



FORMER ST. BARTHOLOMEW'S VICARAGE, SUTTON-CUM-LOUND  
OFFERS IN THE REGION OF £300,000

**BROWN & CO**



**FORMER ST BARTHOLOMEW’S VICARAGE,  
off MATTERSEY ROAD, SUTTON-CUM-  
LOUND, RETFORD, NOTTINGHAMSHIRE,  
DN22 8PW**

**DESCRIPTION**

The former St Bartholomew’s Vicarage delivers a generous family home in a unique setting, adjacent to the village church and boasts an excellent garden.

With a flexible layout, including four reception rooms and four bedrooms, the property is in need of general modernisation but offers excellent potential to create wonderful family space in this highly regarded village.

**LOCATION**

This former vicarage nestles centrally within its ground in an edge of village location, lying in the shadow of St Bartholomew’s Church.

Sutton-cum-Lound is a very popular village within this area, presently boasting a primary school, public house and village hall. The village is ideally situated for those wishing to access the areas excellent transport links. The A1(M) lies to the west, from which the wider motorway network is available. Bawtry, Doncaster and the South Yorkshire conurbation in general lie within comfortable commuting distance. Retford and Doncaster have direct rail services into London Kings Cross (from Retford approx. 1 hour 30 mins). Air travel is feasible by international airports of Doncaster/Sheffield and Nottingham East Midlands.

Leisure amenities and educational services (both state and independent) are well catered for.

**DIRECTIONS**

Leaving Retford north bound via the A638, after passing Idle Valley Nature Reserve turn right, sign posted Sutton and Mattersey. Enter the village of Sutton-cum-Lound, proceed through the central S-bends passing the Gate Inn on the right-hand side. Just before leaving the village, turn left to approach the church. Pass through the church grounds to the private driveway for this former vicarage.

**ACCOMMODATION**

LOBBY

RECEPTION HALL staircase to first floor.

CLOAKROOM generous, with low suite w.c., basin, cupboard.

LOUNGE 17’5” x 11’10” (5.31m x 3.62m) triple aspect including door to rear garden, reconstituted stone fireplace, open grate, hearth, coving, radiators, double doors to



GARDEN ROOM 12’1” x 12’1” (3.69m x 3.69m) dual aspect, radiator

DINING ROOM 14’3” x 11’5” (4.33m x 3.48m) front aspect window, under stairs cupboard, radiator. Off to

STUDY 9’7” x 7’3” (2.91m x 2.22m)

BREAKFAST KITCHEN 12’6” x 12’1” (3.81m x 3.69m) range of light wood style units, base cupboards surmounted by granite effect working surfaces, wall cupboards being corniced with pelmets, tiled splash backs, 1.5 sink unit, rear aspect window, extractor hood, integral pantry, radiator.

UTILITY ROOM 10’10” x 5’0” (3.30m x 1.52m) sink unit and base cupboard. External door, plumbing for washing machine, oil central heating boiler.



BREAKFAST KITCHEN

**FIRST FLOOR**

LANDING closed balustrade around stairwell, access hatch to roof void, airing and linen cupboards. Radiator.

BEDROOM ONE 17’5”x 11’10” (5.31m x 3.62m) measured to rear of inbuilt wardrobes, dual aspect, radiator.



BEDROOM TWO 11’0” x 11’0” (3.35m x 3.35m) front aspect window, radiator.



**BEDROOM THREE 11'5" x 11'0" (3.48m x 3.35m)** measured to rear of inbuilt wardrobes, front aspect window, radiator.



**BEDROOM FOUR 10'0" x 9'1" (3.05m x 2.77m)** front aspect window, radiator.

**HOUSE BATHROOM** paneled bath, electric shower over, pedestal wash hand basin, radiator/towel warmer.



**SEPARATE W.C.** low suite w.c.

## OUTSIDE

The property is approached through the grounds of St. Bartholomew's Church leading to a private driveway sweeping in front of the house.

The grounds are generous and mature, featuring expanses of lawn, to either side and rear. The property sits in an edge of village location.

