



RANBY HALL, RANBY

£675,000



## RANBY HALL, RANBY, RETFORD, NOTTINGHAMSHIRE, DN22 8JQ

### DESCRIPTION

An imposing Georgian listed country house.

Ranby Hall is an example of Georgian architecture set in attractive countryside bordering the Dukeries. In the early 1800's the Hall was bought from Mr H Blaydes as the Dower House to the Duke of Newcastle's nearby Clumber Estate.

Records show that in 1832 the Hall was the seat of the Dowager Duchess of Newcastle. Later, in 1853 the Hall was the seat of The Ladies Georgina, Henrietta and Charlotte Pelham-Clinton. In the early 20th Century, Ranby Hall was bought by Mr J Harold Smith who sold it to Charles Francis Darley of the brewing family, remaining in the family until 1983.

The Hall is of imposing Georgian architecture built of stuccoed brick with a strip cornice and parapet behind which is a hipped Welsh slate roof. The east wing is of three storeys and the return south wing is of two storeys built in the neo-classical style with four pilasters surmounted by a low pitched pediment. The east wing with columned portico fronts the sweeping driveway. The south wing fronts onto a flagged terrace with ha-ha boundary beyond. The Hall now requires renovation and redecoration to restore it to its former splendour.

In all the property comprises a fine suite of three reception rooms, four principal bedrooms, two self-contained apartments for guests and live-in staff and former staff accommodation on the second floor of the east wing.

### LOCATION

Ranby Hall is set in open countryside with the south wing taking advantage of open parkland. Barnby Moor is the nearest village and boasts a coaching inn and the very popular Ye Olde Bell which has its very own spa which will appeal to people far and wide.

The market towns of Bawtry and Retford are within easy driving distance. Bawtry offering a wealth of boutique shops, restaurants and bars. Retford offers a mainline railway station on the London to Edinburgh Intercity Link (London King's Cross in under 1 hour 30 minutes).

Easily placed for the A1 which gives links to the region's major towns and cities together with the wider motorway network. International airports of Doncaster Sheffield and Nottingham East Midlands are within reach.

There is an excellent choice of schooling nearby which includes Ranby House Preparatory School and Worksop College.

### DIRECTIONS

Leaving Retford along the North Road (A638) once in the village of Barnby Moor turn left on the corner onto Old London Road. Turn right towards the A1. Ranby Hall is set back from the road down a driveway on the left hand side.

### ACCOMMODATION

#### GROUND FLOOR

##### PILLARED ENTRANCE PORTICO

**RECEPTION HALL 23'11" x 16'8" (7.29m x 5.08m)** tiled flooring, acanthus corniced ceiling, fireplace.

**DRAWING ROOM 32'0" x 22'2" (9.74m x 6.74m)** dental corniced ceiling, tiled flooring, 3 feature south facing shuttered windows.



**MORNING ROOM 22'0" x 16'10" (6.71m x 5.16m)** south facing picture window, acanthus corniced ceiling, arched recesses to each corner forming library shelving, tiled flooring.

**GARDEN HALL** shuttered window to south, ornate plasters to wall and feature arched ceiling with rosette panels, tiled flooring, door leading to gallery with access to Staircase Hall.

**DINING ROOM 30'4" x 22'0" (9.25m x 6.71m)** with substantial fireplace, four Corinthian styled columns, decorative arched recess, shuttered south facing windows, coordinating plasters, corniced ceiling, tiled flooring.



**COLLANADED STAIRCASE HALL** with tiled flooring, open ceiling to full height, galleries over.



**LIBRARY 21'1" x 15'6" (6.43m x 4.74m)** with stone fireplace surround, arched alcoves, external door.

**Back Stairs** to first floor

Returning to the Reception Hall, one enters the east wing

**VESTIBULE** with **strong room** off

**STUDY 14'2" x 11'3" (4.33m x 3.45m)** wainscot panelling, tiled flooring.

**BOOT ROOM** with twin wash hand basins with cloakroom and wc off

**INNER HALL** half panelled with understairs cupboard and access to

**VAULTED CELLARS** with electric lighting

**SERVANT'S HALL 14'2" x 11'3" (4.33m x 4.07m)** with fireplace, former stove, traditional cabinets and corniced ceiling. Recess off.

