



**THE LODGE, CLAYWORTH**

**£525,000**



## THE LODGE, GRINGLEY ROAD, CLAYWORTH, RETFORD, DN22 9BE

### DESCRIPTION

The Lodge represents a rare opportunity to acquire a fine combination of modern family residence, extensive grounds and multi-functional outbuildings on the edge of this most desirable village.

The sellers commissioned the build of this property, utilising an appealing specification, energy efficient features and a well planned layout to deliver a stunning home. Set within generous grounds extending to approximately 2 acres (0.81 hectares) subject to site measurement.

The property will appeal to those with country based, livestock or equestrian interests. Family buyers will be attracted by the spacious grounds.

Flexibility is greatly enhanced by the modern outbuilding block presently arranged as double garage, pavilion and barn, but also now benefitting from planning permission for conversion to residential annexe. As such, the property would be suitable for those purchasers seeking multi-generational living arrangements. This outbuilding block has a gross internal area in the region of 1,057sqft/98m<sup>2</sup>.

Clayworth and The Lodge itself benefit from the wireless superfast broadband system N3 established by the local authority. This, together with the multi-functional outbuildings make the property suitable for home working.

The living accommodation commences with a generous reception hall off which there is a cloakroom with wc. This opens to an inner hall having staircase to first floor. To one side is the principal reception room of lounge, the focal point of which is a contemporary Stovax multi fuel stove. To the other side of the hallway is a living dining kitchen with an attractive range of free standing units. This is a dual aspect room and is ideally suited for casual family dining and sitting. To the side is the dining room which permits formal entertaining. The utility room completes the ground floor.

At first floor level the accommodation radiates around the landing with four well proportioned bedrooms. The house bathroom features a contemporary suite including roll top bath and walk in showering area. A further separate house shower room is provided.

The specification of the property includes electric under floor heating and 'heat exchangers' to the bathrooms and kitchen.

### LOCATION

Nestled upon the periphery of this much desired village the property occupies an enviable position, feeling part of the village yet also commanding fine views over immediately surrounding rolling countryside.

Clayworth is in our experience, a popular village lying between the centres of Retford, Bawtry and Gainsborough, just to the south of the A631. The village is within commuting distance of Doncaster, Lincoln and the South Yorkshire conurbation.

In our opinion this is a lovely village with local hostelries including the well known gastro pub of the Blacksmiths Clayworth. The village lies adjacent to the Chesterfield Canal and there are a number of excellent footpaths, lanes and countryside walks in the vicinity.

The village is ideally placed for accessing the area's excellent communication links, the A1M and M1 lie to the west, both Retford and Doncaster have mainline railway stations on the London to Edinburgh Intercity line and air travel is feasible via international airports of Doncaster Sheffield and Nottingham East Midlands.

Leisure amenities and educational facilities (both state and independent) are well catered for.

### DIRECTIONS

Leaving Retford on the A620, pass through the village of Welham, into Claborough and at the bottom of Claborough Hill turn left proceeding straight on on the B1403 through Hayton. This leads to Clayworth and you will enter the village over the canal bridge, proceed into the village turning right sign posted Gringley on the Hill and The Lodge will be found on the right hand side on the edge of the village.

### ACCOMMODATION

**RECEPTION HALL** attractive tiled floor

**CLOAKROOM** well appointed with low suite wc, pedestal wash hand basin, complementing tiled flooring

**INNER HALL** staircase ascending to first floor, complementing tiled flooring, pantry

**LOUNGE 17'6" x 15'8" (5.35m x 4.78m)** a lovely dual aspect room including double doors onto the walled rear courtyard. The focal point is a contemporary Stovax multi fuel stove set within a tiled surround and complementing hearth



**LIVING DINING KITCHEN 21'10" x 13'10" narrowing to 9'9" (6.65m x 4.21m narrowing to 2.96m)** versatile space facilitating cooking dining and entertaining, range of attractive free standing units of drawers surmounted by oak wood block working surfaces, this free standing nature allows for flexible layout and ease of decoration. Co-ordinating tiled splash backs in natural tones. Recesses for appliances including extractor hood over cooker recess. Dual aspect, tiled flooring, ample dining and sitting area, down lighters



