



SNOWDROP COTTAGE, BARNBY MOOR
£365,000

BROWN & CO

SNOWDROP COTTAGE, 3 MILESTONE COURT, BARNBY MOOR, RETFORD, DN22 8QG

DESCRIPTION

A truly delightful, modern semi detached cottage delivering light filled flowing accommodation and situated on the edge of this highly regarded village, commanding views over agricultural land to the rear.

Successfully combining traditional accents with a modern specification, the living space is distributed over two floors.

Accommodation commences with a fine reception hall from which a staircase ascends to the galleried landing over. To one side is the main reception room of lounge, this being dual aspect including garden access. To the other side is the dining room with front aspect. At the rear a breakfast kitchen hosts a range of limed oak units and an array of integrated appliances. A useful utility room lies adjacent, adding to functionality and having garden access. A cloakroom with wc completes the ground floor.

At first floor level, the sleeping space radiates around the central galleried landing. The main bedroom is dual aspect and has a dressing room flanked by wardrobes and en suite shower room. Two further good bedrooms are provided together with the house bathroom hosting a white suite.

Externally, the property offers a front forecourt with parking and integral single garage. The rear garden is landscaped with stocked shrubberies and hard landscaped areas offering fine views over edge of village countryside.

The property is equipped with gas fired central heating via a newly installed boiler.

LOCATION

Barnby Moor is a highly regarded village appealing to local residents, those wishing to commute on the A1 or into Bawtry, Doncaster and beyond.

The village hosts several amenities including the well-known and historic Ye Olde Bell Hotel, plus further public house, village hall etc.

A full range of facilities may be found in nearby towns of Retford to the south and Bawtry to the north.

Transport links are excellent with the A1M lying to the west from which the wider motorway network is available. Both Retford and Doncaster have direct service into London Kings Cross. Leisure amenities and educational facilities (both state and independent) are well catered for.

DIRECTIONS

What3words///pairings.taker.luxury

ACCOMMODATION

Canopied entrance door.

RECEPTION HALL staircase with balustrade ascending to galleried landing, under stairs storage cupboard.

CLOAKROOM wc, basin.

LOUNGE 19'2" x 11'6" (5.83m x 3.50m) dual aspect including garden access to rear. Rustic brick fireplace feature.



DINING ROOM 12'5" x 10'0" (3.79m x 3.04m) front aspect.



BREAKFAST KITCHEN 13'10" x 13'4" to 10'7" (4.23m x 4.06m to 3.23m) range of limed oak units to wall and floor level with granite effect worktops. An array of integrated appliances including double oven, gas hob, extractor, dishwasher, fridge and freezer. Rear aspect and ample breakfast/dining area.



UTILITY ROOM 6'2" x 5'10" (1.88m x 1.79m) with range of complementing units and worktop, plumbing for washing machine, recently replaced Ideal gas central heating boiler. External door to side.

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FIRST FLOOR GALLERIED LANDING spindle balustrade over stairwell, roof window, cylinder cupboard.

BEDROOM ONE 19'3" x 11'6" to 8'7" (5.86m x 3.50m to 2.61m) dual aspect, off to



DRESSING ROOM flanked by wardrobes to either side and off to

EN SUITE SHOWER ROOM 1400 showering area including frameless glazed screen, tiling, rainfall and handset showers, complementing basin, wc, roof window and tiled flooring.



BEDROOM TWO 10'4" x 9'4" (3.15m x 2.86m) rear aspect.



BEDROOM THREE 10'4" x 9'4" (3.15m x 2.86m) front aspect, access hatch to roof void.

HOUSE BATHROOM white suite of corner bath with bath/shower mixer, basin, wc. Tiled to half height and complementing tiled flooring.



OUTSIDE

Front forecourt and off road dedicated parking provision for two cars.

The driveway terminates at the INTEGRAL SINGLE GARAGE 19'3" x 8'8" (5.88m x 2.64m) with up and over door, light, power and personal door to rear garden.

The rear garden is established and landscaped with stocked shrubberies, circular lawn, paved patio areas and rear aspect over edge of village farmland.

A gated side pathway returns to the front.

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 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.

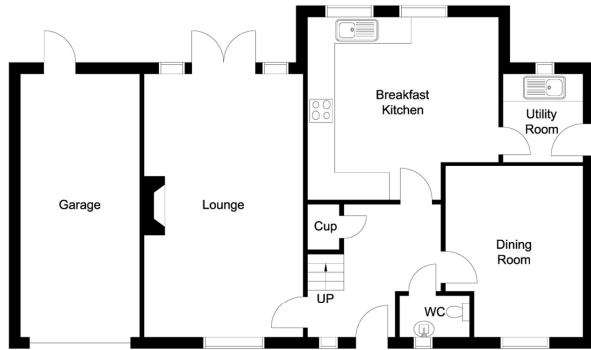
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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		
81-91	B		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.
CP Property Services @2026



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