



TOP FARM, BOTHAMSALL
£475,000

BROWN & CO

TOP FARM, MAIN STREET, BOTHAMSALL, RETFORD, NOTTINGHAMSHIRE, DN22 8DW

DESCRIPTION

Situated in the popular village of Bothamsall, Top Farm is an attractive double fronted four bedroom detached period farmhouse which provides versatile living accommodation with an array of useful outbuildings. In more detail, the accommodation comprises entrance hall, kitchen/dining room, living room, reception room, snug, utility and WC to the ground floor with four bedrooms and family bathroom to the first floor. Outside, the property is set behind a walled garden with courtyard area to the side with an array of useful outbuildings including an open bay red brick and pantile barn with garage and 5,600 sq ft two bay barn with roller shutter doors, high eaves and hardstanding area to the rear with parking for several vehicles.

LOCATION

Bothamsall is a small hamlet to the south of Retford with easy access to the A57 and A1. Retford town centre provides comprehensive shopping, leisure and recreational facilities, and provides easy access to open countryside including Thoresby Hall and additional countryside walks.

There are excellent leisure facilities on the doorstep also with Clumber Park, Sherwood Forest and Rufford Park all being a short travelling distance away. The commuter is well served by the main line rail link from either Retford or Newark stations into London Kings Cross, taking from around 1 hour 20 minutes, or the regional motorway network with the A1 and M1. Doncaster Robin Hood, East Midlands and Leeds Bradford Airports all provide regional flights to the continent.

DIRECTIONS

TEXT

ACCOMMODATION

ENTRANCE HALL solid wood glazed door to rear with glazed windows to rear and sides. Stairs rising to first floor landing, tiled flooring and radiator with cover.

STUDY obscure glazed window to rear elevation. Tiled flooring and radiator.

SNUG glazed window to side elevation. Radiator with cover.

LIVING ROOM bay window to front elevation. Open brick fireplace housing cast iron grate with tiled hearth and mantle. Exposed oak beams, wood effect flooring and radiator.



RECEPTION ROOM bay window to front elevation. Feature open brick Inglenook fireplace housing log burner with flue, set to stone hearth with oak mantle, exposed oak beams, wood flooring and radiator



KITCHEN/DINING ROOM glazed windows to side elevations and solid wood glazed door to side elevation. Comprising a range of wall and base units with granite worktops, twin ceramic sink with mixer tap, Neff oven and grill with four ring ceramic hob, space for dishwasher, radiator with cover and tiled flooring.



UTILITY ROOM glazed window to side elevation. Comprising a range of wall and base units with roll top work surfaces, stainless steel bowl sink with mixer tap, space for tall fridge, space and plumbing for washing machine, tiled flooring and radiator.

WC Obscure glazed window to side elevation. Low level WC, wash hand basin in vanity unit with mixer tap and tiled flooring.

FIRST FLOOR LANDING glazed window to rear elevation. Radiator.

BEDROOM ONE glazed window to front elevation. Radiator.



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BEDROOM TWO glazed window to front elevation. Radiator.

BEDROOM THREE glazed windows to side and rear elevations. Two radiators.

BEDROOM FOUR glazed window to rear elevation. Radiator.

FAMILY BATHROOM obscure glazed window to side elevation. Comprising bath with side screen and shower over, low level WC, wash hand basin, airing cupboard housing hot water cylinder and radiator.



OUTSIDE

Top Farm is approached from Main Street via a driveway which leads to the side of the property and provides parking for several vehicles. To the front, there is a walled boundary with pedestrianised access leading up to the side of the property with enclosed garden area to the side which leads up to the property with gravelled area and an array of shrubs and planted beds. Beyond the main house, there are an array of useful outbuildings including a detached open bay barn and large steel portal framed double bay shed with high eaves, roller shutter doors and hardstanding area.

OUTBUILDINGS

To the rear of Top Farm, there are an array of useful outbuildings which are ideal for conversion, subject to gaining the necessary planning consent. Directly to the rear of the main house, there is a

detached red brick and pantile open bay barn which provides power and lighting with attached single garage and double gated doors, a large shed and former coal store. Beyond the open bay barn, there is also a large double bay workshop of around 5,600sq.ft which provides power and lighting with high eaves and roller shutter door to the front with hardstanding area.

AGENTS NOTE

Additional land, approx. 10.6 Acres (subject to measured site survey) on the south side of Main Street and extending towards the River Meden is available by separate negotiation.



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 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.

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.

These particulars were prepared in March 2022.

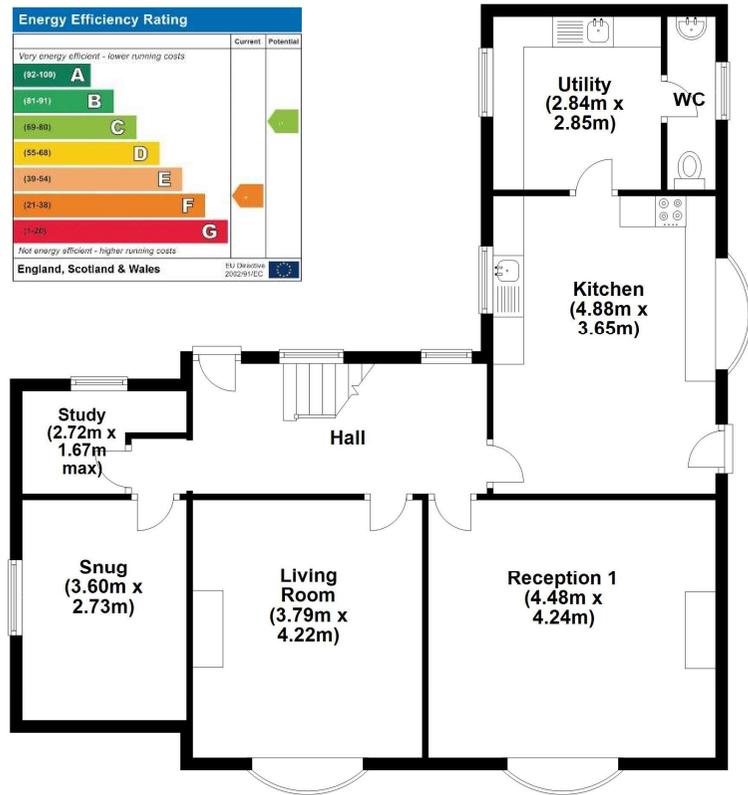


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Ground Floor

Approx. 92.7 sq. metres (997.8 sq. feet)

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		
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			



First Floor

Approx. 76.2 sq. metres (819.8 sq. feet)



Workshop /
Barn
(17.20m x
33.03m
reducing
to
22.47m)

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: The Atrium, St Georges Street, Norwich, NR3 1AB. Registered in England and Wales. Registration Number OC302092.