven and Samsung microwave. Space for American fridge freezer, matching herringbone style tiled flooring, recessed lighting throughout, contemporary radiators. Two rear aspect double glazed windows with views to countryside and Lincoln.



REAR PORCH with tiled flooring, fitted cupboard and glazed door to rear.

UTILITY ROOM 7'9" x 6'0" (2.40m x 1.86m) double glazed window. Ceramic tiled flooring, a range of shelving and cupboards.

LOUNGE 30'8" x 16'2" (9.38m x 4.93m) three double glazed windows overlooking the paddocks and open countryside. Large double glazed bow window to the front (please note these windows were installed in 2025). Double glazed wood framed French doors leading into the front garden. Recessed fire with grate and marble effect hearth. TV and telephone points.



DINING ROOM 13'8" x 13'1" (4.70M X 4.00M) accessible from the kitchen and dining hall. Double glazed French window. Dual aspect log burner with slated hearth. TV point.



29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP
01777 709112| retford@brown-co.com

INNER HALLWAY with access to roof void.

BEDROOM ONE 13'4" x 10'4" (4.08m x 3.17m) rear aspect double glazed window with views to the garden, countryside and distant views to Lincoln. Arch to



DRESSING AREA 10'3" x 6'9" (3.15m x 2.10m) with rear aspect double glazed window. Large walk-in wardrobe with ample hanging and shelving space, additional access to roof void. Bifold part glazed doors to

EN SUITE SHOWER ROOM 10'3" x 4'0" (3.14m x 1.25m) rear aspect obscure double glazed window. Full width tile enclosed shower cubicle with glazed sliding doors, mains fed shower with handheld attachment and raindrop shower head. Pedestal hand basin, low level wc, chrome towel rail radiator. Ceramic tiled flooring, part tiled walls and extractor.

BEDROOM TWO 13'6" x 10'9" (4.15m x 3.32m) front aspect double glazed French doors. Recessed lighting, TV aerial lead.



BEDROOM THREE 9'9" x 9'5" (3.02m x 2.89m) front aspect double glazed window with ornate picture rail.

BEDROOM FOUR 11'2" x 10'0" (3.40m x 3.05m) front aspect double glazed window

FAMILY BATHROOM 7'7" x 7'3" (2.36m x 2.21m) rear aspect obscure double glazed window. Three piece white suite of wood panel enclosed bath, electric shower over with glazed screen, pedestal hand basin, low level wc. Built-in linen cupboard with shelving. Chrome towel rail radiator, tiled walls.



OUTSIDE

Accessed from the main road by way of an unmade road leads to Hawksley Farm Bungalow. Five bar gate giving access to the driveway which provides parking for three vehicles. Front formal garden, which is hedged and fenced to all sides, mainly lawned with some established trees as well as hard standing with timber shed. There is an additional gated access from the unmade road with a sweeping drive leading to the corrugated barn and stables as well as the adjoining paddocks. The paddocks are fenced and hedged. Side rear garden with vegetable plot.

From the driveway there is ample parking for numerous vehicles with additional formal rear garden which is lawned with paved patio, external lighting and water supply. **BARN** incorporating six stables with power, lighting and water supply. Tack room. Large wrought iron gates leading to the barn area which does providing parking for campervan etc. Ground works completed for a menage and the property is surrounded by farmland and open fields.

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 TBC.

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.

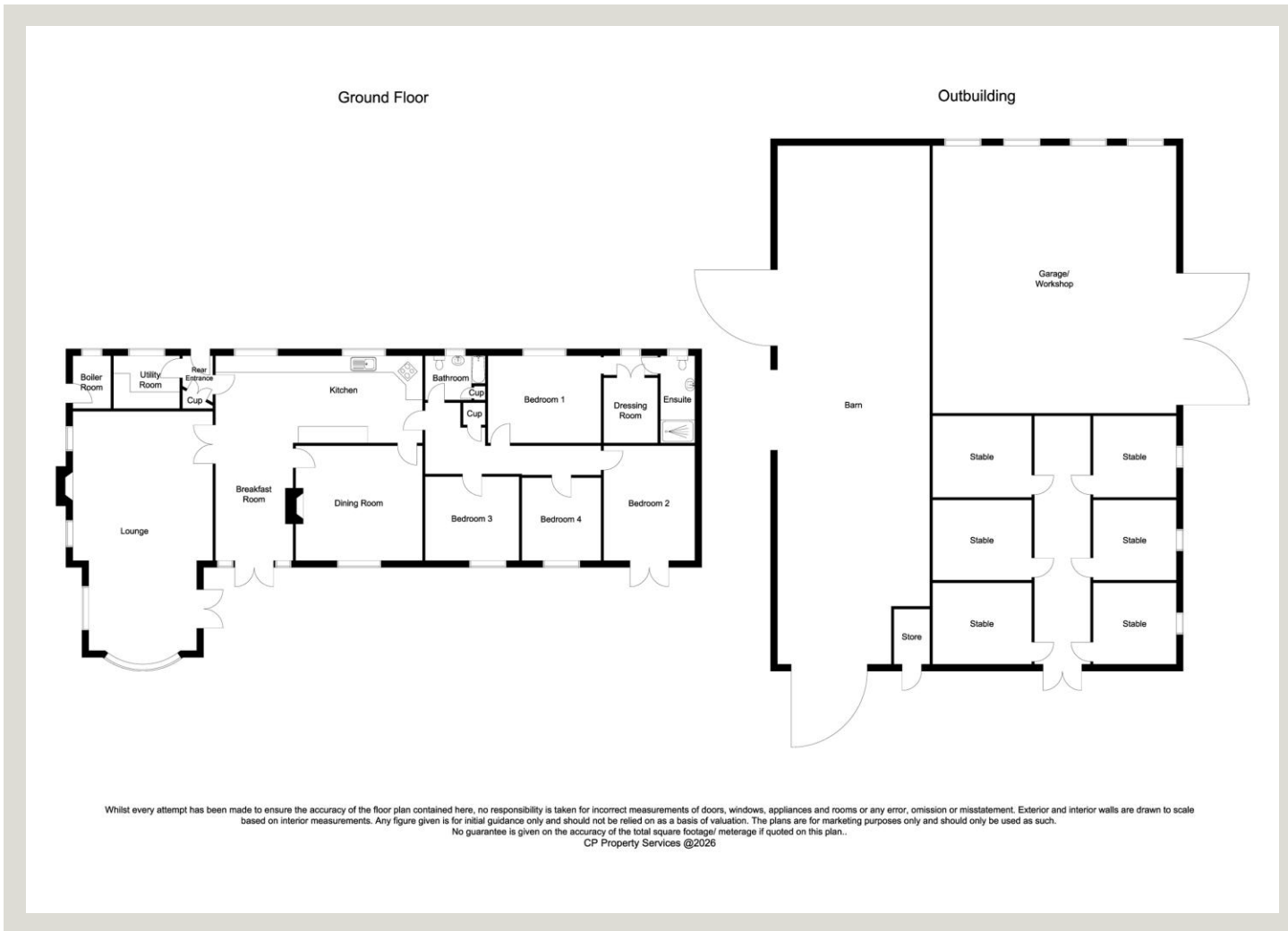
Viewing: Please contact the Retford office on 01777 709112.

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 April 2026.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

BROWN & CO