**UTILITY ROOM 9'10" x 5'6" (3.00m x 1.67m)** with country cream fitments to wall and floor level, base cupboards surmounted by granite effect working surfaces, single drainer sink unit, plumbing



for washing machine, under stair useful storage recess, stable door to walled rear courtyard, tiled flooring

**DINING ROOM/SECOND RECEPTION 13'10" x 11'0" (4.23m x 3.35m)** a versatile dual aspect space also suitable for snug or similar. Recess hosting Charnwood multi-fuel stove, tiled flooring

### FIRST FLOOR

#### LANDING

**BEDROOM ONE 15'8" x 10'0" (4.77m x 3.04m)** excluding entrance recess, access hatch to roof void with fitted loft ladder

**BEDROOM TWO 13'10" x 9'10" (4.23m x 2.99m)** dimensions exclude entrance recess, dual aspect with fine views over grounds and undulating countryside beyond

**BEDROOM THREE 12'0" x 11'0" (3.66m x 3.35m)** with two walk in wardrobes

**BEDROOM FOUR 9'10" x 9'10" (2.99m x 2.99m)** with large airing cupboard

**HOUSE BATHROOM** with contemporary roll top bath, walk in showering area with frameless glazed shower screen, low suite wc, pedestal wash hand basin, contrasting tiling in contemporary design, tiled flooring, downlighters



**HOUSE SHOWER ROOM** with co-ordinating suite and tiling including square showering enclosure, low suite wc, pedestal wash hand basin, tiled flooring, down lighters

### OUTSIDE

Without doubt particular features of this property are its position

within the village and its outdoor space. The property is set within most generous grounds of **approximately 2 acres (0.81 hectares) (subject to site survey)**. The immediate domestic grounds include lawned gardens and a fine walled courtyard directly accessible from the utility room. A block paved driveway leads off Gringley Road secured by sliding gateway and passing by the side of the property. This facilitates off road vehicle parking but also gives access to the **semi-detached single garage 16'2" x 8'9" (4.92m x 2.67m)**, this has light, power and an up and over door.

The grounds extend to the northwest including an area suitable for the cultivation of vegetables, open grassland and the owners have planted a copse at one end.



The grounds host the purpose built modern outbuilding block which has an expansive gravelled driveway and turning area with double gated separate access off Gringley Road. The block



presently comprises:-

**DOUBLE GARAGE 20'8" x 17'0" (6.29m x 5.19m)**

**PAVILLION 20'4" x 12'2" (6.19m x 3.70m)**

**'BARN' 22'8" x 20'4" (6.89m x 6.19m)** this building is multi-functional in our opinion, ideal for alfresco entertaining, general storage and home working. A great asset is the current planning permission for conversion to a residential dwelling. The approved drawings show an annexe with entrance hall, lounge, kitchen, bedroom with en suite, separate cloakroom with wc and office together with single garage.

### PLANNING CONSENT

On 29<sup>th</sup> April 2014 Bassetlaw District Council granted Planning Permission under Application No. 14/00221/RSB for change of use and conversion of the outbuilding block to residential annexe. A copy of the Planning Permission and plans relating to this are available at the selling agent's offices or are presently available upon Bassetlaw District Council's website quoting the above application number.

**Available by separate negotiation**, fine adjacent paddock/field, currently mown grassland, extending to approximately 1.75 acres (subject to site measurement), with driveway leading directly to Clayworth's Town Street and an independent mains water supply.

