



- Spacious Three Bedroom Detached Bungalow
- Set In Just Under One Acre of Gardens and Paddock Land
 - Excellent Potential for Smallholding or Lifestyle Use
- Substantial Detached Agricultural Barn with Integral Workshop
- Peaceful Rural Setting with Far-Reaching Countryside Views



GENERAL AND SITUATION

Approximate Distances:
Bawtry 5 miles • Retford 7.5 miles • Doncaster 13 miles

A spacious three-bedroom detached bungalow occupying a peaceful rural position on the edge of Mattersey Thorpe, set within just under one acre of gardens and paddock land with far-reaching countryside views.

Set within just under an acre of gardens and paddock land, Broom Farm is an attractive and spacious three-bedroom detached bungalow offering a wonderful opportunity for buyers seeking a quieter rural lifestyle, scope for smallholding use, or simply a home with generous outside space in a peaceful countryside setting.

The grounds are a particular feature, providing excellent flexibility for a range of lifestyle uses, from keeping animals and growing produce to enjoying extensive gardens and outdoor entertaining space. A substantial detached agricultural barn with an integral lockable workshop further enhances the appeal, offering impressive storage, workshop or potential business-use space, subject to any necessary consents.

The property enjoys a quiet position on the edge of Mattersey Thorpe, a rural village setting with local amenities including a Post Office, playing field and the well-regarded Mattersey Primary School, which holds a Good Ofsted rating. The neighbouring market towns of Retford and Bawtry provide a wider range of shops, restaurants, bars, weekly markets, leisure facilities and schooling for all age groups.

For commuters, nearby access to the A1 and M18 allows convenient travel across the region, including Doncaster, Sheffield, Lincoln and beyond. Retford and Doncaster railway stations, both on the East Coast Main Line, provide direct rail services to London in less than 90 minutes, together with fast routes north to York, Leeds and other major destinations. Doncaster Sheffield Airport is also within easy driving distance.

THE RESIDENCE

The bungalow benefits from double glazing and oil-fired central heating throughout. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

A side **Entrance Door** opens into a practical **Utility Room** approx. 3.3m x 2.07m (10'10" x 6'9"). This useful space provides room for an American-style fridge freezer, plumbing for a washing machine and houses the oil-fired boiler. A door leads through to a **Shower Room** fitted with a WC, wash hand basin and shower cubicle.

Off the **Utility Room** the **Kitchen Diner** approx. 4.9m x 3.4m (16'1" x 11'2"), is fitted with a range of wall and base units, rolled-edge work surfaces, tiled splashbacks, a one-and-a-half bowl sink with mixer tap, dishwasher, fridge, electric hob with extractor over, and Neff electric oven with grill.

The **Kitchen Diner** leads into a spacious **Main Entrance Area**, also suitable as a **Study Space**, approx. 2.4m x 3.9m (7'10" x 12'10"), with the principal entrance door opening to the front elevation. Doors lead off to the **Lounge**, **Three Bedrooms** and a **Family Bathroom**.





The **Lounge** approx. 6.9m x 4.1m (22'8" x 13'5"), is an impressive **Reception Room** with two sets of sliding patio doors opening to the rear and side. A multi-fuel burning stove with brick fire surround and timber mantel forms an attractive focal point.

There are **Three Double Bedrooms**, one currently used as a **Formal Dining Room** measuring approx. 4.1m x 3.7m (13'5" x 12'2") with a rear-facing window. The two further bedrooms measure approx. 3.7m x 3.6m (12'2" x 11'10") and 3.2m x 4.1m (10'6" x 13'5") respectively. An **Inner Hallway** provides loft access and a useful shelved storage cupboard, formerly used for gun storage.

Completing the accommodation is the **Family Bathroom**, approx. 3.6m x 2m (11'10" x 6'7"), fitted with a bath, WC and wash hand basin set within a vanity unit, with part-tiled walls and an airing cupboard.



OUTSIDE, OUTBUILDINGS & LAND

Broom Farm is approached via Broomfield Lane, which is adopted for its initial section before continuing as a bridleway/unmade track. Gated access opens into the property, where there is ample parking for multiple vehicles, with space suitable for larger vehicles including tractors and trailers. The property is bordered by mature hedging and enjoys open views across neighbouring farmland. Lawned gardens extend to the front, side and rear of the bungalow, with the front garden offering potential to create a small paddock area. A **Patio/Seating Area** sits to the side of the home, while to the front there are **Vegetable Beds**, a **Greenhouse**, **Timber Shed**, **Former Chicken Run** and **Small Orchard**, ideal for those seeking a degree of self-sufficiency.



The **Detached Barn** approx. 21.2m x 11.8m (69'7" x 38'9"), incorporates a lockable **Workshop**. This substantial and versatile building benefits from three-phase electricity, an electric roller shutter door to the front, a personal door to the side and a further large door to the rear, making it well suited to storage, workshop use, machinery, vehicles or a range of lifestyle and business purposes, subject to any necessary permissions.



IN ALL APPROX. 0.9 ACRES
(About 0.4 Hectare)

RURAL SCENE

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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

BASSETLAW DISTRICT COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL-FIRED CENTRAL HEATING, SOLAR PANELS, BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold **ENERGY RATING** B **COUNCIL TAX** C

DIRECTIONS

From Bawtry, take the A631 Gainsborough Road and follow for about 5 miles. Take a right turn onto Mattersey Road and after about 1 mile, turn right onto Thorpe Road, after approx. ½ mile turn right onto Broomfield Lane. Go past all the houses on the right on Broomfield Lane and continue onto the unmade track

The property is then the first on the right-hand side.

There is no For Sale board.

what3words /// brink.takers.appealing

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