



HIGH VIEW, 76 BIGSBY ROAD, RETFORD  
£795,000

**BROWN & CO**



# HIGH VIEW

76 BIGSBY ROAD, RETFORD

DN22 6SE

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## DESCRIPTION

A beautifully presented double fronted bay windowed period property built in 1928 retaining many original style features yet has the modern contemporary twist with the open plan living kitchen dining space to the rear of the property and overlooks the well stocked and attractive gardens. Old school style radiators throughout.

The spacious accommodation proves a dual aspect lounge with modern bifold doors opening into the garden with a feature fireplace and additional sitting room to the front of the property with delightful floor to ceiling bay window.

The kitchen is well appointed and includes a large range cooker, integrated dishwasher and a floor to ceiling larder cupboard and boasts an attached utility room, second cloakroom and doors directly into the double garage.

On the first floor is a master bedroom suite with dressing room and en suite bathroom and there are an additional three double bedrooms, two of which are en suite and a large family bathroom.

Externally the property sits on a private and secluded plot of 0.32 of an acre with a long driveway and attached double garage. The gardens are well tended, manicured and stocked. Viewing is strongly recommended.

## LOCATION

Bigsby Road is within walking distance of Retford town centre, accessible to countryside walks and the Chesterfield Canal. Retford town centre offers comprehensive shopping, leisure and recreational facilities. along with superb transport links, including direct rail services to London King's Cross, Leeds, York and Sheffield, and convenient access to the A1, A57 and A638.

## DIRECTIONS

what3Words///tall.stiff.school





## ACCOMMODATION

Large half glazed door with ornate fanlight to

**ENTRANCE PORCH** with patterned tiled flooring, period skirtings, step down to under stairs storage cupboard with diamond shaped single glazed window and quarry tiled flooring.

**ENTRANCE HALL 10'7" x 9'4" (3.26m x 2.87m)** with sweeping dog legged staircase with oak balustrades to first floor galleried landing. Oak flooring, period skirtings, wood panelled walls.

**CLOAKROOM** rear aspect obscure modern sash window. Half wood panelled walls, white low level wc and wall mounted hand basin. Quarry tiled flooring.



**LOUNGE 26'6" x 13'10" (8.10m x 4.26m)** front aspect floor to ceiling double glazed bay window with modern sash windows. Modern bi-fold doors leading into the garden. Feature stained wood fire surround with Victorian style inset fireplace and raised hearth. Period skirtings, picture rail, TV and telephone points.

**SITTING ROOM 18'7" x 13'4" (5.71m x 4.08m)** max front aspect floor to ceiling double glazed bay window with modern sash windows. Feature sandstone fireplace with matching hearth, oak flooring, period skirtings, period rails, ornate cornicing, TV point. Square opening into

**OPEN PLAN DINING SNUG ROOM 24'4" x 9'9" (7.43m x 3.01m)** with return door to the hallway. Travertine flooring.

**Snug** modern log effect gas fire with space below for logs. Please note there is a flue in situ if somebody wishes to replace this with a log burner. Period skirtings. Opening to

**Dining Room** three side aspect modern sash windows and modern bi-fold doors leading into the garden. TV and telephone points. Period skirtings. Opening to

**Kitchen 17'3" x 15'5" (5.28m x 4.73m)** maximum dimensions, two double glazed modern sash windows to the rear. An extensive range of elephant breath coloured base and wall mounted cupboard and drawer units with inset double Belfast sink with mixer tap, integrated dishwasher, space for range style cooker with Perspex splashback, plate rack and surrounding cupboards. Ample granite working surfaces with matching upstands. Built-in larder cupboard, space for American fridge freezer and built-in wine cooler with cupboards above. Recessed lighting. Door to





**UTILITY ROOM 12'2" x 10'4" (3.73m x 3.16m)** rear aspect double glazed modern sash window to rear and half glazed composite door. Matching range of base and wall mounted cupboards. Inset stainless steel sink with granite worktops and matching upstands and windowsill, chrome mixer tap. Space and plumbing for washing machine and tumble dryer. Ample storage, matching tiled flooring. Recessed lighting and door to double garage.

**SECOND CLOAKROOM** side aspect obscure window. High level white wc, wall mounted hand basin, Travertine tiled flooring, part tiled walls, extractor.

From the Entrance Hall is a turning dog legged staircase to

**FIRST FLOOR LANDING** with part wood panelled walls, front aspect double glazed window. Period skirtings, ornate cornicing.

**BEDROOM ONE 24'7" x 18'0" (7.53m x 5.49m)** front and side aspect double glazed sash windows. Oak flooring, period skirtings, recessed lighting. **Dressing Area** with floor to ceiling wardrobes and drawers, one being mirror fronted with ample hanging and storage space.

**DRESSING ROOM 12'2" x 8'6" (3.72m x 2.62m)** rear aspect window. An extensive matching range of wardrobes and drawers and a knee-hole dressing table unit with wood display and matching shelving. Recessed lighting, oak flooring, door to

**EN SUITE BATHROOM 8'5" x 8'0" (2.60m x 2.46m)** rear aspect obscure double glazed window. Four piece suite of free standing gold coloured slipper bath with contemporary chrome mixer tap and handheld shower attachment. Corner fitted shower cubicle with glazed screen, mains fed shower. Low level wc with concealed cistern and display niche to the side. Circular hand basin with mixer tap set on a wooden stand with drawer, oak flooring, part tiled walls, recessed lighting and anthracite towel rail radiator.

