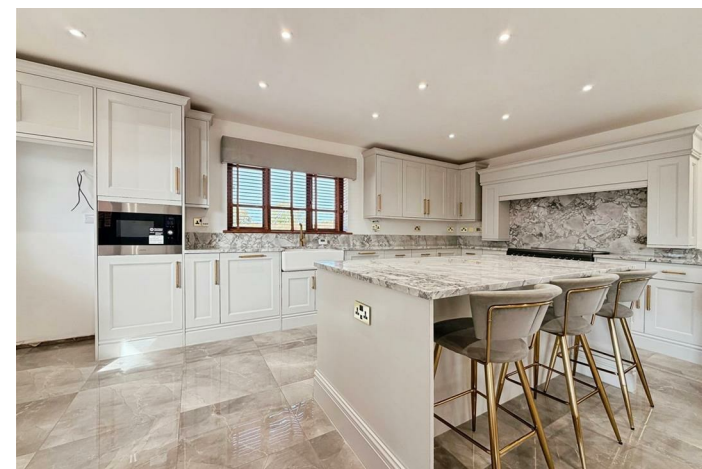




THE PADDOCK LONG LANE

RETFORD, DN22 0GH

£600,000
FREEHOLD

A truly versatile and individual property, beautifully presented throughout and offering stylish contemporary accommodation together with an exceptional range of further opportunities. The property provides an impressive open-plan kitchen, living and dining space, two generous double bedrooms, a luxurious bathroom and a separate sitting room, complemented by bespoke fittings and quality finishes throughout. Externally, the property is approached via private double gates and benefits from an extensive pebble driveway, substantial detached brick-built business/outbuilding, dog kennels and approximately two acres of land, offering an excellent combination of residential, business and lifestyle potential. The property also benefits from significant existing planning consents. Planning was granted on 24th June 2024 for a two-storey side extension to the bungalow, under Planning Ref: 24/00491/HSE providing the opportunity to create a larger three-bedroom detached residence. In addition, planning permission has been granted for the extension of the existing traveller site with four additional pitches, under Planning Ref: 3/01023, further enhancing the property's potential.

 FINE & COUNTRY



Total area: approx. 137.0 sq. metres (1474.2 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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