



RAGNALL HOUSE



A GEORGIAN HOME SHAPED THROUGH GENERATIONS

Standing proudly within just under an acre in the historic Nottinghamshire village of Ragnall, this Grade II listed Georgian farmhouse is a home shaped by generations.

Originally a working farmhouse, the property was extended in the early 1900s, with cottages later added to the rear, creating the wonderfully individual home seen today. In more recent years it has also enjoyed a chapter as a bed and breakfast, and that legacy of generous accommodation and flexibility remains one of its greatest strengths.



Red brick elevations, timber framed windows, slate tiles across the handsome front section and traditional pan tiles to the rear immediately speak of the property's history. Inside, parquet floors, original fireplaces, exposed beams, stained glass and period joinery sit comfortably alongside more recent additions.

With eight bedrooms within the main house and three further areas offering annexe, guest or working possibilities, this is a property with an extraordinary ability to evolve around the people who live here.



WELCOME TO YOUR NEW HOME

Step through the timber front door, framed by stained glass glazing to either side, and the history of the house immediately begins to reveal itself.

Parquet flooring brings warmth and character to the entrance hall, while its generous proportions allow the space to work as far more than simply somewhere to arrive. Currently doubling as a study area, it creates a lovely place to work amongst the fabric of the original house.



WHERE CENTURIES OF CHARACTER BEGIN TO UNFOLD

From here, the accommodation begins to unfold in several directions, giving the farmhouse the wonderfully rambling quality that only a home developed and extended over centuries can offer. Each turn reveals another part of its story, with the layout reflecting the different chapters that have shaped the house over time.

Tucked away off the hall, steps descend into the cellar. With power and lighting already in place, it provides invaluable storage away from the main living accommodation, offering a practical space for household essentials while keeping them neatly out of sight.





EDWARDIAN CHARACTER FOR EVENINGS BY THE FIRE

Forming part of the 1904 extension, the drawing room introduces a slightly more formal side to the house. Dual aspect windows draw natural light into this beautifully proportioned reception room, where ceiling roses and decorative corning reflect the elegance of the period. At its heart, a log burner makes this every bit as inviting on a winter evening as it is impressive when entertaining.

There is a wonderful sense of connection here too, with access back into the main entrance hall as well as through to the rear hallway and boot room. A staircase rises directly from this part of the house to the first of the bedroom wings above, another reminder of how the property has grown and evolved over time.





COURTYARD VIEWS SET THE MOOD FOR RELAXING

For evenings that call for something a little more intimate, the snug provides a wonderfully relaxed alternative.

Exposed beams bring texture overhead, while the marble fireplace creates an elegant focal point. A bay window with French patio doors fill the room with natural light and looks towards the private walled courtyard garden, making this an easy room in which to settle with a book, enjoy a quiet morning coffee or simply escape the busier parts of the house.



PERIOD CHARACTER SETS THE SCENE FOR DINNER

There is something particularly special about the dining room. Parquet flooring and an original fireplace continues the sense of period character, complemented by original fitted units that have remained part of the fabric of the house.

French doors are beautifully positioned within a bay window, opening directly onto the walled garden. In warmer weather, throw the doors open and allow dinner to spill outside, while during the winter months the garden remains a wonderful backdrop from the warmth of the house. It is a room made for long lunches, celebrations and evenings gathered around the table.





COOKING AND GATHERING AT THE HEART OF HOME

The kitchen forms the relaxed everyday heart of this historic home, bringing together the practicality of contemporary living with the character and warmth expected of a traditional farmhouse.

Fitted in 2023, it introduces a more contemporary practicality whilst remaining sympathetic to its surroundings. Oak worktops bring natural warmth to the cabinetry, sitting alongside tiled finishes, while a Range cooker, dishwasher and sink are incorporated into the space.



There is plenty of room for the everyday rhythm of family life, whether preparing supper or cooking for a house full of guests. Connection with the garden adds another dimension.

