



THE GRANGE, EAST DRAYTON

£675,000



THE GRANGE, GREENGATES ROAD, EAST DRAYTON, RETFORD, NOTTINGHAMSHIRE DN22 0LD

DESCRIPTION

The Grange is a substantial period residence with coach house and grounds extending to approximately 7.70 acres. The property has been lovingly cared for and enhanced by the sellers for a number of years. It now successfully combines period attributes with contemporary accents and improvements for modern family life.

The accommodation commences with a fine entrance vestibule opening to generous reception hall with primary staircase ascending to galleried landing over and a good cloakroom with wc to the rear. There is a formal drawing room with excellent south facing bay, a cosy snug and dining room permitting entertaining. A useful study is also provided. The breakfasting kitchen has a range of country ivory units, granite working surfaces and Rayburn range. Ancillary accommodation includes laundry room, well appointed panty, walk in cloakroom / store and cellar.

At first floor level the principle bedrooms radiate around the central galleried landing. The master bedroom has a well appointed en-suite and the guest bedroom also has a most generous and well appointed en-suite shower room. The split level house bathroom is also within this area. The rear landing hosts two further bedrooms and has the back staircase returning to the groundfloor.

A particular feature is the original coach house which has been upgraded yet retains character attributes. In our opinion this is suitable for a variety of purposes ancillary to the enjoyment of The Grange perhaps including studio, annexe living arrangements, homeworking, gymnasium etc, subject to all statutory consents and approvals. The present accommodation is over two floors featuring an entrance hall, sitting room, dining kitchen, ground floor cloakroom with wc and bedroom / studio over.

A sweeping gravelled driveway leads round to the rear of the property providing excellent vehicle distribution around the grounds and terminating at the double garage and stable block. The stable block includes 2.5 loose boxes, tack room, adjacent hay barn and rear piggeries.

The grounds are superb with formal mature gardens extending to the south, perfect for alfresco entertaining. There are additional garden features including natural pond and wildlife area, former kitchen garden and orchard.

The paddocks lie immediately adjacent interlinked by good gateways with an additional gateway onto the Stokeham / Drayton road.

Retained character attributes include high ceilings, deep skirting boards, period fireplaces, retained sash windows. These combine with an improved specification to include mostly bespoke double glazing to sash windows, oil fired central heating, fitted intruder alarm, appliances to kitchen and modern bathrooms.

LOCATION

The property enjoys a fabulous position situated beyond the northern periphery of East Drayton and having no immediate near residential neighbours.

The property will suit those seeking a rural location with livestock or equestrian or country based interests.

East Drayton is a highly regarded village within this area lying just off the A57 meaning it is ideally placed for accessing the areas excellent transport network. The A57 leads to the A1 at Markham Moor putting the wider motorway network within comfortable driving distance. Both Retford and Newark have mainline railway stations on the London to Edinburgh intercity link, Kings Cross from Retford approx. 1 hour 30 minutes. Leisure amenities and educational facilities, both state and independent are well catered for. There are a number of local primary schools in the area and Tuxford Academy is nearby providing highly demanded and rated secondary education.

DIRECTIONS

Leaving the A1 at Markham Moor take the A57 signposted Lincoln. At passing by East Markham and just before Darlton turn left signposted East Drayton to enter the village. Proceed through the village, straight on at the central village cross roads passing the church on the left. Leave the village and on the left hand bend of the S bend turn right onto Green Gates Road and the property will be on the left hand side.

ACCOMMODATION

Steps lead up to

ENTRANCE VESTIBULE with original tiled flooring, gothic arched doorway, wainscot panelling, niche.

RECEPTION HALL elegant staircase ascending to first floor galleried landing, picture rails, traditional finned radiators.



CLOAKROOM generously proportioned and with wc pedestal wash hand basin, half tiled walls in natural tones.

DRAWING ROOM 19'6" x 14'0" (5.95m x 4.25m) measured into south facing splayed bay window to rear of chimney breast with marble relief fireplace, granite inset and hearth and open grate. Exposed floor boarding, radiator.

SNUG 14'0" x 13'0" (4.25m x 3.95m) measured to rear of chimney breast with mahogany fireplace surround, tiled inset to hearth and log burner. Dual aspect, coving, picture rails, radiator.



