



Low Street

East Drayton, East Drayton, DN22 0LN

£585,000

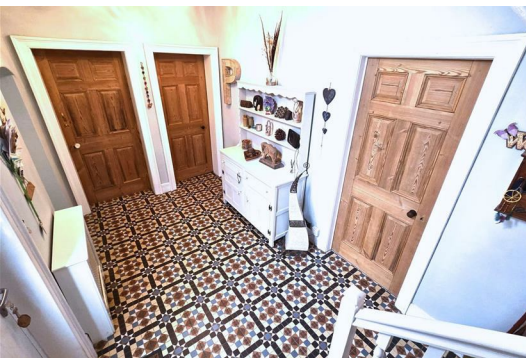


Located in the charming village of East Drayton, Retford, this delightful farmhouse on Low Street offers a perfect blend of rural charm and modern living. With five spacious bedrooms, this property is ideal for families seeking a serene lifestyle.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The layout of the home provides ample space for relaxation and social gatherings, making it a wonderful place to create lasting memories.

The farmhouse boasts two well-appointed bathrooms, ensuring convenience for all residents. Each bedroom is generously sized, allowing for comfortable living and personal space. The property's character is enhanced by its traditional features, which harmoniously blend with contemporary comforts.

Set in a picturesque location, this farmhouse is surrounded by beautiful countryside, offering a tranquil retreat from the hustle and bustle of city life. Whether you are looking to enjoy leisurely walks in nature or simply



Description

Vine Farm Cottage is deceptive from the road side with generous accommodation on offer; two reception rooms, kitchen / diner, utility, cellar, five bedrooms and two bathrooms. To the exterior there is ample parking and side and rear gardens. This property is a MUST view to appreciate all it has to offer.

Reception Hall

Entering the property stepping into the hallway with an attractive half turn staircase to the first floor having spindled balustrade, Minton style tiled flooring, radiator, useful under stairs storage cupboard, access to the cellar.

Sitting Room 19'1" x 18'2" (5.84m x 5.56m)

This beautifully presented sitting room combines warmth, character, and generous proportions to create the perfect space for relaxing or entertaining. A striking feature fireplace with rustic brick detailing forms the heart of the room, complemented by deep-toned walls and rich natural wood finishes that add a cosy, contemporary feel throughout. The spacious layout comfortably accommodates large sofas and seating areas, while bespoke-style fitted original cabinetry provides both charm and practical storage.

Living Room 17'3" x 14'5" (5.26m x 4.41m)

The living room has dual aspect windows, traditional picture rail and a centre feature of an open grate fire with a raised stone hearth, radiator and centre ceiling light.

Open Plan Kitchen / Diner 39'4" x 18'8" to 12'9" (12.00m x 5.71m to 3.91m)

A substantial room and the hub of a family home. The room has the feature and benefit of a dual aspect log burner, flag stone flooring with under floor heating. The breakfast / kitchen area attractively appointed with comprehensive range of Sage green base units with solid butcher block work surfaces including and complementing central island with an AEG induction hob with a breakfast bar, Neff concealed extractor and wine cooler, ceramic 1.5 sink unit, range of integrated appliances including an AEG oven and steamer, AEG microwave with warming drawer and space for a dishwasher. Further larger units have recess suitable for American style fridge freezer and bifold doors opening to rear patio, ideal for alfresco entertaining. Natural light floods with the five Velux windows, hard wired speaker system and mood lighting. The back staircase leads up to the first floor landing.

Utility Room 12'9" x 4'11" (3.91m x 1.51m)

With a base cupboard, solid timber working surface, flag stone flooring, plumbing for washing machine and dryer, external door leading to the rear garden and a side aspect window.

Bedroom One 17'2" x 14'3" (5.25m x 4.35m)

A generous size master bedroom benefitting from a walk in dressing room with open fronted storage, original cast open fireplace with a tiled hearth, radiator, upvc window and ceiling light.