## ATTACHED GARAGE

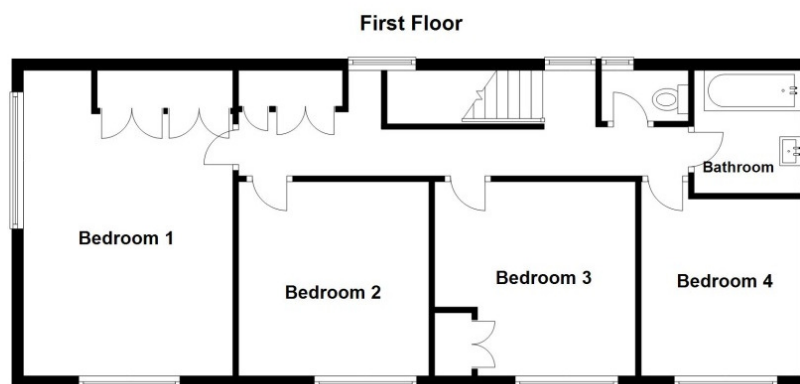
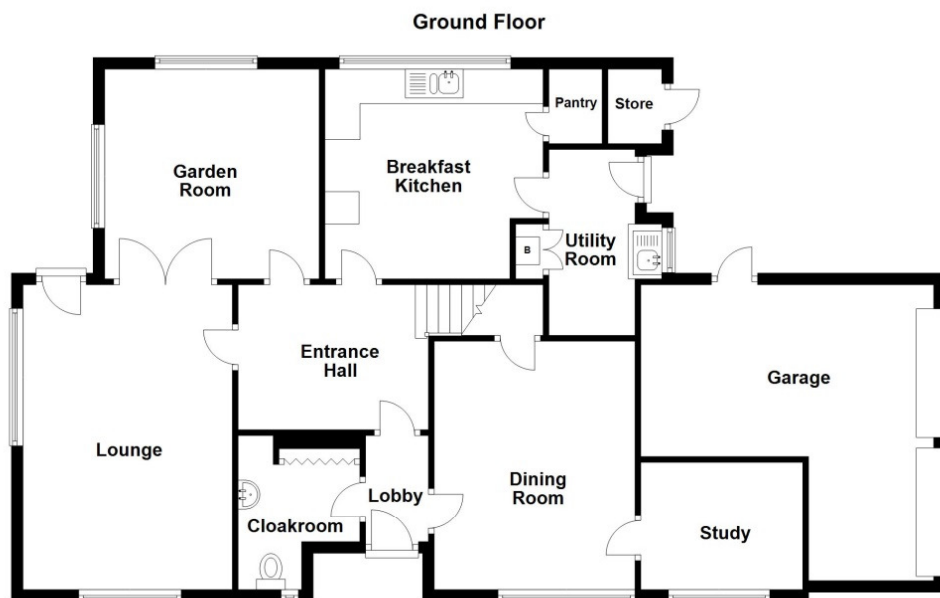
## STORE

**AGENTS NOTES:** Interested parties are advised: -

1. This property will be sold subject to usual Church of England covenants including:-
  - The property will not be used for any purpose other than a single residential dwelling
  - No alcohol shall at any time be sold on the property
  - No act or deed shall be done, suffered or permitted in or upon the property or any part of it which may become a nuisance, annoyance or disturbance to the incumbent for the time being of the parish
  - No act or deed shall be done, suffered or permitted on the property or any part of it which may become a nuisance, annoyance or disturbance to the minister for the time being conducting or the congregation attending divine service in St Bartholomew's Church or the churchyard surrounding it
2. Access to the property is by right of way through the adjacent churchyard and owners of the former vicarage will contribute to the maintenance of the access.
3. The adjacent church has a clock which chimes at 15 minute intervals and an active bell tower, meaning the church bells are rung regularly.



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## GENERAL REMARKS & 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 B.

**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.

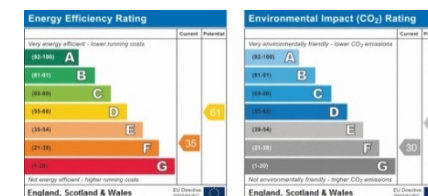
**Agents Note:** In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

**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.

**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 December 2019 and amended in February 2020.



## IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.