



THE CEDAR, RANBY
£825,000

BROWN & CO



THE CEDAR

BLYTH ROAD, RANBY
RETFORD, NOTTINGHAMSHIRE, DN22 8HT

DESCRIPTION

A stunning family residence, with canal side location in the heart of this highly regarded village.

Available for the first time since the property was bespoke crafted for the sellers around 1989. The Cedar has been subsequently upgraded and extended now delivering flowing living space with generous light filled rooms, creating a family home equally suited to relaxed gatherings and entertaining.

Accommodation commences with an entrance porch from which substantial doors open to a sizeable reception hall leading to the triple aspect lounge with log burner and separate dining room lead. At the rear there is a superb garden room, a bespoke addition with glazed walling, log burner and integral butler's pantry. A study and cloakroom with wc complete this end of the property where a staircase having half wine cellar below sweeps up to the galleried landing.

The open plan living dining kitchen is surely the hub of this home with range of shaker style units, comprehensive array of appliances, living and relaxed dining space with garden access via bifold doors and contemporary raised log burner. An equally well appointed utility room opens to the side entrance hall from which there is a home office this is multifunctional, has garden access and a cloakroom with wc. From the side entrance hall, a step staircase ascends to a "hobbies room".

The sleeping space radiates around the galleried landing with master bedroom having range of fitted furniture, dressing area and well-appointed en suite bathroom with both spa bath and separate shower enclosure. The second guest bedroom also features walk-in dressing room and en suite bathroom. Three further bedrooms are provided together with a lovely house bathroom.

A particular feature of the property is its position within the village, discretely tucked away behind electric gates off Blyth Road and having the Chesterfield Canal to the rear.



There is ample turning manoeuvring and parking space and a substantial double garage block with adjacent machinery store/workshop. The grounds are in a wraparound style, hard and soft landscaped, perfect for alfresco entertaining and with tennis court to one side.

In all the property extends to approximately 0.87 acres (0.35 hectares). The property is equipped with oil fired central heating.

LOCATION

The property enjoys frontage to Blyth Road in the well regarded canal side village of Ranby. Lying midway between North Nottinghamshire towns of Retford and Worksop.



Ranby presently boasts a variety of amenities including a popular canal side public house, primary school, independent school and is by-passed by the A1, meaning the areas excellent transport links are immediately on hand for travel and commuting. The A1 links to the M18 and wider motorway network to the north.

Nearby Retford has a direct rail service into London Kings Cross (approx. 1hr 30 mins). Leisure amenities including The National Trust's wonderful Clumber Park on hand, together with educational facilities, both state and independent.

DIRECTIONS

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ACCOMMODATION

ENTRANCE PORCH substantial hardwood double doors open to

RECEPTION HALL 32'8" x 9'7" to 6'9" (9.94m x 2.92m to 2.07m) corniced ceiling, half staircase, illuminated by vertical slot window, ascending to first floor with half wine cellar below.

CLOAKROOM attractive contemporary vanity units hosting basin and concealing cistern to wc.

LOUNGE 25'6" x 16'4" (7.78m x 4.98m) with appealing fireplace and log burner. Triple aspect including potential for creation of garden access. Double doors to reception hall.



GARDEN ROOM 19'0" x 15'9" (5.79m x 4.80m) a bespoke addition, overall dimensions quoted, glazed walling to 2.5 elevations, high ceiling height, garden access, tiled flooring, log burner and situated within one corner:-

BUTLER'S PANTRY Belfast sink unit, base cupboards, worktops.

DINING ROOM 17'0" x 15'10" (5.17m x 4.85m) dual aspect, garden access.

STUDY 16'4" x 8'1" (4.98m x 2.46m) side aspect and internal window to garden room.

LIVING DINING KITCHEN 29'7" x 23'10" to 16'4" (9.02m x 7.27m to 4.98m) comprehensively refitted with range of shaker style units finished in a light heritage colour to wall and floor level including wine racking, extensive quartz worktops, substantial complementing quartz topped island and breakfast bar. Array of appliances including Rangemaster six burner dual fuel cooking range, extractor hood. Plumbed American style fridge freezer, Bosch dishwasher. 1.5 sink unit with waste disposal. Ample dining/living space with bifold doors providing garden access, raised contemporary log burner.

UTILITY ROOM 11'9" x 9'10" (3.58m x 3.00m) complementing range of units, second Bosch dishwasher, plumbing for washing machine, additional larder cupboards, tiled flooring.

SIDE ENTRANCE HALL tiled flooring, stairs to hobbies room, Pantry.

HOME OFFICE 11'6" to 16'0" x 11'9" (3.50 to 4.88m x 3.57m) multi-functional use ideal for play and work with garden access and off to

CLOAKROOM with wc and basin.

Rising from the side entrance hall via the stepped staircase is a "hobbies room" 31'4" x 16'8" (9.56m x 4.46m) with maximum dimensions quoted

including stairwell. This area is suitable for occasional use having sloping ceiling and limited ceiling height (1.75m 5'9" maximum) and naturally lit via roof windows.

FIRST FLOOR

GALLERIED LANDING hardwood spindle balustrade with space illuminated by the upper level of the vertical slot window. Access hatch to roof void.

BEDROOM ONE 16'3" x 14'2" (4.96m x 4.31m) side aspect, range of fitted furniture and drawers, knee-hole vanity unit. Opening to **DRESSING AREA** with complementing wardrobes and off to

EN SUITE BATHROOM with spa bath, shower enclosure with mermaid aqua boarding and Aqualisa shower. Basin, wc, chrome towel warmer, contemporary tiled splashbacks.

