



ROCKLEY HOUSE, ROCKLEY
£1,250,000

BROWN & CO



ROCKLEY HOUSE

MILL LANE, ROCKLEY
RETFORD, NOTTINGHAMSHIRE, DN22 0QP

DESCRIPTION

Set in this most sought after location in an idyllic rural setting, Rockley House is a stunning Grade II Listed south facing country house set in around 5.5 acres (stms) of mature grounds. Originally dating back to 1826, this fine six bedroom family home blends a wealth of character and period charm with bespoke fixtures and fittings with stunning open plan bespoke kitchen/dining room and Orangery, providing light filled and versatile living space.

In more detail, the principal accommodation comprises grand entrance hall, formal reception room, bespoke open plan kitchen/living/dining room, Orangery, snug, library, dining room and shower room to the ground floor with master bedroom, five further bedrooms, shower room and family bathroom to the first floor. The grounds run alongside the River Maun and are flanked by mature trees, creating a wonderful parkland setting suitable for conversion to paddocks. The property includes formal gardens, floodlit tennis court, an array of useful outbuildings including a large brick and pantile workshop and detached self-contained annexe, currently used as offices which could be used for an array of uses. The versatile layout is perfect for both formal and family entertaining and serves commuters extremely well with excellent links to the A1 and trains to London from Retford.

LOCATION

Rockley is a pretty hamlet which is well located with good connections to major centres including Nottingham, Worksop, Newark, Lincoln and Doncaster. Retford, an attractive market town, is situated just 5 miles from Rockley and provides an array of local shopping and recreational facilities.

The area provides a wide range of leisure opportunities including The National Trust's Clumber Park, offering beautiful walks and parkland, and is within easy reach of Meadowhall shopping centre in Sheffield.





There is also an excellent choice of education opportunities with a number of respected public and private schools within the immediate area including Worksop College and Ranby House which both offer highly regarded private education along with the nearby Cathedral City of Lincoln's Minster School. Tuxford Academy lies to the south.

The commuter is well served by the excellent main line rail link from Retford station into London Kings Cross (sub 1hr 30 mins). The A1 is accessible within 5 minutes facilitating access to the wider motorway network. Air travel is convenient via the international airport of Nottingham East Midlands Airport. Gamston Airport is less than 2 miles away providing private and small commercial flights.



DIRECTIONS

Leave the A1 at Markham Moor, taking the A638 northbound, signposted Retford. After approx. one mile enter Rockley taking the first left into Mill Lane. Proceed along and Rockley House will be found on the right hand side.

ACCOMMODATION

ORNATE ENTRANCE PORTICO

RECEPTION HALL with built-in cupboards, ornate corning, parquet flooring, ceiling rose and radiator with stairs rising to first floor landing.

SNUG 4.02m x 3.47m (13'2 x 11'5) window to front elevation. Comprising feature ornate stone fireplace housing cast iron fire with marble back and hearth, ornate corning, ceiling rose and three alcoves.

SECONDARY HALLWAY external door leading to rear courtyard. Traditional stone flooring and door leading down to cellar.

REAR LOBBY window to rear elevation. With built-in storage cupboards, solid wood flooring, ceiling mounted meat hooks and radiator.

SHOWER ROOM 3.01m x 1.76m (9'10 x 5'9) obscure double glazed windows to side elevation. Part tiled comprising walk-in shower, low level WC, wash hand basin, heated towel rail and tiled flooring.





LIBRARY 3.23m x 2.55m (10'7 x 8'4) door to rear courtyard, window to side elevation. Built-in cupboards with shelving and radiator. Stairs rising to bedroom five.

HALLWAY to Main House Double glazed window to front elevation. Parquet flooring. Leading to

DRAWING ROOM triple aspect with windows to front, side and rear elevations. Comprising feature fireplace with ornate wooden mantle and surround housing SAEY wood burning stove with brass fender, granite hearth.

OPEN PLAN KITCHEN/LIVING/DINING ROOM windows and door leading to side courtyard with internal double doors leading to Orangery. Bespoke Chiselwood kitchen comprising a range of wall and base units with soft close drawers and granite worktops, stainless steel sink with mixer tap and food waste disposer with separate instant hot water tap, handcrafted unit housing Miele fridge with pantry and a range of Miele appliances including a five ring ceramic hob with oven, grill and extractor over, integrated dishwasher, space for microwave, breakfast island with granite worktop and soft close drawers under and built-in wine rack with traditional wood burner with flue and Amtico underfloor heating. Internal doors leading to

ORANGERY 9.45m x 3.94m (31'0 x 12'11) stunning Orangery with French double glazed doors leading to formal gardens with triple aspect double glazed sliding sash windows and French doors leading to terrace area. With traditional triple roof lantern, exposed brickwork and tiled flooring.

