



THE HOLLIES, BARNBY MOOR

£450,000

THE HOLLIES, GREAT NORTH ROAD, BARNBY MOOR, RETFORD, DN22 8QX

DESCRIPTION

The Hollies is a quality detached bungalow with stone façade successfully combining generously proportioned living space with a high calibre specification.

Situated upon a generous plot, well screened by wooded copse to the Great North Road and lying within the much desired village of Barnby Moor.

The accommodation commences with a fine entrance porch having double doors opening to a sizeable reception hall which includes a useful study area. Double doors open to a further generous dual aspect lounge with elegant focal fireplace. Also leading off the reception hall is the dining room which is again of good size. The breakfasting kitchen has a splendid range of quality oak fronted in built cupboards, Corian working surfaces and an array of integrated appliances together with Aga.

For ease of modern living the kitchen opens directly to the conservatory which offers fine views over the rear garden and has immediate access onto the decked rear terrace. A utility room is also provided.

The master bedroom has a range of oak fronted in built furniture and an excellent en suite bathroom with sizeable showering enclosure and spa bath. Two further good bedrooms are included together with an equally well appointed family shower room.

There is a separate study which in our opinion is capable of enlargement into the study area of the reception hall.

Outside there is excellent vehicle distribution with a sweeping driveway through the wooded copse, turning circle and additional block paved drive and general amenity area to the front of the bungalow. A good size cavity stone built double garage lies adjacent to the driveway with the principal garden area lying to the rear, perfect for alfresco entertaining.

The property is equipped with a comprehensive specification including oil fired central heating, double glazing and intruder alarm system.

LOCATION

The property is nestled within its mature grounds set well back from the Great North Road.

Barnby Moor is a much desired village in this area lying approximately three miles north of the Georgian market town of Retford. The village lies within comfortable commuting distance of Bawtry, Doncaster and the South Yorkshire conurbation in general.

Transport links are excellent with the A1M running to the west from which the wider motorway network is available, both Retford and Doncaster have direct rail services to London King's Cross and air travel is available via international airports of Doncaster Sheffield and Nottingham East Midlands.

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

DIRECTIONS

Leave Retford northbound on the A638 entering the village of Barnby Moor where The Hollies will be found on the left hand side.

ACCOMMODATION

ENTRANCE PORCH with attractive door in combination frame, natural tone flooring, coving, double doors into

RECEPTION HALL generously proportioned including useful study/sitting area, dentil corniced ceiling, plaster mouldings to walls, radiators, hardwood double doors opening into



LOUNGE 24'0" x 14'10" (7.30m x 4.54m) dual aspect including patio doors opening to decked rear terrace and offering views over the rear garden. The focal point is the high relief Adam style fireplace with marble inset, raised hearth and open grate. Dentil corniced ceiling with additional mouldings and ceiling roses, radiators



DINING ROOM 18'0" x 14'10" (5.46m x 4.54m) with large opening off reception hall, views over rear garden, dentil corniced ceiling, radiator



BREAKFAST KITCHEN 18'0" x 14'10" (5.46m x 4.54m) again generously proportioned and fitted with a comprehensive range of bespoke oak fronted units to wall and floor level including double Butler's pantry cupboard with sliding carousel shelf unit. Base cupboards are surmounted by Corian split level working surfaces with inlaid 1.5 sink unit. A substantial dresser unit with glazed china cabinets, wine racking and open shelving. Wall units feature cornicing with flyover illuminated pelmet over sink. **Two oven oil fired Aga** and range of other quality appliances including Neff combination microwave and oven, halogen hob with concealed extractor and dish washer. Slot in LG American fridge freezer. Coving, down lighters, attractive tiled flooring and co-ordinating splash backs. The flooring flows through a wide opening into



CONSERVATORY 11'3" x 10'8" (3.43m x 3.24m) of hardwood double glazed construction with complementing tiling, double doors opening onto decked rear terrace and offering views over the rear garden. Radiators

UTILITY ROOM 9'8" x 5'10" (2.94m x 1.79m) with contemporary shaker maple style units to wall and floor level, granite effect working surfaces, 1.5 sink unit. Plumbing for washing machine, external entrance door, Eurostar oil fired central heating boiler, access hatch to roof void, tiled flooring to complement

BEDROOM ONE 16'0" x 14'10" (4.86m x 4.54m) measured to rear of in built attractive oak fronted furniture providing corniced wardrobes, knee hole vanity unit drawers and co-ordinating bed side cabinets, coving, radiator and off to

EN SUITE BATHROOM luxuriously appointed with white suite of Showerlux corner spa bath, co-ordinating 1200 showering enclosure with mermaid boarding, range of Porcelanosa vanity units surmounted by marble top and hosting basin and concealing cistern to wc. Substantial illuminated mirror over, coving, down lighters. Attractive Amtico flooring, chrome towel warmer, radiator



BEDROOM TWO 15'8" x 10'0" (4.77m x 3.04m) excluding entrance recess, coving, radiator

BEDROOM THREE 12'0" x 9'3" (3.66m x 2.82m) coving, radiator

STUDY 5'11" x 5'11" (1.80m x 1.80m) potential for enlarging into reception hall to create larger study or fourth bedroom if required

FAMILY SHOWER ROOM luxuriously appointed with walk in showering enclosure, mermaid boarding and Aqualisa Aquastream shower. Vanity wash hand basin, low suite wc, coving, down lighters, chrome towel warmer



OUTSIDE

A particular feature of this property is its location within this most desirable village and its grounds.

Initially shared with the neighbouring property a private sweeping driveway leads off the Great North Road flanked by mature trees and shrubberies leading to the front of the bungalow. There is a tarmacadam turning circle adjacent to which is a stone built **double garage 24'0" x 20'8" (7.30m x 6.31m)** with twin up and over doors, personal door, light and power, integral store (former wc), water supply. Integral external fuel store. A recently added block paved driveway and path provides the final approach to the bungalow. Paths lead off to either side.

To the rear is a substantial decked terrace accessible from the conservatory and lounge, this offers a good sitting out area featuring partial balustrade and integral ornamental pool. A lawned garden leads off with central shrubbery and this is well hedged to aid privacy.

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 G. **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 March 2016.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



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