



MEADOW VIEW, WEST MARKHAM
GUIDE PRICE £625,000

BROWN & CO

MEADOW VIEW, BACON LANE, WEST MARKHAM, NEWARK, NG22 0GU

DESCRIPTION

A beautiful, detached cottage built in the 1800's, but with later additions to now create a substantial family home and being located in the small and favoured village of West Markham and offering delightful open countryside views to the front. Meadow View is set on a very good sized plot with established trees and foliage as well as manicured lawns and the gardens are undoubtedly an attractive feature of the property. There is a large double aspect sitting room with rustic fireplace as well as an additional bedroom to the front on the ground floor which could be a second sitting room, offering delightful views to the front. There is a shaker style breakfast kitchen leading to a sunroom.

On the first floor there are four double bedrooms, two of which offering front aspect views over countryside and the others offering views to the attractive gardens to the rear.

There is off road parking and a detached garage and the property does retain some character features one would expect.

LOCATION

West Markham is small hamlet to the south of Retford within comfortable distance of Tuxford village with a co-operative convenience store as well as Tuxford Academy, post office, doctors surgery and a good selection of local shops. Retford is to the north approximately 15-20 minutes' drive which provides more comprehensive shopping, leisure and recreational facilities as well as a mainline railway station on the London to Edinburgh inter city link. The A1 and A57 are within comfortable distance linking to the wider motorway network. West Markham is surrounded by beautiful countryside providing walks and hacking.

DIRECTIONS

What3words///arrive.journals.slowness

ACCOMMODATION

Wooden door with windows to either side leading to

ENTRANCE HALL 12'3" x 7'3" (3.76m x 2.23m) laminate flooring, period skirtings, dado rail. Telephone point. Small paned glazed door to

SITTING ROOM 24'7" x 14'2" (7.54m x 4.52m) two front aspect sash windows with views to the garden and countryside to the front and double French doors into the rear garden. Rustic brick fireplace with raised quarry tiled hearth with open fire, range of bookshelves and storage to the side. Recessed lighting, period skirtings. TV point.



SECOND SITTING ROOM 12'7" x 11'10" (3.87m x 3.65m) (currently used as a bedroom), dual aspect to front and side with sash windows offering views to the garden and countryside. Laminate flooring, painted ceiling timbers, recessed shelved area with storage cupboard below.

BREAKFAST KITCHEN 18'9" x 12'8" (5.75m x 3.91m) side aspect ¾ glazed door into the sunroom. Rear and side aspect double glazed windows with views to the garden. An extensive range of cream coloured base and wall mounted cupboard and drawer units. 1 ¼ enamel sink drainer unit with mixer tap. Integrated dishwasher,

built-in Neff electric oven and grill, five ring Neff hob with extractor above. Ample working surfaces, built-in original style cupboard. Rustic brick fireplace with tiled insert and oil fired Rayburn providing the source for central heating. Ceramic tiled flooring, exposed ceiling timbers, spotlighting. Door to pantry which is shelved. Door to



SUNROOM 8'8" x 7'3" (2.68m x 2.21m) brick base, vaulted ceiling with exposed ceiling timbers. Double glazed windows with views to the garden and French doors. Ceramic tiled flooring.



UTILITY ROOM 7'7" x 4'4" (2.35m x 1.35m) side aspect window. Space and plumbing for washing machine and additional appliance, working surfaces above and double wall mounted cupboard. Recessed lighting and ceramic tiled flooring.

SHOWER ROOM 8'8" x 7'3" (2.68m x 2.21m) rear aspect obscure double glazed sash window. Walk-in shower cubicle with aqua board surround, mains fed shower with handheld attachment raindrop shower head. Vanity unit with inset sink, mixer tap and cupboard below. Low level wc. Built-in shelved cupboard. Tiled walls, tiled flooring, chrome towel rail radiator, recessed lighting and extractor.

INNER VESTIBULE with stairs to

FIRST FLOOR LANDING which is split level. Two sash cord double glazed windows overlooking the garden and countryside views. Central heating thermostat. Built-in airing cupboard with factory lagged hot water cylinder, fitted immersion and shelving above.