**BEDROOM TWO 18'7" x 13'9" (5.71m x 4.25m)** measured to front and side aspect with double glazed bow window. Period skirtings, door to

**EN SUITE SHOWER ROOM 7'2" x 6'2" (2.19m x 1.89m)** rear aspect obscure double glazed window. Walk-in shower cubicle with glazed screen, mains fed shower with raindrop shower head. Vanity unit with aubergine coloured drawers and cupboard below and inset hand basin with mixer tap and low level wc, tiled flooring, tiled walls, wall mounted mirror, chrome towel rail radiator, shaver point, recessed lighting, extractor.

**BEDROOM THREE 16'2" x 11'8" (4.93m x 3.61m)** rear aspect double glazed windows, period skirtings, Victorian fireplace with marble hearth and door to

**EN SUITE SHOWER ROOM 6'6" x 6'4" (2.02m x 1.94m)** rear aspect obscure double glazed window. Glazed walk-in shower cubicle with mains fed shower and raindrop shower head. White low level wc, rectangular hand basin with mixer tap set on wood surround and curved drawers below, tiled flooring, tiled walls. Shaver socket, chrome towel rail radiator, recessed lighting and extractor.

**BEDROOM FOUR 15'3" x 13'4" (4.67m x 4.09m)** measured to front aspect double glazed bow window. Period skirtings, feature cast iron Victorian fireplace with marble hearth.

**FAMILY BATHROOM** high level double glazed window. Four piece white suite with tile enclosed double ended bath with mixer tap and handheld shower attachment, low level wc with concealed cistern, circular sandstone hand basin with mixer tap set on wood surround with drawers and storage below. Part tiled walls and flooring, recessed display niche, picture rail, extractor, old fashioned school style radiator tower rail.





## OUTSIDE

From Bigbsy Road there is a private driveway with electric wooden gates leading to a tarmac driveway with space for several vehicles. This is turn leads to an **INTEGRAL DOUBLE GARAGE** with twin wooden half glazed opening doors, connecting door to utility room, wall mounted gas fired central heating boiler and hot water cylinder unit.

The property benefits from landscaped gardens to all sides. The front is screened by high hedging and brick wall. There are two areas of sculptured lawns with brick edging and well stocked established shrub, flower beds and borders.

To one side of the property is a large wooden gate leading to one side of the garden and to the additional side of the property, to the right of the garage, is another gate with attractive brick wall and feature niches leading into the garden.

Under the dual bay are attractive topiary hedges. The side garden has a circular ornamental pond with pebbles to the bottom with a sculptured lawn and brick edging, screened with high hedging and brick wall with some display niches. Established shrub borders.

Step up with dwarf brick wall to large southerly facing patio with external lighting and wraps around to the whole width of the property. Ornate brick walls and steps down to the main rear garden which is fenced with a good area of sculptured lawn with brick edging. Additional established shrubs and rose bushes. Wooden pergola with large, paved patio area. External water supply. Through a rose pergola is a twisted lawn leading to the other side of the property

which has double gates accessed from Park Lane. This area is also screen by high hedging, fencing and ornate brick walls and has been shingled for low maintenance and a would make additional parking for campervan, caravan, additional extension, subject to planning. Additional water supply. This area could be a potential children's play area away from the main landscaped gardens.

## 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 finalizing 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.

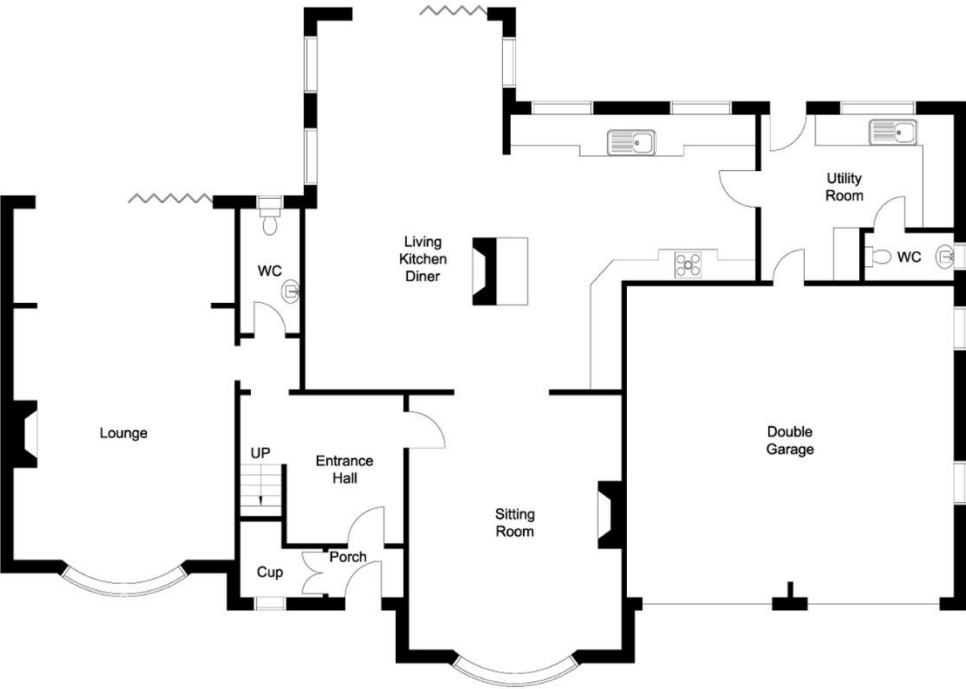
Viewing: Please contact the Retford office on 01777 709112.

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.

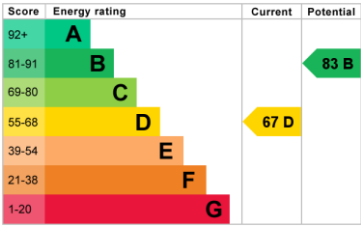
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed. These particulars were prepared in August 2026.



Ground Floor



First Floor



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