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BOLHAM HALL FARM, BOLHAM, RETFORD

£325,000

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Featuring contemporary accents such as appealing kitchen with Corian working surfaces and appliances, bathrooms etc. which successfully combine with charming period attributes creating a lovely home.





BOLHAM HALL FARM, BOLHAM, RETFORD, NOTTINGHAMSHIRE DN22 9JQ

DESCRIPTION

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There is a versatile central hallway with space for desk / pc beneath the staircase. Two good reception rooms are provided of sitting room and dining room which permits formal entertaining. The kitchen is generously proportioned allowing less formal dining and for convenience a utility room is also provided. The addition of a generous conservatory enhances the ground floor living space; there is a useful cellar too. At first floor level there are two bedrooms and attractive bathroom, the master bedroom has steps leading down to a fine dressing room and en-suite bathroom beyond. Three further bedrooms are provided at second floor level.

The property is approached by a tree lined driveway facilitating off road parking for numerous vehicles and there are upper and lower courtyards. The courtyards are flanked by an array of traditional brick outbuildings including a two storey barn which is suitable for a variety of alternate uses perhaps including home working, gymnasium, annexe style living arrangements etc (subject to all statutory consents and approvals).

LOCATION

This charming property nestles amidst a small cluster of attractive properties originally forming part of the Bolham Hall farmstead; this includes the Hall itself and a range of traditional barns now converted to appealing dwellings.

Bolham Hall is on the edge of town countryside putting a variety of countryside walks and the River Idle within comfortable reach. The town centre however is only a short car journey away.

Retford itself is particularly well situated for accessing the areas excellent transport links by road, rail and air. The A1M lies to the west of the town from which the wider motorway network is available, the railway station has a direct service into London's Kings Cross (approx. 1 hour and 30 minutes) and air travel is feasible via conveniently located 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 taking the A620 away from the town centre signposted Gainsborough proceed up Moorgate Hill, and at the summit turn left onto Tiln Lane. Proceed along to the edge of town and at the right hand bend turn left (straight on) and proceed along where Bolham Hall Farm will be found on the right hand side.

ACCOMMODATION

VAULTED CELLAR 17'0" x 15'2" (5.19m x 4.63m)

GROUND FLOOR

HALLWAY beamed accents, quarter turn staircase to first floor, oak flooring, radiator. Useful understairs storage cupboards and area suitable for desk.

SITTING ROOM 18'10" x 16'9" max (5.75m x 5.11m) measured into elegant splayed bay window to front, beamed accents, traditional fireplace, oak flooring, picture rails, radiators.



DINING ROOM 17'2" x 15'5" (5.24m x 4.70m) measured to rear of chimney breast, beamed accents, oak flooring, radiators.



KITCHEN 17'2" x 13'9" to 9'1" (5.24m x 4.20m to 2.77m) attractively appointed in a fine contemporary style with units to wall and floor level, base cupboards surmounted by attractive Corian working surfaces with inset 1.5 sink unit. Glazed splashbacks. Quality appliances including Miele halogen hob, extractor over, Siemens oven and complementing combination microwave. Dishwasher. Tiled flooring. Downlighters, contemporary vertical radiator.



CLOAKROOM / BOILER ROOM with Grant oil fired central heating boiler, low suite wc, basin, radiator.

UTILITY ROOM 15'0" x 11'0" (4.57m x 3.35m) average dimensions with substantial range of contemporary kitchen fitments to wall and floor level providing much storage, granite effect working surfaces, plumbing for washing machine, sink unit, tiled flooring, side aspect window, stable type external door, radiator.

CONSERVATORY 21'10" x 8'7" (6.66m x 2.61m) bright additional living space with quarry tiled flooring, connecting door to hallway, double doors to courtyard, base storage. Radiator.



FIRST FLOOR

LANDING spindled balustrade to handrail, staircase to second floor.

MASTER BEDROOM 15'5" x 13'5" (4.71m x 4.09m) side aspect window, traditional basket grate to fireplace, exposed floor boarding, radiator and steps lead down to



DRESSING ROOM with second airing cupboard, radiator off to

SHOWER ROOM with generous 1200 showering enclosure with Triton electric shower, low suite wc, pedestal washhand basin, tiled around fittings to complement, radiator.

BEDROOM TWO 15'7" x 15'2" (4.75m x 4.61m) measured to front of chimney breast flanked by inbuilt wardrobes, front aspect window, radiator.

BATHROOM attractively appointed with Villeroy & Boch white suite of panelled bath with bath shower mixer and additional handset, separate showering enclosure with overhead deluge shower and handset, pedestal washhand basin, low suite wc. Contemporary contrasting tiling to half height around fittings and matching flooring. Airing cupboard, traditional style finned radiator.

SECOND FLOOR

LANDING spindled balustrade to handrail, beamed accents, radiator.

BEDROOM THREE 16'10" x 15'2" (5.14m x 4.61m) measured to rear of chimney breast, front aspect windows, radiator.

BEDROOM FOUR 15'4" x 13'10" (4.69m x 4.06m)

BEDROOM FIVE 14'2" x 6'10" (4.32m x 2.04m) beamed accents, attractive fitted wardrobes with stripped pine doors, side aspect windows, radiator.

