WESTFIELD FARM & WESTFIELD FARM COTTAGE,
NORTH WHEATLEY

OFFERS IN THE REGION OF
£685,000 as a whole (May Split)

WESTFIELD FARM & WESTFIELD FARM COTTAGE, MIDDLE HILL ROAD, NORTH WHEATLEY, RETFORD, DN22 9DU

DESCRIPTION

A rare opportunity to acquire a most versatile property with land briefly comprising a four bedroom farmhouse, separate two bedroom detached cottage with ancillary outbuildings, agricultural buildings and land in all extending to 21.49 acres (8.70 hectares).

The property will undoubtedly suit those of an equestrian persuasion or livestock hobbiest. With two dwellings multi-generational living may readily be accommodated or the separate cottage may be rented out therefore generating an income.

Agents Note: Interested parties should note the sellers are prepared to consider splitting the property by separate negotiation meaning that they are prepared to consider selling the Farmhouse, agricultural buildings and immediate grasslands only. Those interested in this split should contact us on 01777 709112.

LOCATION

The property lies on the periphery of the much desired village of North Wheatley, lying on the west side of the village by-pass, the A620. Access is via Middle Hill Road below which the majority of the land extends to the south. There is just one field and tree belt lying to the north of Middle Hill Road.

North Wheatley along with its immediate neighbouring sister village of South Wheatley offer a range of amenities presently including junior school, public house, Post Office/village store, village hall, recreation ground. The village lies between the towns of Retford and Gainsborough and is within comfortable travelling distance of Bawtry and Doncaster beyond.

Communication links to the area are excellent with the A1M lying to the west from which the wider motorway network is available. Both Retford and Doncaster have mainline railway stations on the London to Edinburgh Intercity Link and air travel is feasible via the conveniently located Doncaster Sheffield (Robin Hood) International Airport.

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

DIRECTIONS

Leave Retford eastbound on the A620 passing through the villages of Welham and Clarborough. On reaching the dual carriageway village by-pass at North Wheatley turn immediately left onto Middle Hill Road and the property is found immediately on the left hand side.

ACCOMMODATION

WESTFIELD FARM HOUSE

SITTING ROOM 14'10" x 13'5" (4.54m x 4.09m) to rear of chimney breast with ceramic tiled fireplace and hearth, dual aspect, radiator

HALLWAY staircase with closed balustrade, under stair storage cupboard, part corniced ceiling, radiator

CONSERVATORY 26'6" x 8'2" (8.08m x 2.49m) of brick base, uPVC double glazed upper levels, double doors to front and further side entrance door, fine views over front paddocks and beyond, radiators

DINING ROOM 13'0" x 12'0" (3.95m x 3.66m) to rear of chimney breast, cupboard adjacent, corniced ceiling, radiator

BREAKFAST KITCHEN 13'0" x 12'0" (3.95m x 3.66m) to rear of chimney breast, with oak style base units, granite effect working surfaces, sink unit, ceramic tiled recess to chimney breast hosting Ideal Mexico gas fired central heating boiler, dual aspect, external door, radiator

WALK IN PANTRY range of fitted cupboards and working surfaces to wall and floor level, quarry tiled floor

CLOAKROOM 10'7" x 9'1" (3.22m x 2.77m) generously proportioned, low suite wc, pedestal wash hand basin, measured to rear of chimney breast with cupboard and shelving adjacent, radiator

FIRST FLOOR

LANDING galleried with closed balustrade around stairwell, access hatch to roof void, radiator

BEDROOM ONE 15'3" x 13'6" (4.66m x 4.12m) to rear of chimney breast, wardrobe adjacent, radiator

BEDROOM TWO 13'0" x 12'4" (3.95m x 3.76m) to rear of chimney breast, wardrobe adjacent, radiator

BEDROOM THREE 13'0" x 12'0" (3.95m x 3.66m) to rear of chimney breast, wardrobe adjacent, pedestal wash hand basin, dual aspect, radiator

BEDROOM FOUR 10'7" x 9'2" (3.23m x 2.78m) to rear of chimney breast, high level cupboards and shelving, radiator

HOUSE BATHROOM panelled bath with electric shower over, pedestal wash hand basin, low suite wc, airing cupboard, tiled splash backs, radiator

WESTFIELD FARM COTTAGE

SITTING ROOM 14'2" x 12'8" (4.32m x 3.85m) to front of chimney breast with cupboard adjacent, traditional fireplace with open grate, under stair storage cupboard with Ideal gas fired central heating boiler, radiator

DINING KITCHEN 13'10" x 9'0" (4.22m x 2.74m) refitted in shaker style country cream with granite effect working surfaces and natural toned ceramic tiled splash backs, oven, electric hob, contemporary extractor, plumbing for washing machine and dish washer, radiator

