



MANOR FARM, Torworth

GUIDE PRICE £700,000 - £750,000



MANOR FARM, North Road, Retford, Nottinghamshire, DN22 8NU

DESCRIPTION

Manor Farm is a Grade II Listed farmhouse that has undergone further renovation by the current owners to include blinds and shutters on every window and external lighting.

Offering substantial accommodation all done to the highest specification, the property offers an open plan living kitchen all complete with handmade units, granite working surfaces and marble flooring.

A further three receptions rooms at ground floor offer extensive living space.

To the first floor is a master bedroom suite complete with dressing room and en suite shower room, a guest bedroom shares a 'Jack & Jill' shower room with bedroom three, bedroom four benefits from having its own en suite shower room and bedroom five together with the house bathroom completes the first floor accommodation.

LOCATION

Manor Farm sits back from the road on its rear boundary in the village of Retford. Situated between the market towns of Bawtry and Retford which both offer a wealth of amenities including boutique shops, restaurants and bars.

Local schooling is well catered for with both public and private educational facilities including the popular Worksop College which offers primary and secondary private education.

Both Retford and Doncaster offer direct train links to London & Leeds. The A1 is perfectly placed at nearby Blyth giving communication links to the region's major towns and cities. Air travel is available at both Doncaster Sheffield and Nottingham East Midlands international airports.

DIRECTIONS

Leaving Retford on the A638 towards Bawtry, upon entering Torworth the property is set back from the road on the right hand side entered by a gated access.

ACCOMMODATION

ENTRANCE HALL entered through hardwood front door with stained glass panel. Traditional radiator, tumbled marble flooring, stairs to first floor landing, archway through to



RECEPTION AREA with further tumbled marble flooring, traditional radiators, sash window to front aspect, under stair store cupboard and side entrance door.

FORMAL SITTING ROOM 17'6" x 14'11" (5.33m x 4.54m) traditional radiators, dual aspect sash windows, original fireplace with open grate on granite hearth with granite surround, decorative corning



KITCHEN/DINING AREA



KITCHEN 13'6" x 13'4" (4.13m x 4.06m)

DINING AREA 15'2" x 13'5" (4.62m x 4.10m)

Double Belfast sink unit set into Forest Black granite worktops with range of bespoke handmade wall units comprising cupboards and drawers, integrated double fridge and freezer, dish washer, pantry unit, china display cabinets. Smeg five ring gas hob with additional warming plates, triple oven with warming/proving oven below. Spot lights to ceiling, tumbled marble floor, front aspect sash window, traditional radiator. Archway through to the dining area having side aspect window, further traditional radiators, double glazed French doors giving access to the patio area



SIDE HALLWAY with hardwood entrance door to side aspect, store cupboard and steps down to

CELLAR

FAMILY ROOM 24'2" x 12'11" (7.37m x 3.95m) woodburning stove set on a stone hearth with stone mantle over, in built storage cupboards, sash window, traditional radiator, wall lighting, original pre-medieval beamed ceiling with half panelled walls. Stairs to first floor and original medieval door to



REAR ENTRANCE HALL hardwood entrance door with glazed windows, tumbled Limestone flooring, traditional radiator, half panelled walls, door off to

STUDY 14'1" x 10'10" (4.30m x 3.30m) half panelled walls, sliding sash window, traditional radiator



UTILITY ROOM sink set into granite worktops, cupboards below, sliding sash window, tumbled Limestone flooring, heated towel rail and half panelled walls

CLOAKROOM low flush wc, pedestal wash basin, tumbled Limestone flooring, heated towel rail, half panelled walls

FIRST FLOOR

LANDING dado rail, traditional radiator, skylight

MASTER BEDROOM 18'7" x 13'4" (5.66m x 4.07m) traditional radiators, sash windows, original fireplace with decorative surround and granite hearth. Off to



DRESSING ROOM 13'0" x 10'0" (3.96m x 3.06m) radiator, sash window, separate access

EN SUITE SHOWER ROOM having walk in double shower cubicle with power shower over, marble wash basin set into granite worktop with range of cupboards and shelving below, aged marble flooring, polished marble tiles. Spot lights to ceiling, electric under flooring heating, radiator, sliding sash window



BEDROOM TWO 13'11" x 11'7" (4.24m x 3.53m) dual aspect sash windows, traditional radiators, original fire with open grate on granite hearth, built in storage cupboards



EN SUITE SHOWER ROOM having corner shower cubicle with power shower over, low flush wc, pedestal wash basin, heated towel rail, sash windows, heated towel rail, spot lights to ceiling. Slate flooring with electric under flooring heating, marble half tiled walls

BEDROOM THREE 15'1" x 13'5" (4.60m x 4.10m) traditional radiator, sash window, original fire with open grate on granite hearth, built in storage cupboard

FAMILY BATHROOM having roll top bath on ball and claw feet with bath/shower attachment, low flush wc, pedestal wash basin, traditional radiator, spot lights to ceiling, half panelled walls. Jerusalem limestone flooring with electric under flooring heating, small granite top



Steps from the main landing lead to

SECOND LANDING with sliding sash window, radiator, loft access and steps up to the built in storage cupboard

GUEST BEDROOM FOUR 17'6" x 12'11" (5.33m x 3.95m) radiator, sash window, original fireplace with open grate on granite hearth, built in store cupboard, steps up to

SHOWER ROOM of 'Jack and Jill' style comprising corner shower cubicle with power shower over, pedestal wash basin, low flush wc, two traditional radiators, sash window, spot lights to ceiling, original fire with open grate on granite hearth, store cupboards, honed marble floor and polished marble tiles and underfloor heating



BEDROOM FIVE 17'7" x 13'6" (5.37m x 4.12m) dual aspect sash windows, traditional radiators, built in store cupboards and original fire with open grate on granite hearth.



OUTSIDE

A gated access leads to the gravelled driveway with ample parking area. Formal gardens to the front, side and rear aspect incorporating Indian stone patios with wall surround and range of mature trees. Archway to further patio area leading on to



WOOD STORE

WORKSHOP ONE 15'3" x 13'9" (4.65m x 4.18m) housing the Valiant combination boiler for the house. Steps lead down to **WORKSHOP TWO 15'3" x 12'1" (4.65m x 3.68m)** sash window

Gardens laid to lawn with mature trees to front and side aspects, formal natural sandstone patio areas ideal for entertaining.



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 specialise 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 2017.





Ground Floor



First Floor



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