### GENERAL REMARKS and 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 E.

**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.

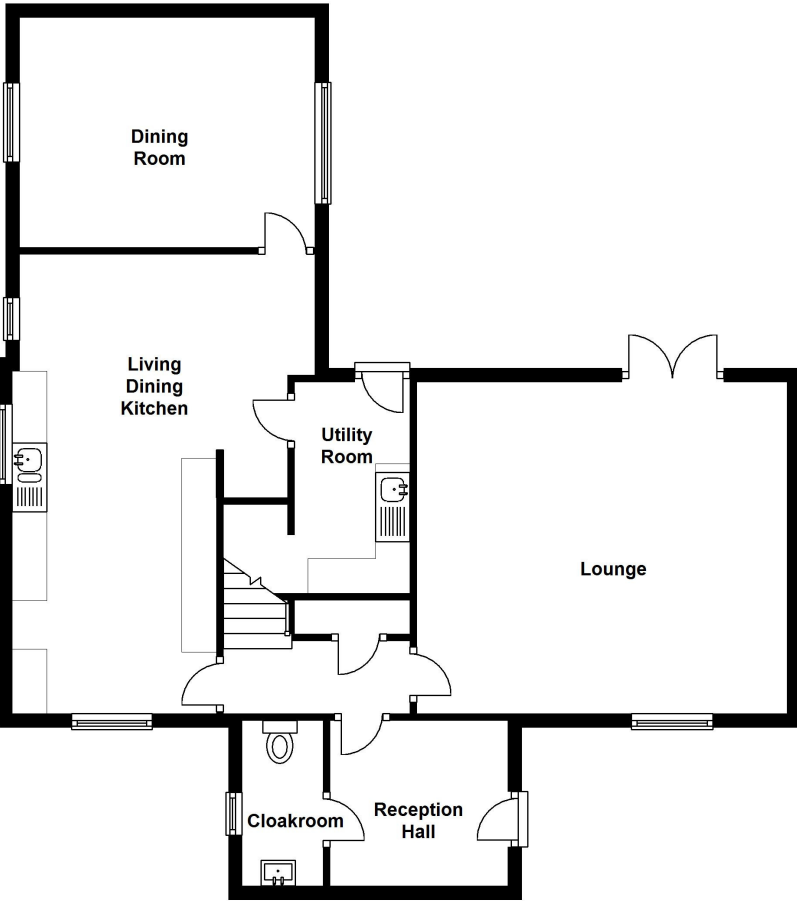
**Financial Services:** In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialize in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home.

Your home may be repossessed if you do not keep up repayments on your mortgage.

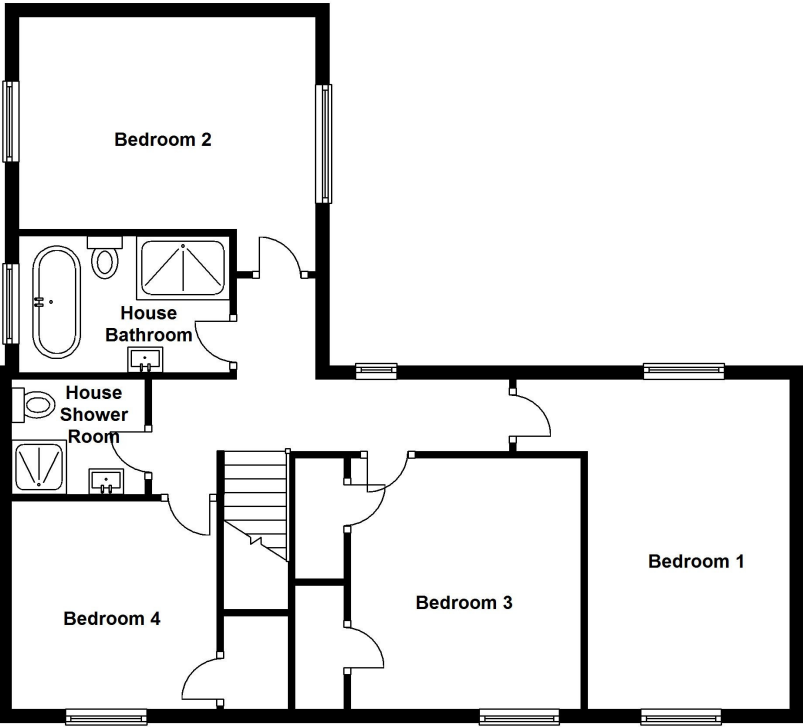
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These particulars were prepared in July 2015.

Ground Floor



First Floor



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) 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, Scotland & Wales	
EU Directive 2002/91/EC	
Address: The Lodge, Gringley Road, Clayworth, Retford DN22 9BE	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Scotland & Wales	
EU Directive 2002/91/EC	

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