A door opens directly onto the east-facing patio, allowing the outside to become a natural extension of the kitchen during the warmer months, particularly for breakfast in the morning sunshine or easy outdoor dining.



EVERYDAY MOMENTS AROUND THE BREAKFAST TABLE

Adjoining the kitchen is the breakfast room, a wonderfully informal space full of character. A Rayburn, set within a red brick inglenook, brings traditional farmhouse warmth, while additional storage and an oak breakfast bar peninsula provide room for morning coffee or casual suppers.

Perhaps the loveliest spot is the cushioned window seat overlooking the garden, a natural place to settle, watch the seasons change and enjoy a slower start to the day.



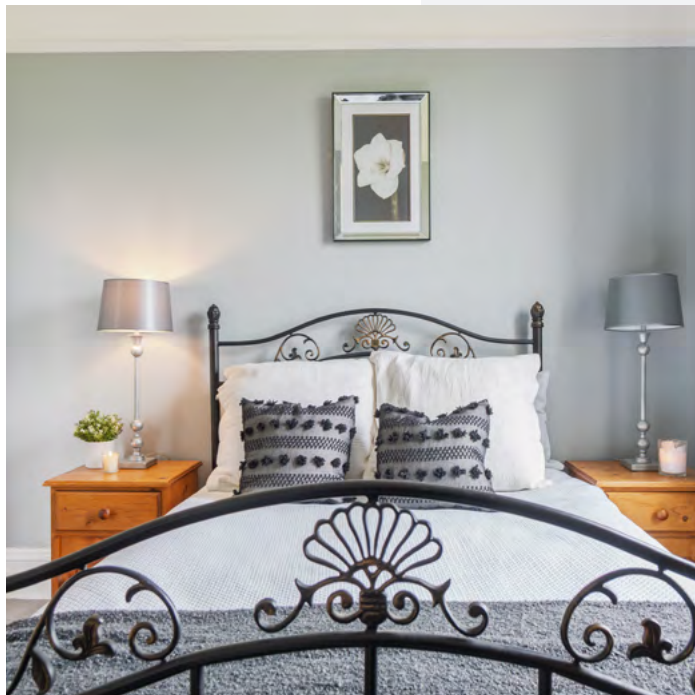


THE PRACTICALITIES OF COUNTRY LIFE

Behind the principal living spaces, the utility and boot room take care of the practicalities of country life. The utility provides plumbing for a washing machine and dryer alongside space for an American-style fridge freezer, while a downstairs WC adds further convenience.

With a back door opening directly onto the garden, muddy boots, dogs returning from a walk and gardening clothes can all be dealt with here, keeping the everyday workings of the house neatly away from its main living spaces.





PRIVACY AND INDEPENDENCE

Alongside, Bedroom Two has its own shower and wash basin incorporated within the room, while a separate WC on the landing serves this part of the house, adding further practicality to the arrangement.

For guests, older children or multi-generational living, this separation offers a valuable degree of independence, while remaining comfortably connected to the main house. It is another example of how the farmhouse has evolved over time, creating a flexibility rarely found within a traditional period home.

From the drawing room, the staircase rises directly into the 1904 extension, revealing another distinct chapter in the evolution of the farmhouse. Here, Bedrooms One and Two occupy their own section of the first floor, creating a more private wing set apart from the bedrooms within the original part of the house.

Bedroom One enjoys the privacy of its own en-suite, creating a comfortable principal or guest bedroom with a sense of separation from the remainder of the first floor accommodation.





SASH WINDOWS FRAME ANOTHER GENEROUS BEDROOM

Moving through into the original part of the farmhouse, three further bedrooms reveal another layer of the building's history. Generous proportions combine with sash windows, original shutters and fireplaces, giving each room its own distinctive identity.

With such generous proportions and individuality across the bedrooms, the house leaves the choice of principal suite entirely open. This freedom brings a welcome flexibility to the first floor, allowing the accommodation to be shaped around individual preferences and changing needs over time.