REAR LOBBY radiator

CLOAKROOM low suite wc, corner wash hand basin, electric hot water heater

REAR ENTRANCE PORCH external door and access too **Barn**

FIRST FLOOR

LANDING

BEDROOM ONE 16'1" x 14'2" (4.90m x 4.32m) generously proportioned with over stairs wardrobe, access hatch to roof void, radiator and off to

JACK AND JILL BATHROOM refitted with modern white suite of bath with electric shower over, pedestal wash hand basin, low suite wc, ceramic tiled walls and flooring, radiator

BEDROOM TWO 14'1" x 9'0" (4.29m x 2.74m) cupboard, radiator

OUTSIDE

There are a range of useful outbuildings attaching to the cottage briefly comprising:-

ATTACHED BARN two storey height with ground floor of **15'10" x 14'2" (4.85m x 4.32m)** with first floor loft over, double doors and rear open store

ATTACHED GARAGE 17'10" x 13'8" (5.43m 4.17m) sliding doors,

window, personal door to rear yard

ATTACHED COW SHED 30'3" x 14'0" (9.21m x 4.28m) of brick construction

Forming the yard at the rear of the cottage is a further attached run of brick and pan tiled outbuildings of general stores, kennel, stable and two further stores.

FARMYARD

THREE BAY MODERN DUTCH BARN of steel portal frame and metal clad

THREE BAY COW SHED part Yorkshire boarded

SEPARATE BRICK AND PAN TILE STABLE with adjacent **BULL PEN**

THREE OPEN FRONTED CALF PENS

SMALL GARAGE 12'4" x 8'5" (3.77m x 2.57m)

DOMESTIC GARDENS AND GROUNDS

The first driveway off Middle Hill Road sweeps in front of the cottage providing ample off road parking and access to the principal garage. The domestic gardens mainly extend to the east and south of the two dwellings. There is a sizeable area set aside for the cultivation of vegetables. Planted walling encloses patio area, there are lawn/grass areas and copper beech hedging dividers.

Immediately to the rear of the cottage is a courtyard enclosed by some of the outbuildings. A second driveway leads off Middle Hill Road directly into the farmyard area. This gives ready access to the agricultural buildings and land beyond.

THE LAND

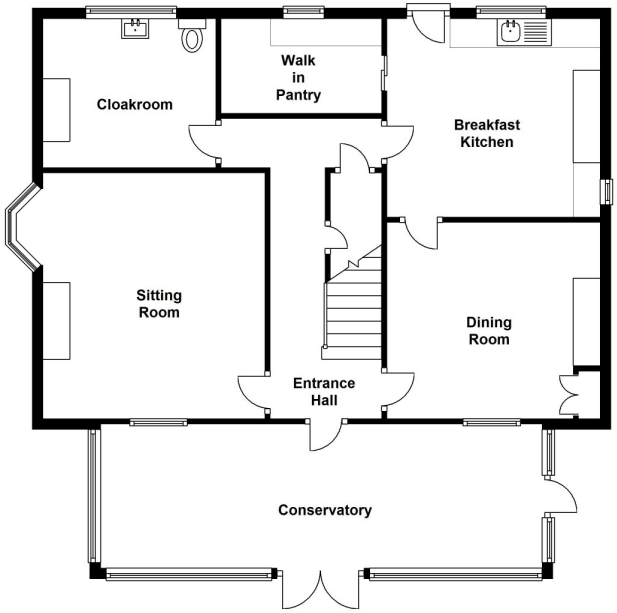
The land extends to approximately 21.49 acres (8.70 hectares) as per the schedule below. The majority is grassland and lies immediately adjacent to the dwellings lying to the south and west. On the north side of Middle Hill Road is a further field extending to 6.99 acres (2.83 hectares), this is in wheat, together with a wind/tree belt extending to 0.67 acres (0.27 hectares).

		Ha	Acres
SK3472	Grass	0.29	0.71
SK3766	Grass	0.97	2.40
SK2854	Grass	1.81	4.47
SK2465	Grass	2.53	6.25
SK3187	Wheat	2.83	6.99
SK2486	Tree belt	0.27	0.67
TOTAL		**8.70**	**21.49**

