



Old London Road

Babworth, Retford, DN22 8BJ

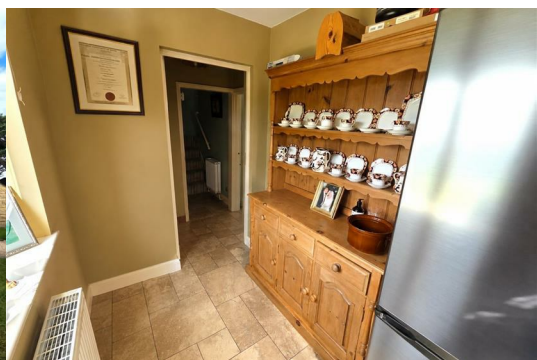
Offers over £725,000



An impressive four-bedroom detached home in Babworth, near Retford, Nottinghamshire, enjoying panoramic countryside views, a generous plot of approximately 0.202 ha (0.500 acres) and excellent access to the A1.

Milestone Cottage offers spacious family accommodation, generous reception space, a bespoke kitchen, sunroom and scope to extend, subject to the necessary planning consents. Set in a peaceful rural location yet conveniently placed for Retford and surrounding amenities, this attractive country house for sale near Retford is ideal for buyers seeking space, privacy and long-term potential.

Early viewing is strongly advised.



Description

Enjoying an enviable rural setting in Babworth, near Retford, Nottinghamshire, Milestone Cottage is an individual four-bedroom detached home with panoramic countryside views, a generous plot of approximate 0.500 acres and an exceptional lifestyle appeal. This attractive country house for sale near Retford offers a rare opportunity for buyers seeking a peaceful village location, spacious family accommodation and convenient access to the A1 and surrounding amenities.

From the moment you arrive, the property offers a wonderful sense of privacy and escape, surrounded by gardens and far-reaching open views that create a truly special setting. Inside, the well-proportioned layout is ideal for modern family living, with four bedrooms and generous reception space providing flexibility for growing families, visiting guests or those looking for a home office in a rural setting. The bespoke kitchen and sunroom add both charm and practicality, creating spaces equally suited to day-to-day living and entertaining.

One of the standout features of Milestone Cottage is its superb sense of potential. The existing layout already provides comfortable and versatile accommodation, while also offering scope to extend, subject to the necessary planning consents, making it especially appealing to buyers searching for a detached family home with land in Nottinghamshire.

For buyers looking for a village property near Retford that combines countryside tranquility with accessibility, the location is particularly appealing. Tucked away in a secluded rural position, yet within easy reach of Retford, local amenities and major road links, this detached house in Babworth offers the best of both worlds. With its generous plot, open views, flexible accommodation and long-term potential, Milestone Cottage is a home that will capture the imagination of discerning buyers. Early viewing is highly recommended.

Hallway

The property is entered through the front upvc door into the tiled floor hallway with space for coats and shoes with a side window allowing the natural light to flood within.

Kitchen / Diner 21'9" x 11'10" (6.63m x 3.63m)

Leading from the hallway into the kitchen / diner with the continuation of the tiled floor and a traditional cottage charm with a thoughtful, usable layout. Sage green walls complement light blue bespoke cabinets and wood butcher block countertops, while beige tile backsplash add an earthy warmth. An L-shaped workspace by a large windowed wall centers on a sturdy farmhouse Belfast sink and integrated washing area. A stone fireplace with a multi- fuel burning stove provides a focal point and a cosy ambience, framed by a mantel. The expansive multi-pane window floods the space with natural light and offers a clear view of the outdoors, completing a warm, welcoming, and slightly eclectic feel that blends traditional refinement with country cottage appeal.

Lounge / Diner

The room centers on a stone fireplace with a traditional mantel in the lounge area with a front facing window. A separate dining nook runs adjacent to the living area, making this versatile space ideal for both everyday family meals and entertaining guests with a bay window over looking the stunning garden.