**BUTLERS PANTRY** with traditional cupboards and south facing window

**BREW HOUSE 27' X 15'6" (8.22m x 4.57m)** with old stone vat, copper and barrel staging, fuse boxes, partitioned wc and stairs to guest suite kitchen above. Adjoining the Brew House is a WC and Game Larder

**FORMER KITCHEN 20'4" x 18'2" (6.21m x 5.56m)** half tiled quarry tiled floor, former stove, north facing window.

**HOUSEKEEPERS SITTING ROOM 12'0" x 10'1" (3.66m x 3.08m)** with corner fireplace, traditional cupboard, Belfast sink.

**CHINA PANTRY 14'5" x 8'3" (4.40m x 2.54m)** east facing window

**LOBBY** with connecting door to inner courtyard

Steps down to two useful **PANTRIES** with west facing window

## FIRST FLOOR

**PIANO LANDING 21'0" x 15'0" (6.41m x 4.59m)** with columns, acanthus coving, tiled flooring and balustrade over the Staircase Hall.

**1ST FLOOR SITTING ROOM 31'11" x 22'1" (9.74m x 6.74m)** with acanthus cornicing, ceiling rose and mouldings, two fireplaces, arched double doors to

**BEDROOM TWO 22'1" x 17'6" (6.74m x 5.35m)** acanthus cornice, dual aspect including French doors overlooking courtyard

## MASTER SUITE

**ENTRANCE HALL** corniced ceiling

**MASTER BEDROOM 22'1" x 19'10" (6.74m x 6.05m)** acanthus cornicing, ceiling rose, shuttered southern windows

**MASTER BEDROOM DRESSING ROOM 16'6" x 11'7" (5.03m x 3.55m)** corniced ceiling, shuttered southern window.

**MASTER SUITE BATHROOM** sunken double ended bath within plinth, twin pedestal basins, low suite wc, bidet.

## STORE ROOM

Returning to Piano Landing, one enters

**LOBBY** double doors to

**BREAKFAST ROOM 24'0" x 16'11" (7.34m x 5.16m)** acanthus corniced ceiling, fireplace, French doors over entrance portico

**LOBBY WITH CLOAKROOM** having wc off

**KITCHEN 17'7" x 12'2" (5.37m x 3.73m)** bespoke fitted hand built and highly detailed units, corniced and with granite working surfaces. Corniced ceiling, tiled flooring.

## GUEST SUITE

**SITTING ROOM 19'5" x 15'7" (5.92m x 4.76m)** acanthus corniced ceiling, fireplace, wide staircase with columns to

**KITCHEN 17'7" x 12'2" (3.92m x 2.31m)** range of fitted units to wall and floor level. Tertiary staircase to Brew House

**BEDROOM THREE 15'1" x 13'4" (4.60m x 4.08m)** dual aspect.

**SHOWER ROOM** quadrant showering enclosure, low suite wc, bidet, pedestal washhand basin, tiled walls.

## HOUSEKEEPERS SUITE

## LANDING

**SITTING ROOM 20'2" x 14'0" (6.16m x 4.27m)** picture rails, fireplace, three built in cupboards. Off to

**KITCHENETTE** fitted cupboards and sink unit.

**BEDROOM FOUR 13'1" x 11'9" (4.00m x 3.60m)** dimensions include entrance way and cylinder cupboard.

**SHOWER ROOM** square showering enclosure, pedestal washhand basin, low suite wc, principally tiled walls and floor.

Back stairs to

## SECOND FLOOR

## FORMER STAFF ACCOMMODATION

**INNER LANDING** with further galleried landing overlooking staircase hall and a suite of 5 former staff bedrooms plus kitchen and two bathrooms.

## OUTSIDE

Ranby Hall is approached by a long driveway. Through pillared entrance gates, the sweeping driveway heads round to the turning circle in front of the Hall with ample turning and manoeuvring. Ranby Hall occupies an enviable position in North Nottinghamshire Countryside