BEDROOM ONE 14'10" x 9'9" (4.57m x 3.03m) to front of wardrobes. dual aspect sash cord double glazed windows to front and rear with garden and countryside views. A good range of floor to ceiling built-in bedroom furniture with hanging and shelving space. Telephone point.



BEDROOM TWO 13'6" x 12'10" (2.76m x 2.21m) rear aspect sash cord double glazed window with views to the garden. Access to roof void.



BEDROOM THREE 12'10" x 12'2" (3.96m x 3.72m) front aspect sash cord double glazed windows overlooking the garden and countryside views. Built-in over stairs cupboard with shelving, recessed lighting.



BEDROOM FOUR 12'5" x 11'8" (3.82m x 3.59m) rear aspect sash cord double glazed window with views to the garden. Victorian style fireplace, built-in double wardrobe with hanging and shelving space. Recessed lighting.

FAMILY BATHROOM 9'0" x 7'3" (2.76m x 2.21m) rear aspect obscure double glazed window. Four piece white suite comprising tile enclosed bath with handheld mixer tap/shower attachment, low level wc, bidet with mixer tap, pedestal hand basin. Stained wooden flooring, part tiled walls, extractor, recessed lighting.

OUTSIDE

The property is approached via Bacon Lane with off road parking for several vehicles and leads to **DETACHED DOUBLE GARAGE** with twin up and over doors, side aspect window and personal door to the garden. The gardens are wraparound to all sides and are a main feature of the property and provides a good degree of privacy to the rear. The lawns are manicured and sculptured with established shrub and flower borders. Full width paved front patio, additional side garden area providing seating with resin pathway. Path to the front door from Bacon Lane by way of a gate.

The rear garden is raised with a full width paved patio to the rear and brick steps up with brick retaining walls to the main rear garden. The rear garden is fenced to all sides, woodland behind. Lawned with established shrub and flowers including a good variety of fruit trees.

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 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.

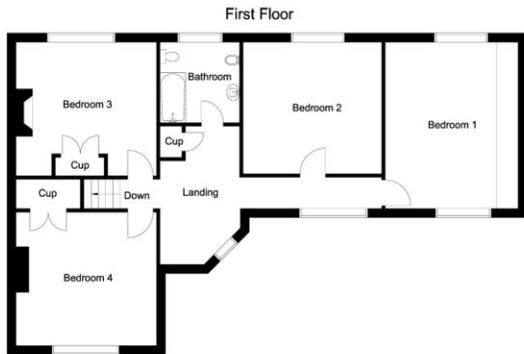
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

Viewing: Please contact the Retford office on 01777 709112.

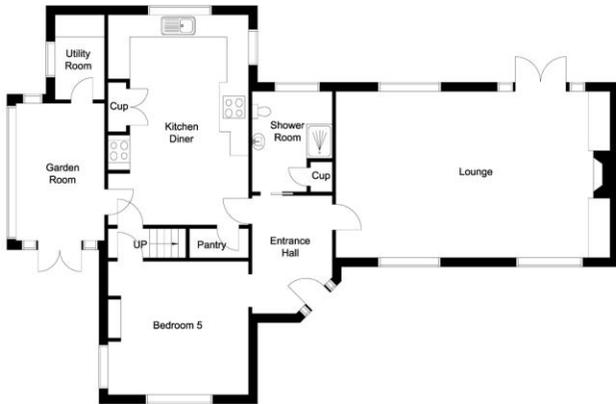
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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.

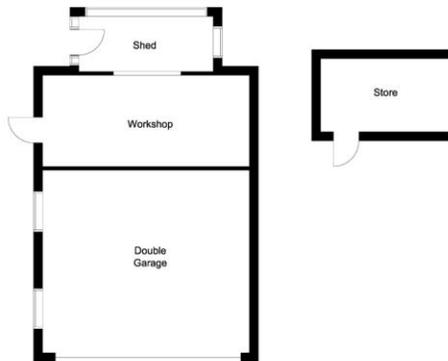
These particulars were prepared in March 2026.



Ground Floor



Outbuildings



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E		
(21-38)	F	36	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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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