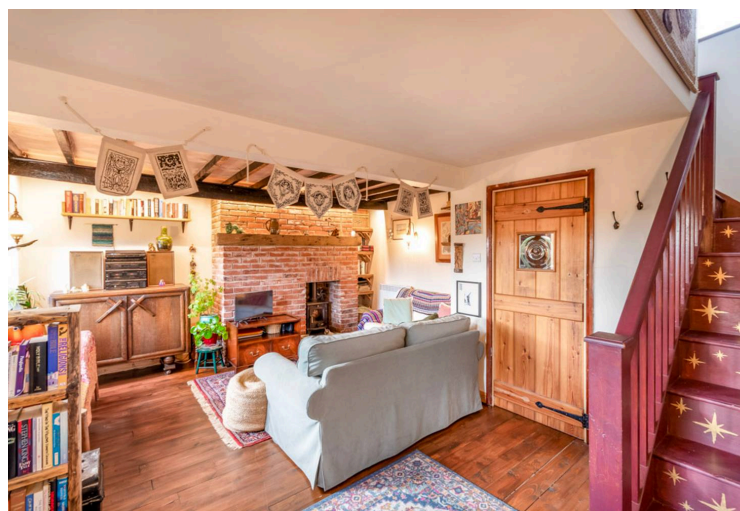




Mill Lane, Rockley

Offers in the Region of £165,000

- Charming TWO DOUBLE BEDROOM Period Cottage Dating Back to the 19th Century • Extensively yet Sympathetically Renovated Since 2023 • Cost-Efficient Electric Heating System • Generous Lounge Featuring a Cosy Log Burner & Exposed Beams • Ideal for Buyers Seeking Character & Comfort • Low-Maintenance Front & Rear Gardens, with a Fully Insulated Summerhouse • Overlooking Open Farmland in the Hamlet of Rockley • Easy Access to Retford's Wealth of Everyday Amenities, Dining Options, Recreational Facilities & Schools for All Ages



A quaint TWO DOUBLE BEDROOM period cottage, dating back to the 19th Century. Sympathetically renovated since 2023 to preserve its original features, 14 Mill Lane has undergone extensive improvements, including a full rewire, installation of a brand-new, cost-efficient electric heating system, refurbishment of the rear-facing windows, tanking of the right-hand party wall, replication of the original fireplace to compliment the property's character, and repairs to the chimney stack. Ideal for buyers seeking charm and comfort, the cosy living accommodation briefly comprises a generous lounge, handmade kitchen, modern Victorian-inspired bathroom, and two double bedrooms. Outside sees low-maintenance front and rear gardens, two parking spaces, and a fully insulated summerhouse. Overlooking open farmland in the hamlet of Rockley, this traditional property enjoys easy access to the Georgian market town of Retford, hosting a wealth of everyday amenities, dining options, boutiques, recreational facilities, and schools for all age groups.



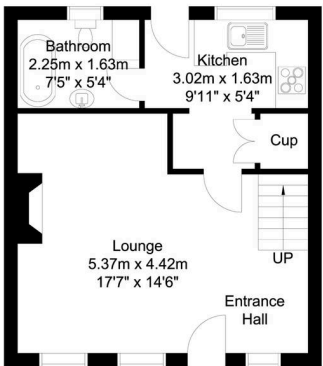
Council Tax band: A

Tenure: Freehold

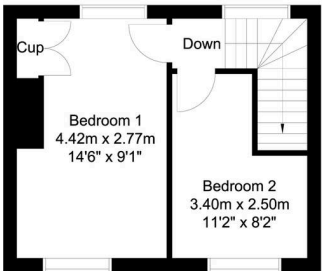
EPC Energy Efficiency Rating: D



Ground Floor
33 sq m/355.20 sq ft
Approx.



First Floor
24 sq m/258.33 sq ft
Approx.



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/area/meterage if quoted on this plan. CP Property Services ©2025