OUTSIDE

The property is approached by a lovely tree lined driveway with adjacent front lawn. This provides ample off road parking and amenity space. Brick and pantile versatile implement store.

UPPER COURTYARD BLOCK

With block paving and adjacent two storey brick and pantile barn **27'9" x 12'9" x 2 (8.47m x 3.89m) x 2** suitable for a variety of uses perhaps formation of annexe style living arrangement, homeworking, gym, hobbies room etc subject to all appropriate consents. This is essentially split as two rooms on ground floor and two rooms on first floor. Former external wc.



LOWER COURTYARD

With gravelled beds and sitting out area, split level with stone steps connecting to upper courtyard. The lower courtyard is flanked by a range of brick and pantile general stores.

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 D. 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.

Agents Note: Intending buyers will be asked to produce original Identity Documentation and Proof of Address before Solicitors are instructed.

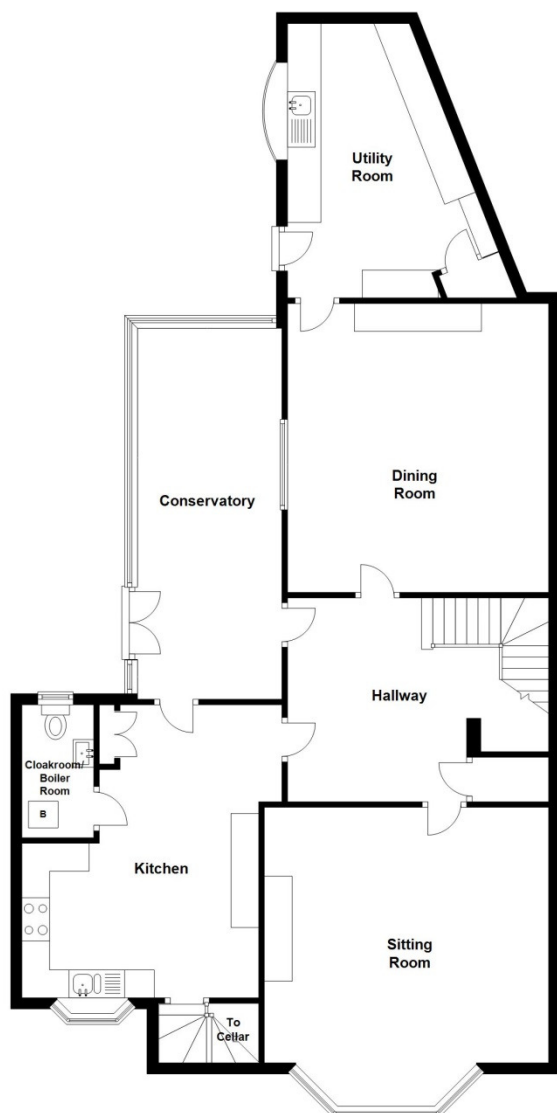
Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them 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.

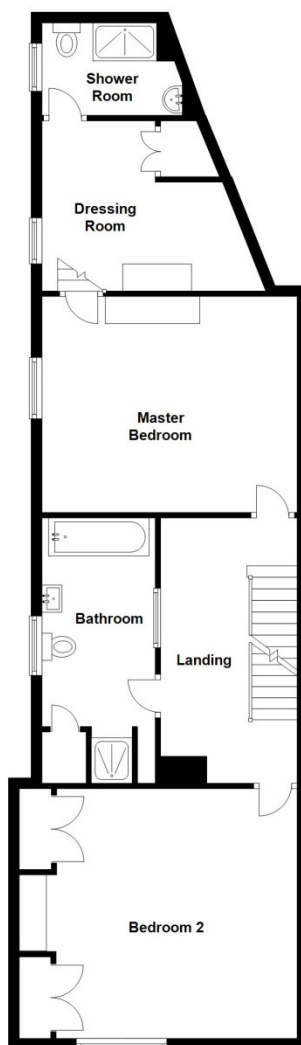
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These particulars were prepared in February 2018.

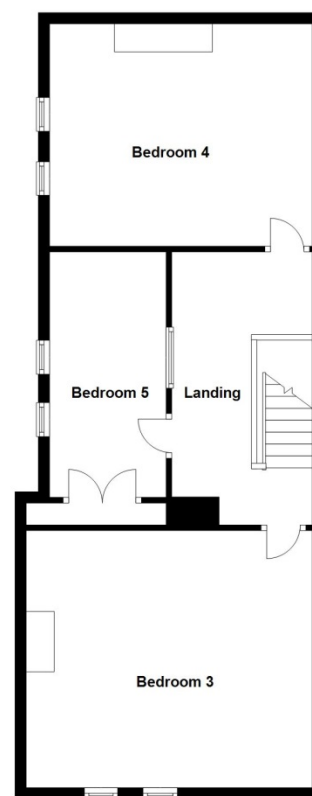
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England, Scotland & Wales

EU Directive 2002/91/EC



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IMPORTANT NOTES

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