



23 COBWELL ROAD, RETFORD
£425,000

BROWN & CO

THE OLD CANAL WAREHOUSE, 23 COBWELL ROAD, RETFORD, DN22 7BN

DESCRIPTION

A unique opportunity to purchase this three storey canal side property which has been reconfigured by the current owners to create a large open plan first floor living kitchen dining room overlooking Chesterfield Canal and Kings Park. The property offers versatile accommodation which would suit multi family living or for those that wish to work from home. The basement could provide an additional one bed annexe for elderly relative or air bnb. The property does retain many original style features and has the added benefit of replacement double glazed windows throughout as well as access from Cobwell Road to the rear leading to the nice sized garden with ample parking, garage and private mooring on the Chesterfield Canal.

LOCATION

Cobwell Road is an established residential area, conveniently located for the town centre. One may walk over the bridge to the Chesterfield Canal and through the stunning Kings Park to approach the town centre Market Square. Another feature of the Cobwell Road area is its close proximity to Retford's railway station which has a direct rail service into London Kings Cross (approx. 1hr 30mins).

In addition to an array of residential facilities, Retford has other excellent transport links including the A1M lying to the West from which the wider motorway network is available. Leisure amenities and educational facilities (both state and independent) are well catered for.

DIRECTIONS

What3words///

ACCOMMODATION

Part glazed composite door with slimline obscure glass and fanlight to

ENTRANCE VESTIBULE with part wood panelled walls, opening to

ENTRANCE HALL with parquet flooring, dog legged staircase to the first floor. Door with stairs leading down to the

LOWER GROUND FLOOR

REAR LOBBY with tiled flooring, part glazed door to garden. Door to

SECOND KITCHEN/LAUNDRY ROOM 15'2" x 9'10" (4.62m x 2.99m) with secondary wooden glazed window with views to the garden. A range of wall mounted cupboards, stainless steel sink drainer unit, space and plumbing for washing machine and two additional appliances. Wall mounted gas fired central heating boiler, ceramic tiled floor. Larder cupboard with shelving. Gas point. Door to garage, door to

SECOND CLOAKROOM with low level wc, wall mounted hand basin with tiled splashback. Ceramic tiled floor and extractor. Plumbing for a shower (if required). Door to DOUBLE GARAGE 21'0" x 18'9" (6.42m x 5.70m) with two sets of double opening doors and secondary glazed window. The ground floor could be turned into an annexe or rentable property but provides option for cars and workshop or indeed a home working studio.

STOREROOM/WORKSHOP 21'0" x 21'0" (6.42m x 6.42m) versatile room or annex, hobbies room, light and power, understairs cupboard

GROUND FLOOR (street level)

CLOAKROOM front aspect double glazed window. White low level wc, pedestal hand basin. Part tiled walls, dado rail, extractor.

KITCHEN DINING LIVING ROOM 28'8" x 20'7" (8.77m x 6.31m) maximum dimensions.

Kitchen Area side aspect double glazed window with views to the garden, Chesterfield Canal and Kings Park. A good range of base and wall mounted cupboard and drawer units, single sink drainer unit with mixer tap, space and plumbing below for dishwasher. Fitted Rayburn Royal gas stove as well as space for another freestanding cooker which is inset into an arched chimney bay

with tiled hearth and part tiled walls. Ample working surfaces, eyeball spotlighting. Laminate flooring.

Dining Area additional spotlighting, laminate flooring, opens to **Living Room** dual aspect with arched wooden double glazed loading doors to Juliet balcony and with delightful views to the canal and Kings Park. Additional two side aspect double glazed windows with views to the Canal and Kings Park. Feature floor to ceiling brick fireplace with fitted coal effect burner on raised tiled hearth. TV and telephone points, brick faced walls, exposed ceiling timbers.



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STUDY 18'4" x 10'0" to 7'6" (5.59m x 3.05m to 2.29m) with two double glazed windows to the side overlooking the Canal. Range of fitted bookshelves and storage cupboards.



FIRST FLOOR

LANDING front aspect arched secondary glazed loading doors with Juliet balcony. Access to roof void with ladder, light and partially boarded. Walk-in storage cupboard with light and additional separate shelved airing cupboard with fitted hot water tank.

BEDROOM ONE 20'10" x 9'2" (6.37m x 2.80m) dual aspect to side and rear with one arched wooden single glazed window and double glazed window, both offering views to Kings Park and Canal. Original stained wood flooring, wall light points. Door to



EN SUITE BATHROOM with four piece coloured suite of tile and wood panel enclosed bath with electric shower over, glazed screen and mixer tap. Low level wc, bidet with mixer tap and pedestal

hand basin with mixer tap. Extractor, two display niches with wood surrounds, part tiled walls and eyeball downlighting.

BEDROOM TWO 10'6" x 9'3" max (3.21m x 2.83m) maximum dimensions, side aspect double glazed window with views to the Canal and Kings Park. Painted brick chimney breast, built-in storage cupboards.



BEDROOM THREE 10'6" x 8'7" (3.21m x 2.61m) side aspect double glazed window with views to the Canal and Kings Park. Built-in floor to ceiling storage cupboards with hidden passageway linking into



BEDROOM FOUR 10'6" x 8'7" (3.21m x 2.61m) side aspect double glazed window with views to the Canal and Kings Park. Built-in storage cupboard, original stained wood flooring, telephone point.

BEDROOM FIVE 9'0" x 7'5" (2.76m x 2.26m) side aspect double glazed window with views to the Canal and Kings Park.

BOX ROOM 6'4" x 6'1" (1.94m x 1.86m) ideal for storage or office space.

FAMILY BATHROOM panel enclosed bath, pedestal hand basin, low level WC, part tiled walls. Storage cupboard.

OUTSIDE

A shared access to the rear of the terraced properties on Cobwell Road leads to a five bar gate for pedestrians and cars leading to the garden which is trellised, walled and hedged to all sides. Stoned driveway with space for several vehicles leading to the double garage. Sculptured area of lawn with brick edging. Paved pathway. Steps from the lawn with brick retained wall. A large side rockery with established trees and foliage, external water supply. External lighting on timer. There is an additional piece of garden which is pebbled and paved which provides the mooring where no. 23 has mooring rights with the Chesterfield Canal & River Trust.

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 D. 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.



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