



FIELDS VIEW HOUSE, HEADON
GUIDE PRICE £575,000 TO £600,000

BROWN & CO

FIELDS VIEW HOUSE, THORPE STREET, HEADON, RETFORD, DN22 0RD

DESCRIPTION

An immaculately presented and substantial detached family home in this rural village of Headon with open fields to the rear.

The property provides spacious and comfortable living accommodation throughout. One of the main features is the large open plan kitchen dining garden room with bifold doors leading into the rear garden and in turn leads to a covered seating area. There are two additional reception rooms as well as a study and en suite facilities to the master bedroom. The other four bedrooms are all doubles in size and you are greeted from the entrance by a large open plan hallway with polished oak floor and central staircase leading to the first floor gallery landing.

Externally, accessed via an electronically operated gate there is parking for several vehicles and detached double garage with solar panels and batteries in situ. The property has underfloor heating to the ground floor.

LOCATION

Headon is a small hamlet to the southeastern side of Retford town centre which is approximately 10 minutes' drive. Retford provide comprehensive shopping and recreational facilities as well as a mainline railway station on the London to Edinburgh intercity link. There are some nearby villages to Headon that have public houses and some local amenities. Schools for all age groups are within comfortable distance as is Lincoln city which is approximately 20 minutes to the south.

DIRECTIONS

What3words///baths.haggis.printouts

ACCOMMODATION

Part glazed composite door with double glazed side windows into

SPACIOUS ENTRANCE HALL varnished oak flooring, central dog legged turning staircase to the first floor gallery landing with under stairs storage area. Recessed lighting.

CLOAKROOM 9'3" x 4'3" (2.84m x 1.30m) side aspect obscure double glazed window. White low level wc, pedestal hand basin with mixer tap and tiled splashback. A range of base cupboards with wooden display above. Ceramic tiled flooring, extractor.

Partially glazed double doors to **LOUNGE 22'6" x 14'6" (6.90m x 4.45m)** dual aspect with front aspect double glazed bay window with views to the front garden, church and fields to the front. Double glazed French doors leading to the decked area and in turn to the garden. Feature fireplace with wood grain laminate surround, inset contemporary multi fuel burner, TV and telephone points, recessed lighting.



KITCHEN DINING GARDEN ROOM

Kitchen Area 15'4" x 11'4" (4.70m x 3.47m) side aspect with double glazed window. Well-appointed range of base and wall mounted handleless cupboard and drawer units in navy blue, inset double Belfast sink with mixer tap, integrated dishwasher, built-in Neff electric oven and grill. Five ring induction hob with Perspex splashback and Neff stainless steel extractor canopy above. Ample quartz working surfaces with attached wooden breakfast bar. Additional range of floor to ceiling handleless cupboards in dove grey, space for American fridge freezer, recessed lighting, oak flooring leading into the **Garden Room Area 15'4" x 12'0" (4.70m x 3.47m)** which has a vaulted ceiling with three high level triple glazed Velux windows. Triple glazed Bifold doors to the rear

garden and side decked area. TV and telephone points. Recessed lighting.



UTILITY ROOM 10'6" x 9'3" (3.23m x 2.84m) side aspect half glazed double glazed door and double glazed window. A good range of wood grain effect cupboard and drawers units, 1 ¼ stainless steel sink drainer unit with mixer tap. Space and plumbing for washing machine, integrated fridge and freezer. Full length wood grain effect sliding door housing the hot water system and a range of shelving and hanging space. Ceramic tiled floor.

29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP
01777 709112 | retford@brown-co.com

DINING ROOM 14'7" x 10'10" (4.47m x 3.35m) double glazed windows to front and side. Wall light points. TV aerial point.

STUDY 11'4" x 8'2" (3.47m x 2.50m) rear aspect double glazed window. A good range of fitted office furniture with concertina doors, TV and telephone points. A good range of power points. Recessed lighting and fitted bookshelf.



FIRST FLOOR GALLERY STYLE LANDING double glazed front aspect window with views of front garden, church and fields to the front. Recessed lighting. Automatic LED lighting.

BEDROOM ONE 15'7" x 12'2" (4.77m x 3.71m) double glazed windows to side and rear and offering views to open fields and to the church. Wall light points, recessed lighting, TV and telephone points. Door to



EN SUITE DRESSING ROOM with a good range of floor to ceiling wardrobes with ample hanging and shelving space. Recessed lighting.

EN SUITE SHOWER ROOM 6'9" x 5'4" (2.09m x 1.64m) side aspect obscure double glazed window. Corner tile enclosed shower cubicle with glazed screen, mains fed shower with handheld attachment, pedestal hand basin with tiled splashback and low level wc. Chrome towel rail radiator, recessed lighting and extractor.

BEDROOM TWO 14'7" x 11'4" (4.48m x 3.48m) rear aspect double glazed window with views to the garden and fields beyond and distant views to Lincoln. Access to roof void, spotlighting, TV and Telephone points.

BEDROOM THREE 15'4" x 8'9" (4.70m x 2.70m) two rear aspect double glazed window with views to the garden and fields beyond, spotlighting.

BEDROOM FOUR 11'4" x 10'7" (3.48m x 3.27m) rear aspect double glazed window with views to the garden and fields beyond. TV and telephone points.

BEDROOM FIVE 11'9" x 10'7" (3.63m x 3.27m) front aspect double glazed window and offering views to open fields and to the church. TV and telephone points.

FAMILY BATHROOM 9'7" x 9'4" (2.94m x 2.81m) side aspect obscure double glazed window. Four piece white suite of tile enclosed bath with contemporary mixer tap. Corner shower cubicle with glazed screen and mains fed shower. LED lighting. Vanity unit with mixer tap and wood cupboards below, low level wc. Part tiled walls, ceramic tiled flooring, wall mounted mirror. Chrome towel rail radiator, recessed lighting and extractor.



OUTSIDE

Approached from Thorpe Street with shared block paved drive and private electrically operated five bar gate into the front driveway which is block paved and provides parking for several vehicles. Step and ramps up to the front door. Pedestrian access to the rear of the property. **DETACHED DOUBLE GARAGE 20'8" x 17'7" (6.35m x 5.40m)** with electrically operated roller door. Window to the side, pitched roof with fitted solar panels and batteries. EV charging point.

The rear garden is walled and fenced to all sides. There is brand new decking with balustrade and glass roofed canopy. The garden is divided into two levels with a good area of lawn with block paved path and additional patio. Curved brick retaining wall and block paved path/ramp leading to the main garden which is mainly lawned with shrub and flower borders. Small timber shed to the rear. Hard standing for additional shed or greenhouse. Picket fence. The rear garden offers views to the fields beyond and distance views to Lincoln. External lighting and water supply.

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 F.
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 April 2026.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges Street, Norwich, NR3 1AB. Registered in England and Wales. Registration Number OC302092.

29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP
01777 709112 | retford@brown-co.com

BROWN & CO