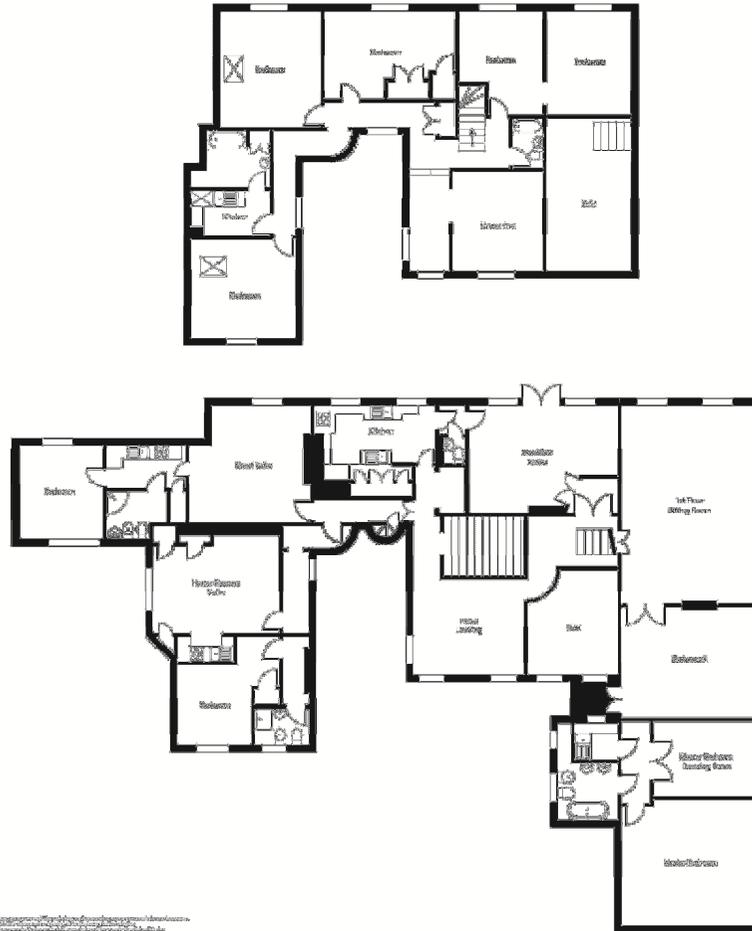
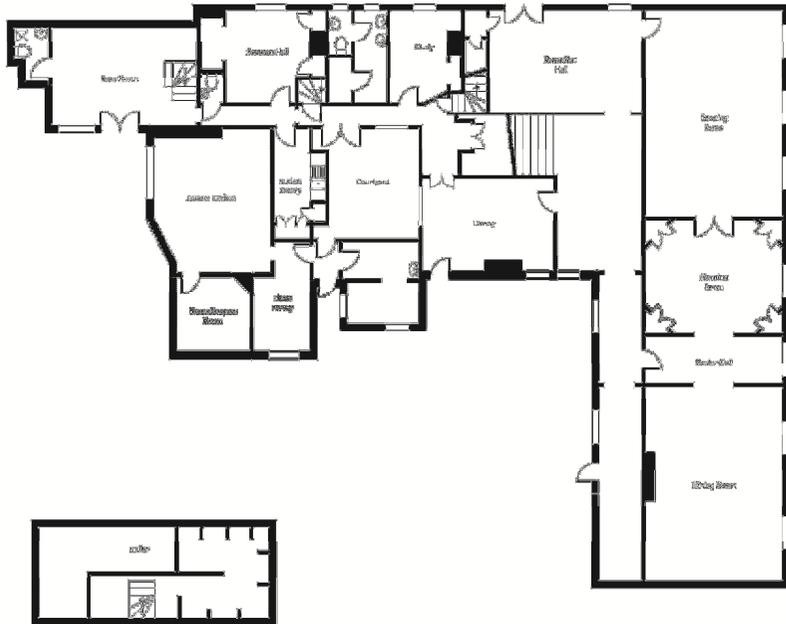
The grounds were once formally laid out and landscaped but are now in need of restoration. Nonetheless they host a wealth of specimen trees. On the south side a traditional ha-ha wall separates the boundary and provides views over the neighbours' parkland setting. Walks lead to all parts of the garden.



The Hall would make an ideal corporate venue for weddings and social events or even a hotel or country restaurant if approval is gained.

To conclude, Ranby Hall is a fine combination of a period country house surrounded by fine parkland in undiluted countryside. With scope to improve the property and the grounds, this is an ideal property to suit all who need good space and flexible accommodation. However, it could quite easily be brought back into being a country residence for those wanting a quiet life in the country.





### GENERAL REMARKS and STIPULATIONS

The Property has a Septic Tank  
 The Property is Grade II\* Listed  
 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 that any services, heating system or appliances have not been tested and no warranty can be given or implied as to their working order.  
 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.  
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 Viewing: Please contact the Retford office on 01777 709112.  
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