GENERAL REMARKS and STIPULATIONS

Cropping: The sellers reserve the right to take this year's wheat crop.
Basic Payment Scheme: The Basic Payment Entitlements are included within the sale. The vendor will transfer to the purchaser on completion the appropriate number of entitlements to match the maximum eligible for the field parcel.
Easements, Wayleaves & Rights of Way: The property is sold subject to and with the benefit of all rights of way whether public or private, light, support, drainage, water and electricity and all other rights and obligations, easements, quasi easements, quasi rights, licences, privileges and restrictive covenants and all existing and proposed wayleaves for electricity, drainage, water and other pipes whether referred to in these particulars or not.
Sporting, Timber & Mineral Rights: Sporting Rights, Timber and Minerals in so far as they are owned, are included within the sale of the land.
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 Westfield Farmhouse is in Band **D** and Westfield Farm Cottage is in Band **A.**
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.
Surveys: We naturally hope that you purchase your next home through Brown & Co, but if you find a suitable property through another agent, our team of experienced Chartered Surveyors led locally by Jeremy Baguley MRICS are able to carry out all types of survey work, including Valuations, RICS Homebuyers Reports and Building Surveys. For more information on our services please contact our Survey Team on 01777 712946.
These particulars were prepared in February 2015.

Ground Floor



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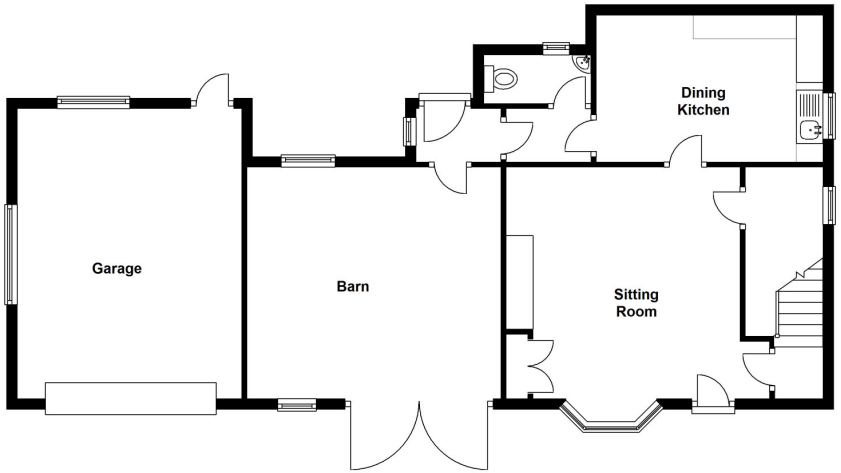
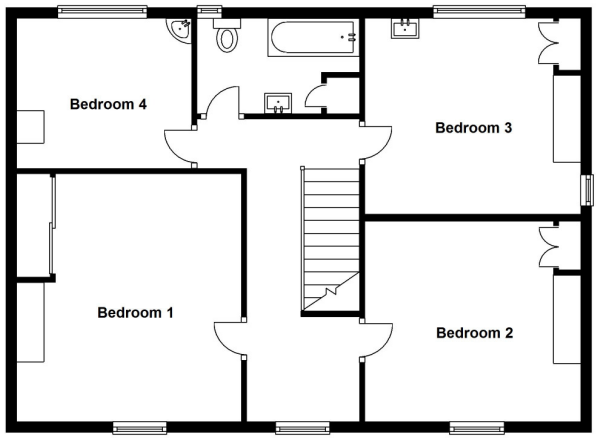
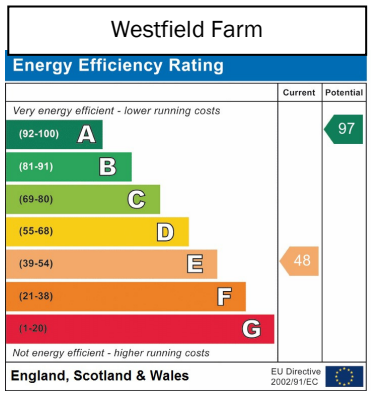
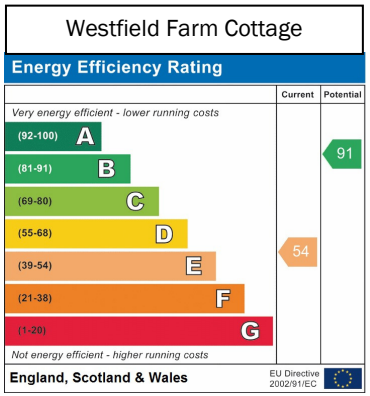


First Floor







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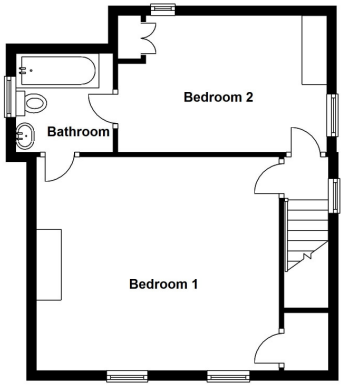

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