Bedroom Two 17'8" x 10'11" to 11'10" (5.41m x 3.35m to 3.62m)

A double bedroom with a front aspect window, carpet and radiator.

Bedroom Three 13'10" x 9'11" (4.23m x 3.04m)

A double rear facing bedroom with carpet and radiator.

Study 13'1" x 10'6" (4.00m x 3.21m)

Dropping down off the split landing into the study area which could quite easily be converted into a further bedroom, side aspect window and radiator.

Bedroom Four 10'10" x 9'11" (3.31m x 3.04m)

A double bedroom with carpet and radiator and side facing window.

Bedroom Five 13'5" x 7'1" (4.09m x 2.18m)

A side facing window with carpet and radiator and access to the loft.

Family Bathroom

The family bathroom attractively appointed with a white free standing roll topped bath with Victorian bath / shower mixer, separate tiled shower enclosure with Mira shower, surface mounted basin over a feature oak barrel, low suite wc, part tiling to airing cupboard, chrome towel warmer.

Wet Room

The wet room is fully tiled in natural tones of pebble tiling with an overhead rainfall shower with an additional handset. Surface mounted basin with base storage, wc with concealed cistern, roof window and heated towel rail.

Rear Landing

Leaving the first floor down the back staircase entering in to the open plan dining / kitchen. Inner arch, side aspect window and radiator.

Cellar

The cellar is a generous size and an ideal wine storage area with quarry tiled floor and raised brick work and lighting.

Outside

The property is secure by a barn gate with a side garden and vehicle parking court for three vehicles and a rear garden with an entertaining area directly accessible from the living dining kitchen through the bi-fold doors making it ideal for alfresco entertaining, stepping down onto an additional lawn..

Additional Information

The boiler cupboard houses the Grant oil fired central heating boiler and the manifolds for underfloor heating. Oil tank located in the rear garden.

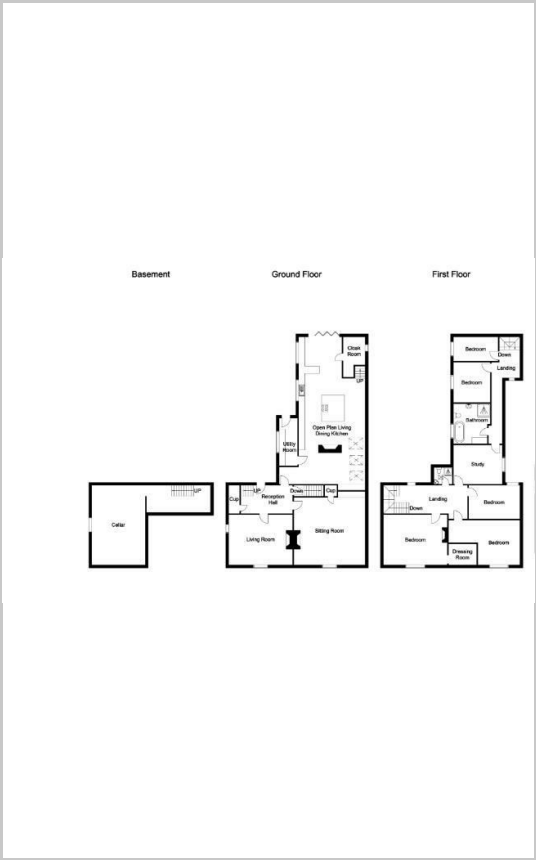
Disclaimer

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.

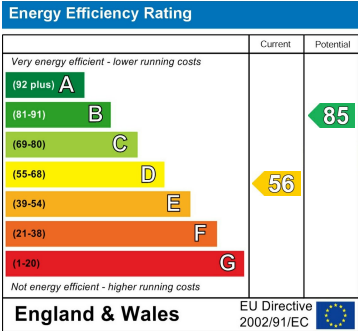
Area Map



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.