DINING ROOM 16'0" x 14'0" (4.86m x 4.25m)

Measured to rear of chimney breast with relief style fireplace, marble inset. Dual aspect with views over formal grounds, picture rail.



INNER LOBBY with back staircase

STUDY 10'6" x 8'10" (3.20m x 2.71m) picture rails, radiator.

WALK IN STORE / CLOAKROOM

REAR HALL with doorway and steps down to **cellar** hosting oil fired central heating boiler.

BREAKFASTING KITCHEN 16'2" x 14'5" (4.91m x 4.40m) with range of fitted ivory cream units to wall and floor level, base units surmounted by solid granite working surfaces with integrated sink unit and eye level cabinets being corniced including shelving and plate racking. Tiled and illuminated recess to chimney breast with complementing cupboards and over mantle hosting Rayburn oil fired range supplementing heating system. Tiled splashbacks to coordinate. Further integrated appliances include oven, hob, refrigerator and dishwasher. Double doors into side garden area and ideal for alfresco breakfasting. Quarry tiled flooring, original ceiling hooks, radiator.

LAUNDRY / UTILITY ROOM 14'0" x 9'2" to 8'0" (4.25m x 2.79m to 2.42m) with attractive range of inbuilt cupboards, external door, sink unit, plumbing for washing machine, quarry tiled flooring, radiator.

WALK IN PANTRY 14'0" x 5'11" (4.25m x 1.80m) with further range of attractive fitted cupboards to wall and floor level, working surfaces.

FIRST FLOOR

GALLERIED LANDING naturally lit with fine balustrade over stairwell, picture rails.

MASTER BEDROOM SUITE

BEDROOM ONE 15'11" x 14'1" (4.85m x 4.29m) to rear of chimney breast with traditional basket grate, picture rails, radiator, off to



EN-SUITE BATHROOM with roll top bath with ball and claw feet, Victorian style bath shower mixer, pedestal washhand basin, low suite wc. Part tiled walls in natural tones, exposed floor boarding.

BEDROOM TWO 14'0" x 13'0" (4.25m x 3.95m) to rear of chimney breast with traditional basket grate, picture rails, exposed floor boarding, radiator, leading off to

EN-SUITE SHOWER ROOM luxuriously appointed with walk in shower lux showering enclosure with frameless curved screening and overhead deluge shower. Contemporary wc, pedestal wash hand basin, tiled to three quarter height in natural tones, exposed floor boarding, radiator.

BEDROOM THREE 15'11" x 14'0" (4.85m x 4.25m) measured to rear of chimney breast with traditional basket grate, dual aspect, picture rails, radiator.

HOUSE BATHROOM split level and finely appointed with white suite of panelled bath having overhead deluge shower and side shower screen, pedestal washhand basin, bidet, low suite wc. Exposed floor boarding, tiled to three quarter height to complement, radiator.

REAR LANDING with back staircase returning to ground floor.

BEDROOM FOUR 16'2" x 14'6" (4.97m x 4.43m) measured to rear of chimney breast with traditional basket grate, part vaulted ceiling, picture rails, radiator.



BEDROOM FIVE 14'0" x 10'5" (4.25m x 3.19m) measured to rear of chimney breast and airing cupboard, vanity wash basin, picture rails.

OUTSIDE

The property is situated within delightful grounds, a combination of mature formal gardens, wildlife areas, orchard and paddock land in all extending to approximately **7.70 acres (3.11hectares)** or thereabouts subject to measured survey.

A fine gravelled driveway leads through a beautiful oak gate sweeping around to the rear of the property facilitating off road parking and vehicle manoeuvring and leading to:-

DOUBLE GARAGE 17'5" x 17'1" (5.32m x 5.20m) with electrically operated up and over door, light, power, personal door.

THE COACH HOUSE

ENTRANCE HALL exposed beams, saddle racks, tiled flooring.

STUDIO / SITTING ROOM 13'0" x 13'0" (3.95m x 3.95m) with exposed beams, staircase to first floor, dual aspect including glazed double doors to Indian sandstone patio and further door to rear garden, radiator.

DINING KITCHEN 14'1" x 14'0" (4.29m x 4.25m) maximum with range of modern shaker oak style units to wall and floor level, working surface, sink unit. External door.

BOILER ROOM Worcester Danesmoor 12/14 oil central heating boiler.