BEDROOM TWO 15'8" x 12'8" (4.78m x 3.86m) dual aspect including near floor to ceiling window overlooking garden and canal.

WALK-IN DRESSING ROOM shelving and hanging. Access hatch to roof void.

EN SUITE BATHROOM panelled bath with Aqualisa Aquastream shower over. Basin, wc, vanity cupboard, shelving, towel warmer, tiled splashbacks.

BEDROOM THREE 16'3" x 10'6" to 8'5" (4.96m x 3.20m to 2.58m) measured to front of in-built wardrobes, side aspect.

BEDROOM FOUR 14'1" x 10'6" (4.29m x 3.20m) minimum dimensions excluding front dormer roof window with excellent eaves storage cupboards to either side. Further wardrobe.

BEDROOM FIVE 12'5" x 12'5" to 10'6" (3.80m x 3.80m to 3.20m) side aspect.





HOUSE BATHROOM white suite of panelled bath, shower over, basin, wc. Mermaid aqua boarding splashbacks. Airing cupboard, chrome towel warmer.

OUTSIDE

Generous maturely landscaped grounds adjoining Chesterfield Canal and extending to approximately 0.87 acres (0.35 hectares), subject to measured site survey.

An electric gated block paved driveway with intercom access having turning circle around substantial cedar tree terminates at

GARAGE BLOCK

DOUBLE GARAGE 19'3" x 18'9" (5.86m x 5.70m) with double doors, light, power, radiator, car lift to create additional vehicular storage.

MACHINERY STORE 19'3" x 8'0" (5.86m x 2.43m) dimensions include chimney breast and Grant oil central heating boiler, light and power.

To one side of the garage block is a further double parking bay and the block is linked to the house by a covered walkway.

The driveway and approach to the principal entrance is hard landscaped yet softened by well stocked shrubberies, lawn and mature hedging aiding privacy.

Principal gardens are to the rear and side with a decked terrace from the garden room. Split level paved and block paved patio areas with multiple access points and covered verandah off the dining room making this area ideal for alfresco entertaining.

The hard landscaping continues with further paths, ornamental pool and covered sitting out area. This area is again softened by multiple stocked borders and planters.

There is a sweeping lawn with perimeter stocked shrubberies and inset mature trees.

TENNIS COURT enclosed by chain linked fencing.

Useful amenity area set within one corner. Paths return to the front providing excellent circulation.

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 G.

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 finalizing 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.

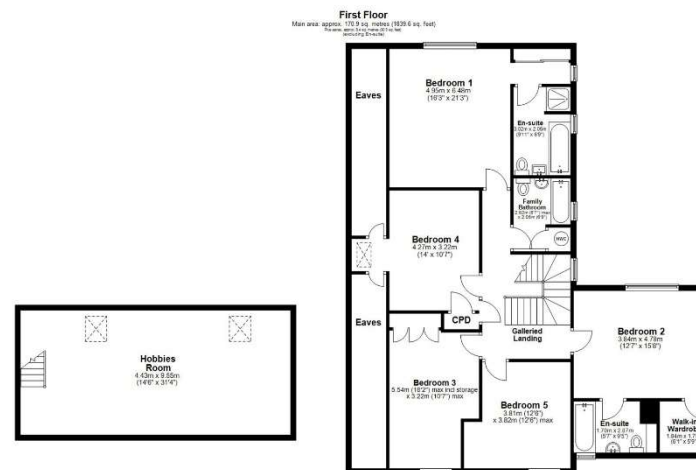
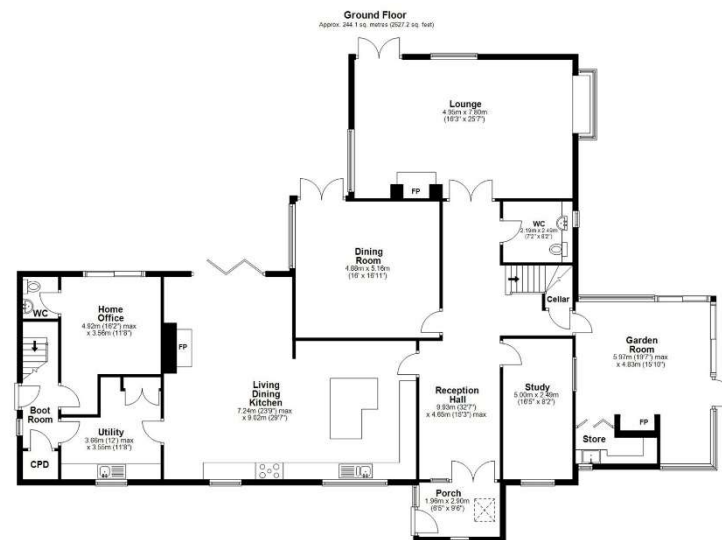
Viewing: Please contact the Retford office on 01777 709112.

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		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Main area: Approx. 415.0 sq. metres (4466.7 sq. feet)
Plus areas approx. 2.0 sq. metres (21.5 sq. feet)
SIZES AND DIMENSIONS ARE APPROXIMATE. WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE, HAV BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
Prepared by Chris Smith/PROSPECTUS. All dimensions are approximate.

The Cedar, Ranby

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