



Cartwheel Cottage Church Lane, Hayton Retford DN22 9LE

welcome to

Cartwheel Cottage Church Lane, Hayton Retford

A rare opportunity to purchase this stunning canalside five bedroom home, set amongst beautiful gardens and very suited to personal equestrian use. Three double garages and paddock with water. Rural in position in the highly regarded canalside village location amidst the Nottinghamshire countryside.



Entrance Porch

Tiled flooring.

Front Entrance Hall

Fitted storage and a central heating radiator.

Cloakroom

Fitted with a wash hand basin and a w.c. Central heating radiator, double glazed window, high quality solid wood flooring.

Lounge

23' 5" max x 11' 2" (7.14m max x 3.40m)

A striking focal point of this extensive room is a traditional mahogany fire surround with an ornate tiled surround and inset living flame gas fire. Three double glazed windows, two central heating radiators and double glazed french doors to the rear.

Breakfast Room

11' 3" x 11' 1" (3.43m x 3.38m)

The breakfast room is accessed through the original hobbit door with a double glazed window to the rear and double glazed french doors to the front, beamed ceilings and a traditional fireplace with a brick hearth.

Kitchen

13' 11" x 11' 4" (4.24m x 3.45m)

A bespoke kitchen with a comprehensive range of wall and base units with a combination of granite and wooden work tops and a central island. Space for a range cooker plus two integrated fridges, an integrated dishwasher and spice cupboard with double opening doors. Splash back tiling, oak flooring and three double glazed windows.

Utility Room

7' 1" x 6' (2.16m x 1.83m)

Fitted with pine wall and base units, plumbing for a washing machine, space for a freezer and dryer, central heating radiator and tiled flooring.

Formal Dining Room

12' max x 11' 3" (3.66m max x 3.43m)

Timber and tiled fireplace, coving to the ceiling and a central heating radiator.

Summer/Winter Lounges

26' 8" x 14' 1" max narrowing to 13' 1" (8.13m x 4.29m max narrowing to 3.99m)

This light and airy modern room has become the heart of this home. Five double glazed windows and two double glazed french doors, Karndean flooring with under floor heating, central heating radiator and a wood burning stove set into the chimney breast.

First Floor

Landing

The main staircase leads to a landing with two double glazed windows and two central heating radiators.

Master Bedroom

18' 8" x 14' 7" extending to 18' 3" (5.69m x 4.45m extending to 5.56m)

Five double glazed windows allow beautiful views to both sides overlooking the canal and countryside. Two central heating radiators.

Walk In Dressing Room

18' 1" x 9' 6" (5.51m x 2.90m)

Fitted with bespoke wardrobes plus multiple storage units, two double glazed windows and two central heating radiators.

Ensuite Bathroom

12' 7" x 7' 5" (3.84m x 2.26m)

Fitted with a Victoria and Albert bathtub, Imperial wash hand basin, bidet, w.c. and a corner shower cubicle. Traditional central heating radiator and Amtico flooring.

Gym

18' x 9' 5" (5.49m x 2.87m)

Positioned off the dressing room with a double glazed window, central heating radiator, laminate flooring and a door leading to the eaves.

Bedroom Two

14' 1" x 11' 2" (4.29m x 3.40m)

Double aspect double glazed windows, one aspect overlooking the Chesterfield Canal, central heating radiator, picture rail and loft access.

Bedroom Three

12' 7" x 11' 2" (3.84m x 3.40m)

Double glazed window, central heating radiator, picture rail and good quality laminate flooring.

Bedroom Four

13' 9" x 7' 7" (4.19m x 2.31m)

A further double sized room with a double glazed window, central heating radiator and built in wardrobes.

Principle Bathroom

12' 1" x 7' 7" (3.68m x 2.31m)

Fitted with a luxurious three piece suite including a Victorian style freestanding bath, heritage wash hand basin and a mid flush w.c. There is also a corner shower cubicle, Karndean flooring and a traditional central heating radiator.

Guest Bathroom

9' 1" x 7' 7" (2.77m x 2.31m)

Fitted with a traditional four piece suite including a double ended bathtub, wash hand basin, w.c and bidet. Double glazed window, Karndean flooring and a central heating radiator.

Staircase

The old staircase leads to bedroom five.

Bedroom Five

11' 6" x 8' 3" extending to 11' 1" (3.51m x 2.51m extending to 3.38m)

Further bedroom with one central heating radiator and two double glazed windows.

Outside And Gardens

There are extensive outbuildings including quality garaging consisting of three double garages.

Double Garage One

20' 6" x 18' 2" (6.25m x 5.54m)

Having two electric up and over doors, power and light.

Double Garage Two

18' 8" x 18' 6" (5.69m x 5.64m)

One electric and one manual up and over door, power and light.

Double Garage Three

Electric up and over door, power and light. Half used for storage with rear courtesy door.

Further Outbuildings

Block And Render Stable

11' 5" x 9' 8" (3.48m x 2.95m)

Positioned to the side of the paddock.



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welcome to

Cartwheel Cottage Church Lane, Hayton Retford

- ****NO CHAIN****
- Stunning five bedroom canalside home set amidst beautiful landscaped gardens
- Three double garages, stabling, paddock and parking for caravan or horsebox
- Rural location yet just 3.5 miles from the Georgian market town of Retford
- Versatile and generous accommodation including the addition of summer/winter lounges which appreciate views from every angle

Tenure: Freehold EPC Rating: D

Council Tax Band: G

Awaiting Photograph

£900,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
RFD109965 - 0006

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