CLOAKROOM with low suite wc, pedestal washhand basin, remains of offset traditional range, tiled flooring, radiator.

FIRST FLOOR

STUDIO / BEDROOM 22'4" x 13'2" (6.80m x 4.02m) multi functional additional space with original loft doors, vaulted ceiling, gable and roof windows, exposed floor boarding, radiators.

BLOCK BUILT STABLE BLOCK comprising 2.5 loose boxes, tack room with double doors, adjacent hay barn and rear piggeries.

FORMAL GARDENS wrap around the property mostly on the southern side and are laid to lawn interspersed with a variety of specimen trees, shrubs and plants. There is a privet hedge divide and Indian sandstone patio ideal for breakfasting and alfresco entertaining linked directly to the path and steps leading to the breakfasting kitchen.

A quality **summerhouse** nestles within one corner. Attached to the wall between the coach house and the main house is a versatile lean to brick based **greenhouse / potting shed** and a footgate opens onto the rear Indian sandstone patio between coach house and main house.

On the other side of the treelined driveway is a further wildlife area and paddock having natural pond.

Orchard and former kitchen garden with area suitable for the cultivation of vegetables and hosting two pvc bunded oil tanks.

THE PADDOCKS the paddocks extend on the west, east and northern side. They are separated by mature hedging and interconnected via several gateways. There is an additional gateway onto the Stokeham to Drayton road.

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.

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



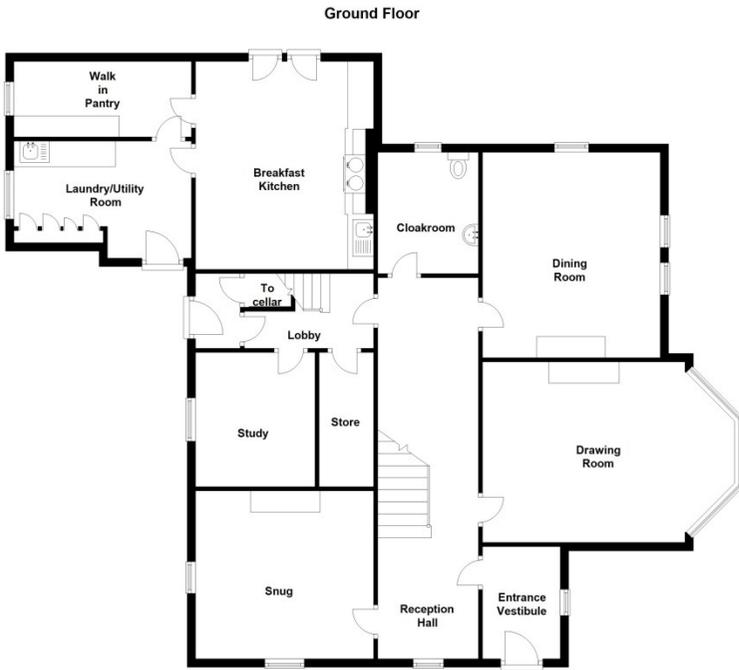
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Surveys: We naturally hope that you purchase your next home through Brown & Co, but if you find a suitable property through another agent, our team of experienced Chartered Surveyors led locally by Jeremy Baguley MRICS are able to carry out all types 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 2018

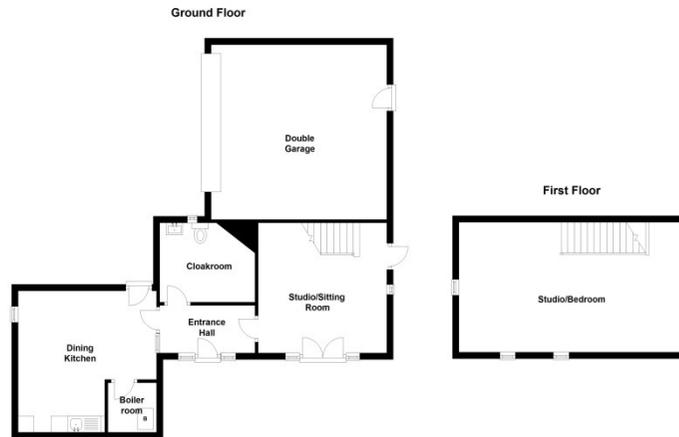






Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	68
(21-38) F	
(1-20) G	22
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	19
Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales	
EU Directive 2002/91/EC	



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