



WHINNEY MOOR HOUSE, LONDON ROAD, RETFORD

£545,000

WHINNEY MOOR HOUSE, LONDON ROAD, RETFORD, DN22 7HY

DESCRIPTION

Whinney Moor House is a truly fine example of period architecture dating from the very late 19th Century, exuding an impressive presence befitting from its London Road address and now offering superb family living space.

Sited centrally within its mature grounds, the property offers a wealth of characterful attributes including generously proportioned Victorian tiled reception hall, deep moulded skirtings, attractive fireplaces and excellent distribution of natural light. From the reception hall the drawing room is situated to one side complemented by an equally well proportioned library to the other side. The dining room is also sizeable permitting formal entertaining. A morning room is versatile having cloakroom off and French doors open to the side and the site of a former conservatory. The breakfast kitchen with Aga has scullery, utility room/butlers pantry and cloakroom and are situated towards the rear.

At first floor level there are six good size bedrooms radiating centrally around the well lit feature galleried landing. The master bedroom has an en suite bathroom and leading off the family bathroom is a most useful ancillary room suitable as linen room, ironing room, etc.

The property is approached by a driveway leading directly from London Road and planning consent has been passed for a detached double garage to the side.

LOCATION

A particular feature of this property is undoubtedly its location enjoying frontage to the prestigious and tree lined London Road being the towns arterial route from the south. This area is protected by Conservation Area status and the property is well located for accessing the nearby popular junior school of Bracken Lane. The grounds to Whinney Moor House are mature in nature.

The town has a mainline railway station on the London to Edinburgh Intercity Link, the A1M lies to the west of the town from which the wider motorway network is available and air travel is feasible from Doncaster Sheffield (Robin Hood) International Airport. Leisure amenities and educational facilities (both state and independent) are well catered for.

DIRECTIONS

Leaving Retford Market Square via Grove Street turn right at the traffic lights onto Arlington Way and at the crossroads of traffic lights turn left onto London Road. Pass The Elms Hotel on the right and just after the turning on the left into Bracken Lane the entrance to Whinney Moor House will be found on the left.

ACCOMMODATION

ARCHED COVERED ENTRANCE PORCH Victorian tiled floor, stained and leaded light glazed front door with matching side lights and fan light windows leading into

RECEPTION HALL 23'3" x 19'3" (7.08m x 5.87m) maximum dimensions. An elegant entrance hall, Victorian style tiled flooring, high wood moulded skirtings, ornate corbels, staircase with carved wood balustrade leading to the first floor landing, telephone point, traditional old fashioned school style radiator

DRAWING ROOM 19'10" x 18'1" (6.06m x 5.50m) measured into front aspect floor to ceiling bay window with stained and coloured glass fan lights over looking mature front garden, stained stripped wood flooring, feature Adam style fireplace with reeded inset surround and tiled hearth. High wood moulded skirtings, picture rail, frieze and frieze panelled ceiling, traditional finned radiator, wall light points



LIBRARY 19'10" x 18'1" (6.06m x 5.50m) measured into front aspect floor to ceiling bay window, feature Minster stone fireplace with open fire and hearth, part Lincrusta panelled walls, matching frieze and panelled ceiling, high wood moulded skirtings, picture rail/Delft rack, traditional old fashioned school style radiator, wall mounted convector heater



DINING ROOM 22'10" x 14'10" (6.97m x 4.54m) dual aspect windows with leaded lights, French doors leading out to the side garden, high wood moulded skirtings, deep cornicing, ceiling roses, traditional old fashioned school style radiators



MORNING ROOM 14'10" x 12'10" (4.54m x 3.93m) side aspect French doors giving access to the opposite side garden to the dining room. High wood moulded skirtings, picture rail, cornicing, ceiling rose, traditional old fashioned school style radiator. Built in cupboards with sliding doors, telephone point

CLOAKROOM high level wc, corner wall mounted hand basin, high wood moulded skirtings

BREAKFAST KITCHEN 15'5" x 13'0" (4.72m x 3.96m) rear aspect picture window. Good range of base and wall mounted high gloss units with wooden trim, double stainless steel sink unit with mixer tap, space and plumbing for dish washer. Fitted oil fired Aga with circular single electric hotplate to the side, tiled surround and extractor canopy, range of shelving to the side. Quarry tiled floor, high wood moulded skirtings, panelled ceiling with down lighters and central fan. Built in oven console with electric oven and grill

SCULLERY 10'7" x 7'4" (3.22m x 2.25m) herringbone style wooden flooring, corner fitted floor standing oil fired central heating and hot water boiler on curved hearth with additional convector heater, programmer and timer

CLOAKROOM high level wc, wall mounted hand basin with tiled splash back, built in cupboard, upright radiator