Bedroom Five has its own distinctive style, with two sash windows bringing both natural light and traditional architectural detail to the room. An original fireplace remains at its heart, adding another tangible link to the farmhouse's past.

Generous dimensions leave considerable freedom in how the room is arranged, while its en-suite shower room adds a valuable sense of privacy and independence.



DUAL ASPECT LIGHT MEETS ORIGINAL CRAFTSMANSHIP

Bedroom Four is particularly rich in period detail. Dual aspect windows draw natural light into the room from two directions, enhancing its generous proportions and giving the space an open, airy quality.

Two of the windows retain their original shutters, a wonderful surviving detail that speaks to the craftsmanship of the house, while an original fireplace provides a further focal point. Fitted wardrobes complete a bedroom where historic features and practical storage sit comfortably together.





FRONT FACING WITH ROOM TO EVOLVE

Positioned to the front elevation, Bedroom Three is another generously proportioned room within the original farmhouse, with ample space to create a bedroom that feels both comfortable and considered.

Fitted storage above the bed makes clever use of the available space, providing useful practicality while leaving plenty of room for additional furniture and individual touches.



SLOW MORNINGS AND LONG EVENING SOAKS

Serving the first floor is a generously proportioned family bathroom, with a spacious layout that gives each element of the room its own place. At its centre, a large freestanding bath creates a natural focal point, complemented by his and hers wash basins that add both symmetry and practicality to the arrangement.

Storage has been thoughtfully incorporated, with two useful cupboards discreetly housing the water tank and linen. Keeping these practical necessities neatly concealed allows the bathroom to retain a clean, uncluttered feel, while making good use of its generous proportions.





A FURTHER LEVEL BRINGS EVEN MORE POSSIBILITIES

Continue upward and the top floor reveals three further bedrooms tucked into the upper reaches of the farmhouse.

Bedroom Six is rich in character, with exposed beams and an original feature fireplace reminding you of the age of the building, while an en-suite shower room makes it ideal for guests or as another private bedroom suite. Bedroom Seven incorporates its own shower alongside a vanity unit and wash basin with views across the gardens to St Leonard's Church.



DESIGN CONCEPT

Bedroom Eight is perhaps the most playful and versatile of the three. Three Velux windows draw light into the room, while a mezzanine level creates additional space that could be used for storage, studying or as a tucked-away play area.

With eight bedrooms in the main house alone, there is extraordinary flexibility here, whether rooms are required for guests, home working, hobbies or simply the luxury of space.



TAKE A CLOSER LOOK AT RAGNALL COTTAGE

On the ground floor is a kitchen alongside a shower room, while upstairs a lounge and separate bedroom create comfortable living accommodation across two levels. The bedroom also incorporates a vanity unit and wash basin, adding further practicality to the arrangement.

It is easy to imagine the cottage accommodating extended family or visiting friends, providing them with greater independence whilst remaining close to the main household. Equally, its self-contained arrangement lends itself to B&B use, offering further potential alongside the main home.



Attached to the main house but enjoying its own separate access, 'Ragnall Cottage' introduces the first of several exciting possibilities for independent accommodation, offering a self-contained space that remains conveniently connected to the farmhouse.

Originally created as a cottage for farm workers, it retains its own identity and a sense of separation, whilst its physical connection to the main house adds valuable flexibility to how the accommodation might be used.



PRIVACY AND POSSIBILITY BEYOND THE MAIN HOUSE

Completely detached from the farmhouse and tucked within the garden, the cabin offers an entirely different retreat. With its own LPG central heating, electricity and drainage, the accommodation combines a studio-style bedroom and living area with an en-suite shower room.

Most impressive are the views, stretching beyond the garden towards the rolling countryside. For guests seeking privacy, B&B potential, independent family members or simply somewhere to retreat from the main house, it is a wonderfully versatile addition.





