



HOME FARM MAIN STREET EATON, DN22 0PS

£795,000
FREEHOLD

Home Farm House is a charming Grade II Listed character property located in an idyllic Nottinghamshire village. The property sits within grounds extending to just under an acre. The accommodation in the main house totals over 3800 square feet with the addition of a two-bedroom cottage and a brick construction barn, ideal for conversion, all within landscaped grounds.

FINE & COUNTRY

HOME FARM MAIN STREET

- Five bedroom character property
- Spacious breakfast kitchen
- Three reception rooms
- Three bathrooms
- Two bedroom cottage ready for renovation
- Brick built barn and additional outbuildings
- Private and mature landscaped gardens
- Highly sought-after village location surrounded by open countryside
- A wealth of character and period features



Accommodation

The gravelled driveway off the main road is bound by a picket fence, leading to the entry gate and further on to a generous gravelled parking area. A pathway from the off street parking leads to the front elevation and into the entrance lobby, which is situated within the later Victorian extension.

Entrance vestibule gives access to the front entrance door that leads to : Entrance lobby, flagstone floor, stairs to the first floor and access off to:

Drawing room, a fine, triple fronted room, which benefits built-in storage cupboards and a central, focal point fireplace with an inset open fire and ornate surround and mantel.

Formal dining room, enjoying a double fronted view over the garden and also features a picture rail and an open fire with a timber surround and mantle.

Family room, a charming dual aspect snug which overlooks the front garden and features a focal point fireplace with an inset log burner, stone hearth and timber surround and mantle. The snug leads to a lobby which gives access to a ground floor WC.

The spacious, bright kitchen diner sits to the rear elevation and incorporates a range of solid wood cream base and wall units with oak worksurfaces. There are two fitted, solid oak units either side of the chimney breast, one of which holds an integrated fridge alongside built-in shelving whilst the unit to the left of the chimney breast forms a very useful pantry cupboard. To the left of the kitchen there is a fitted floor to ceiling unit incorporating upper and lower-level cabinetry with central drawer storage. Appliances within the kitchen include the red two oven, two stove Aga, an integrated dishwasher, an electric oven with warming drawer below and a four burner Neff electric hob.

Off the kitchen there is a corridor leading down to a workshop, with a storage cupboard, larder, access to the disused cellar and access into the sitting room also granted from this inner corridor.

Another rear lobby to the rear of the house, which is also accessible off the kitchen, provides access to a very spacious utility room, providing space and plumbing for additional appliances, a secondary sink, built-in storage cupboards and ample shoe and coat storage. The utility room further leads into a brick-built lean-to which fronts main road, and offers an ideal storage space. Adjacent to the utility room there is a sizeable larder fitted with ample shelving space. Back door entrance from the small courtyard and parking space.

First Floor

Stairs ascend from the principal entrance hall at ground floor level to a split-level staircase, leading to two bedrooms at the front of the property. These two bedrooms are generous doubles, both enjoying a double fronted view over the garden and feature exposed beams, built-in wardrobes and a three piece, dual aspect en-suite bathroom within the Victorian two storey extensions, comprising a low level WC, a heated towel rail, a fitted bath and a pedestal wash hand basin, with bedroom 1 en-suite also benefiting full height fitted storage cupboards.

The split level staircase leading to the rear of the property lends access to a vast double fronted bedroom to the rear aspect, a double bedroom to the side of the property with built-in wardrobes, and a further double bedroom, also to the side elevation, with built-in hanging. A three-piece bathroom to the rear of the property services the three bedrooms to this end of the property.

The main staircase continues to a second floor level where there are two generous storage rooms, with additional loft storage accessible via a staircase off the rear landing. This space could

become further bedroom accommodation, providing the necessary planning consents were obtained.

Barn

A set of brick steps lead from the front of the property up to the brick-built barn, which offers huge potential, boasting a fully vaulted ceiling which displays the oak A-frame truss beams. The barn is currently used as storage, however, it would make an ideal annex space, a further living room to the principal residence, or an entertainment/games room.

Cottage

The cottage to Home Farm House has been empty for some years and now requires a full scheme of refurbishment works. A gravel drive running the perimeter of the property lends access to the front of the cottage, which would provide ample space for both off street parking and a garden area.

The cottage itself comprises a sitting room, kitchen diner, ground floor bathroom and two double bedrooms to the first floor.

Outside

The delightful, well-manicured gardens are positioned to the front of the property and are divided into three areas, the first being directly in front of the house, with well-stocked flower beds and borders, a stretch of lawn and a hedged boundary.

The second parcel of lawn sits to the front of the barn and is bordered by a hedge with mature, heavily stocked borders, filled with an array of shrubbery, perennials, well placed plants and flowers, and a mature oak tree to the corner of the garden.

A large expanse of lawn to the most southern part of the plot has previously been used as a grass tennis court, a very private parcel of garden with a mature tree lined/hedged boundary to the west and open fields to the south aspect. There are two brick

built outbuildings accessible from this section of the garden, one with a stable door and the other a generous garden store with a vaulted ceiling.

Location

Eaton is a small, picturesque village just 2.3 miles to the South of the North Nottinghamshire market town of Retford.

The A1 is 2.6 miles to the south which in turn provides access to the wider motorway network. Retford offers a good choice of local amenities, with an array of both independent and national retailers as well as a number of traditional pubs, restaurants and bars. A direct rail service into London King's Cross from Retford train station takes approx. 1 hr 30mins. Within a 20 mile radius is a wide range of schooling for all levels both state and private.

Additional Information

Bassetlaw District Council, Tax Band G.

Tenure is Freehold

Square Footage: 3,813 sq ft

0.8 acre plot

HOME FARM MAIN STREET





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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band G

Viewings – By Appointment Only

Floor Area – 6078.00 sq ft

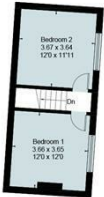
Tenure – Freehold



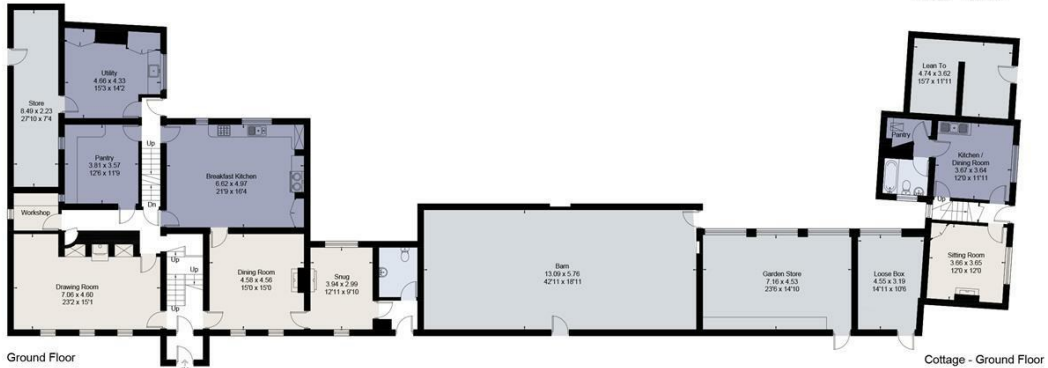
Approximate Floor Area = 354.2 sq m / 3813 sq ft
Barn = 75.5 sq m / 813 sq ft
Cottage = 71.4 sq m / 768 sq ft
Outbuildings = 63.6 sq m / 684 sq ft
Total = 564.7 sq m / 6078 sq ft



First Floor



Cottage - First Floor



Ground Floor

Cottage - Ground Floor



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



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #75827

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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