Orangery 12'4" x 10'7" (3.78m x 3.25m)

Leading off the kitchen / diner into the Orangery with stone floor, windows to three aspects, recess lights, radiator and French doors leading into the rear garden and side door stepping down into the conservatory.

Conservatory 13'5" x 10'3" (4.11m x 3.14m)

The conservatory has an Indian stone floor, water supply, dual aspect windows and sliding door into the rear garden.

WC 7'2" x 4'6" (2.19m x 1.38m)

The cloakroom consists of tiled floor, wc and hand basin.

Master Bedroom 14'2" x 8'7" (4.33m x 2.63m)

A side facing double bedroom with carpet, a range of built in wardrobes, radiator and access to the en-suite shower room.

Master Ensuite 4'11" x 3'6" (1.50m x 1.09m)

The en-suite has a corner shower cubicle with an electric shower, hand basin and wc.

Bedroom Two 10'9" x 9'6" (3.29m x 2.92m)

A double bedroom with carpet, radiator and built in wardrobes leading through the French doors into the Balcony room ideal for children's sleep overs or reading room whilst enjoying the panoramic views.

Bedroom Three 13'0" x 7'3" (3.98m x 2.23m)

A front facing double bedroom with wood floor, radiator and built in wardrobes with Louvre doors.

Bedroom Four 10'9" x 9'6" (3.29m x 2.92m)

A front facing double bedroom with carpet, radiator and cupboard housing the combi boiler.

Bathroom 10'5" x 7'6" (3.20m x 2.29m)

The spacious family bathroom comprises of a bath with shower over, bi fold shower screen, wc and hand basin with part panelled walls, carpet and traditional radiator.

Double Garage & Gym

The garage is a double garage with lighting and electric, manual roller shutter doors with a staircase leading up to the purpose built gym with two velux windows for natural light.

Outside

Stunning grounds with gated off road parking for many vehicles, tree house, patio area, workshop with power, lawn area and seating area to the top of the garden with views over looking the fields.

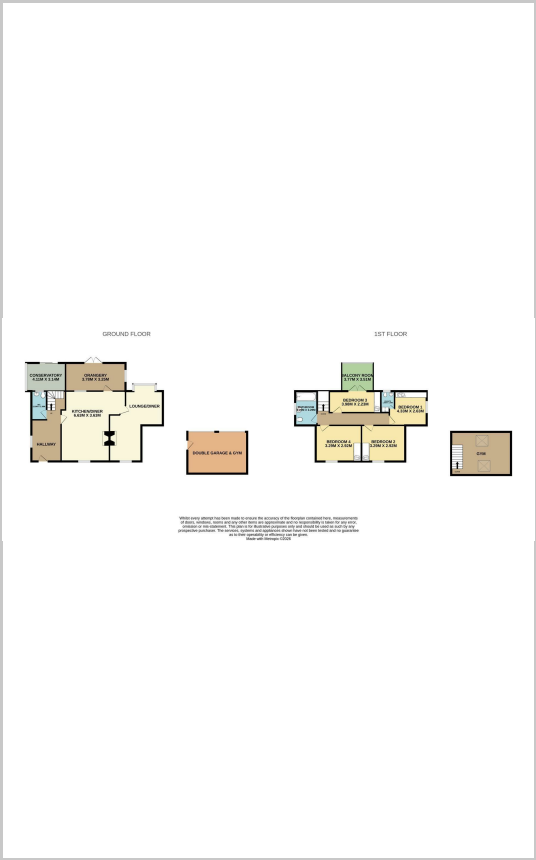
Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. 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.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER Clark Estates OR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

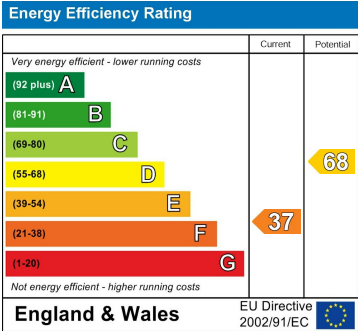
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.