UTILITY ROOM/BUTLER'S PANTRY 9'7" x 5'11" (2.91m x 1.82m) and 9'4" x 9'1" (2.86m x 2.75m) irregular in shape, single glazed rear window and door, stainless steel sink unit with cupboards below and wall mounted units that match the kitchen. Quarry tiled skirtings, radiator

PANTRY 8'10" x 5'11" (2.71m x 1.81m) range of shelving and cold slab, quarry tiled floor

FIRST FLOOR

LANDING accessed via elegant staircase to gallery landing with large glazed attic access, high wood moulded skirtings, dado rail, cornicing, ornate corbels set into arches, central heating thermostat, old fashioned school style radiator, built in cupboard

MASTER BEDROOM 19'10" x 18'1" (6.06m x 5.50m) measured into floor to ceiling front aspect window with stained glass and leaded fanlights, two further side aspect windows, painted wood fireplace (currently boarded), high wood moulded skirtings, cornicing, central ceiling rose, traditional finned radiator, television point, telephone point, door into



Landing



Master Bedroom

EN SUITE BATHROOM French doors leading onto the balcony with balustrade, coloured suite of panel enclosed bath with shower over and glazed shower screen, pedestal hand basin, walk in shower cubicle with modern steam spa connection, glazed screen and tiled backing. Majority tiled walls, ceiling rose, chrome towel warmer, returned door to hallway currently blocked off, traditional old fashioned school style radiator

BEDROOM TWO 19'10" x 18'1" (6.06m x 5.50m) measured into front aspect floor to ceiling bay window, further side aspect window, painted boarded wooden fireplace, high wood mounded skirtings, cornicing, ceiling rose, range of built in wardrobes with pedestal wash hand basin, television point, telephone point, old fashioned school style radiator

BEDROOM THREE 22'10" x 14'11" (6.97m x 4.53m) dual aspect, high wood moulded skirtings, coving, radiators one being traditional finned, pedestal hand basin, television point

BEDROOM FOUR 12'6" x 10'2" (3.82m x 3.09m) measured to front of built in wardrobes, rear aspect room, high wood moulded skirtings, radiator, coving, pedestal hand basin with coloured glass splash back and mirror over

BEDROOM FIVE 13'3" x 12'11" (4.03m x 3.94m) side aspect, painted fireplace with tiled insert, inset vanity unit with marble effect surround, high wood moulded skirtings, cornicing, radiator

BEDROOM SIX 12'3" x 9'5" (3.73m x 2.87m) side aspect, high wood moulded skirtings, radiator

BATHROOM rear aspect, comprising three piece coloured suite with panel enclosed bath and Aqualisa shower over, pedestal hand basin, low level wc, part tiled walls, radiator, high wood moulded skirtings, heated towel rail, small cupboard with ladder to loft space, coving

LINEN ROOM/IRONING ROOM 13'11" x 5'3" (4.25m x 1.61m) side aspect, high wood moulded skirtings, radiator, range of cupboards including airing cupboard with lagged hot water cylinder with fitted immersion heater

SEPARATE WC low suite wc, feature wall hung wash hand basin, radiator

OUTSIDE

The mature and established gardens are a nice feature of Whinney Moor House, there are some high trees screening the house from the road with wrought iron fencing, driveway by brick pillars with ample parking, this leads to the side of the garden which although well established with shrub and flower borders and has Victorian style flooring there is planning for detached double garage.

Front garden has good area of lawn with established flower beds and borders and wrought iron fencing to one side. Full width path to the front and in addition there is the side garden which is lawned with sculptured lawn with shrub and flower borders and brick wall surround, this in turn leads to the attractive mature rear

gardens which are walled, hedged and fenced to all sides. Large paved patio with good area of lawn to the side, there are shingled pathways with rope edges separating distinct areas, one of plain lawn, one is lawn with shrub borders, one is a vegetable patch and one has established rhododendrons, hydrangeas.

Door to external boiler room with further oil fired central heating boiler.

To the other side of the property where the garage would be situated, there are further established slightly hidden gardens behind high hedging with good area of lawn and steps down to the side paved area which currently has the planning for garage.

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.