MAKE OUTDOOR LIVING PART OF EVERY DAY LIFE

One of the pleasures of the farmhouse is the way its living spaces connect with different parts of the gardens. Rather than relying on a single terrace, doors around the house lead naturally outside, creating a series of places to sit, dine and enjoy the grounds as the light changes throughout the day.

French doors from the dining room open directly into the walled garden, a more enclosed setting also enjoyed from the snug.



SPACE TO DINE, GATHER AND UNWIND OUTDOORS

To the rear, a further patio can be reached from the utility room, creating another useful outdoor area, while the kitchen and boot room connect directly with the main east-facing patio.

This relationship between house and garden allows outdoor living to become part of the natural rhythm of the property, with different areas easily reached from the rooms within. The east-facing terrace catches the earlier light, while the walled garden offers a more sheltered setting beside the principal reception rooms, giving each space its own purpose and atmosphere throughout the day.





ESTABLISHED GROUNDS WITH ROOM FOR MUCH MORE

Elsewhere within the grounds, the summer house provides another useful dimension to the property. Currently arranged as a studio or workshop, it has its own shower room and storage heating, allowing the space to be used beyond the summer months.

Whether retained for creative pursuits, home working or hobbies, it offers valuable separation from the main house while remaining within the privacy of the grounds.

Practical provision is equally well considered. An attached single garage with traditional timber doors offers secure parking or useful storage, while a double car port provides further covered parking. Together with Ragnall Cottage and the detached cabin, these additional buildings contribute to the considerable flexibility found across the property.

Extending to just under an acre, the grounds wrap around the farmhouse, with established planting, lawns and mature fruit trees creating a setting that feels appropriately established around a home of this age. The fruit trees provide another reminder of its agricultural past, while the maturity of the gardens softens the red brick elevations and gives different areas around the house their own identity.

Electric gates secure the plot, adding valuable practicality for children and pets without detracting from its rural feel. Look beyond the garden boundaries and the landscape opens into rolling Nottinghamshire countryside, connecting the farmhouse and its grounds naturally with the wider setting.





CENTURIES OF HISTORY, WITH MORE STILL TO COME

From its beginnings as a working Georgian farmhouse, through its early twentieth-century extension and later life welcoming guests as a bed and breakfast, this is a property that has continually adapted while retaining the character that makes it special.

Today, eight bedrooms, generous reception rooms, 'Ragnall Cottage', the cabin, summer house and almost an acre of established grounds create possibilities for multi-generational living, working from home, welcoming guests or simply enjoying an extraordinary amount of space. For its next owners, this is not simply an opportunity to own a Grade II listed farmhouse. It is the opportunity to become part of its next chapter.



VILLAGE LIFE AND COUNTRYSIDE
ON YOUR DOORSTEP

Ragnall is one of those Nottinghamshire villages where the landscape and the history feel closely intertwined.