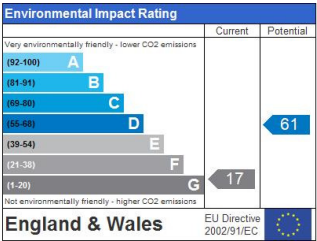
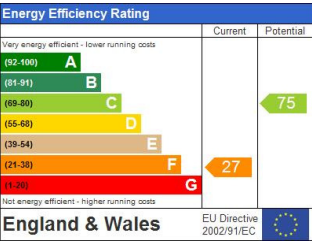
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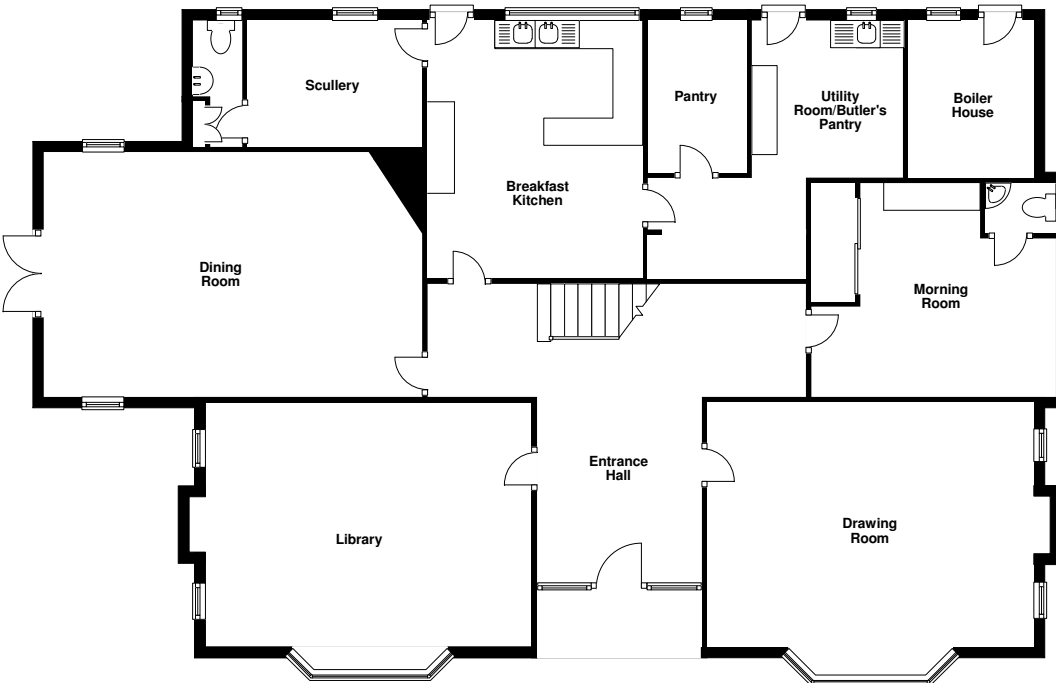
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These particulars were prepared in March 2013.

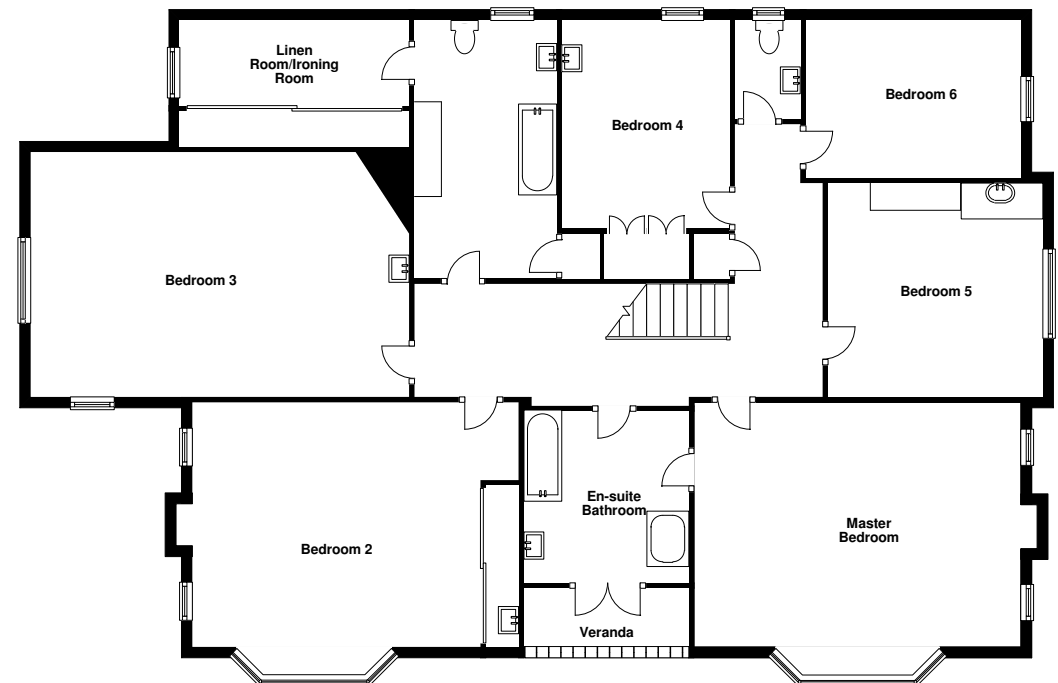




Ground Floor



First Floor



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