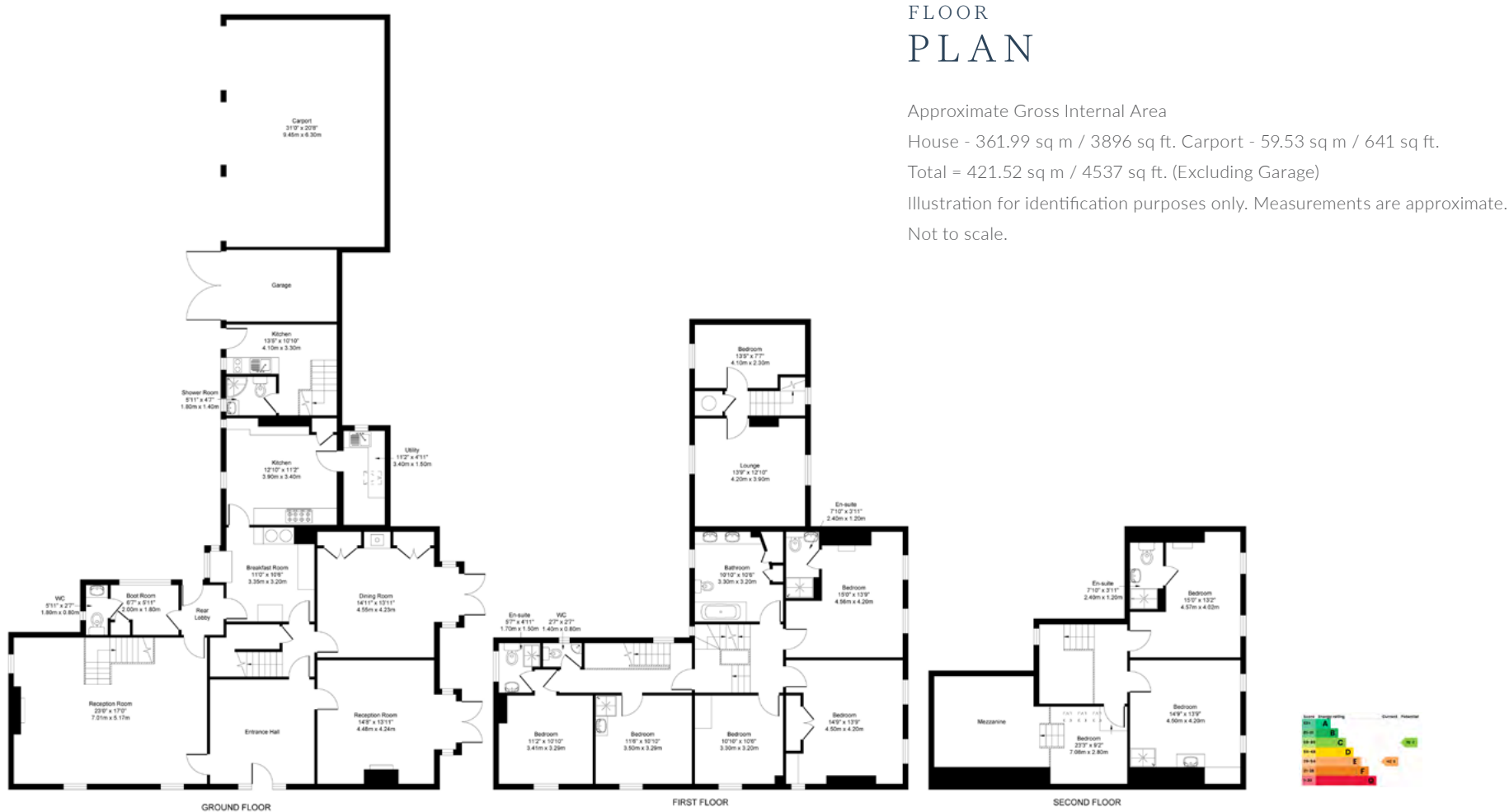
The settlement appears in the Domesday Book of 1086, and centuries later it remains a small rural community surrounded by open countryside. Life here offers the opportunity to enjoy a quieter pace, with walks, cycling and countryside quite literally on the doorstep.

The nearby Fledborough Viaduct provides a particularly memorable destination, with the shared walking and cycling trail across the viaduct offering elevated views across the surrounding landscape.

For everyday amenities, Tuxford is within easy reach and provides independent shops, cafés and local services, while Retford offers a wider choice of shopping, restaurants and amenities. Road connections are also convenient, with access to the A1 and A57 placing the property surprisingly well for a home that feels so immersed in the countryside.

Retford railway station opens up connections further afield, including services reaching London within 1.5 hours, making Ragnall an appealing proposition for anyone looking to exchange town or city life for more space without feeling entirely disconnected from it.

It is this balance that makes the setting so appealing. Historic village life, rolling countryside and a genuine sense of escape, yet with the wider towns and transport connections of North Nottinghamshire still within comfortable reach.



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