BOOT ROOM 4.09m max x 3.37m (13'5 x 11'1) windows to side and rear elevations. Built-in cupboards, solid wood flooring and radiator. Access to roof space.

DINING ROOM 6.06m x 4.12m (19'10 x 13'6) French double glazed doors to courtyard area

with windows to rear elevation. Original feature brick trough, solid wood flooring, exposed brick work, built-in cupboard.

FIRST FLOOR

LANDING double glazed window to front elevation with seating area and built-in cupboard with radiator.

BEDROOM TWO 4.04m x 3.38m (13'3 x 11'1) window to front elevation. Comprising two alcoves, one with wash hand basin in vanity unit with radiator.

FAMILY BATHROOM 3.70m x 2.34m (12'2 x 7'8) window to front elevation. Part tiled comprising large walk-in shower with large fitted head and separate shower attachment, free standing bath with mixer tap, low level WC, wash hand basin, ornate corning, tiled underfloor heating, heated towel rail.

MASTER BEDROOM 6.14m x 4.50m (20'2 x 14'9) windows to front and side elevations. Radiator.

EN SUITE SHOWER ROOM 3.50m x 1.81m (11'6 x 5'11) window to side elevation with fitted blind. Comprising bath with side screen and shower above, low level, WC, wash hand basin, heated towel rail and radiator.

BEDROOM THREE 6.20m x 4.56m max (20'4 x 14'11) windows to side and rear elevations. Built-in wardrobes and two radiators.

BEDROOM FOUR 4.22m x 2.56m (13'10 x 8'5) windows to side and rear elevations. Built-in wardrobes and radiator.

BEDROOM SIX 4.22m x 2.56m (13'10 x 8'5) window to rear elevation. Feature cast iron ornate fireplace and radiator.

SHOWER ROOM window to rear elevation. Fully tiled, comprising walk-in shower with large, fitted head, wash hand basin in vanity unit, low level WC, heated towel rail and tiled flooring. With airing cupboard housing





Tempest hot water cylinder.

BEDROOM FIVE (Accessed from Library) **6.15m x 2.47m** windows to side elevation. Built-in cupboard and radiator.

SELF-CONTAINED OFFICE/ANCILLARY ACCOMMODATION

Ground Floor

OFFICE ONE 6.87m x 4.06m (22'6 x 13'4) floor to ceiling window with door to front elevation and further door to rear. With exposed brickwork, radiator and solid wood stairs rising to first floor landing area.

STUDY/OFFICE 3.45m x 2.79m (11'4 x 9'2) window to rear elevation. Exposed timber beams and radiator.

Lobby Leading to:

WC window to front elevation. Comprising low level WC and wash hand basin with radiator.

FIRST FLOOR

BOARDROOM 7.17m x 4.07m (23'6 x 13'4) Feature ornate oval window to side elevation, floor to ceiling window to front elevation and window to rear elevation. With vaulted ceiling, exposed truss work and radiator.

OFFICE TWO 4.04m x 3.47m (13'3 x 11'5) window to rear elevation and feature oval window to side elevation with floor to ceiling internal window. With vaulted ceiling, exposed truss work and radiator with storage cupboard.

The offices are self-contained from the main residence with parking area to the front elevation and small garden area leading off The building is suitable for a variety of uses, including annexe and living area subject to all statutory consents.

OUTSIDE

Rockley House is approached from Mill Lane via two electronically operated double wrought iron gated access points with pillared entrance which in turn leads to an 'in and out' tarmacadam driveway leading up to the and separate access leading to the annexe/office, providing ample parking for several vehicles. To the front, there are stunning mature gardens with an array of mature trees and lawned gardens with planted beds, borders and two traditional Kensington lamp posts with security lighting and open field views.

Leading off the secondary driveway, there is courtyard area to the side of the house with double gated access leading to a private flagstone courtyard and useful outbuilding housing two Grant oil fuelled boiler units with space and plumbing for washing machines and tumble dryers.

To the rear of the main house, there is a delightful, paved terrace area, ideal for summer entertaining leading off the Orangery with BBQ area and landscaped ornamental gardens with planted beds, borders and hedging which in turn leads to a tennis court with outside lighting.

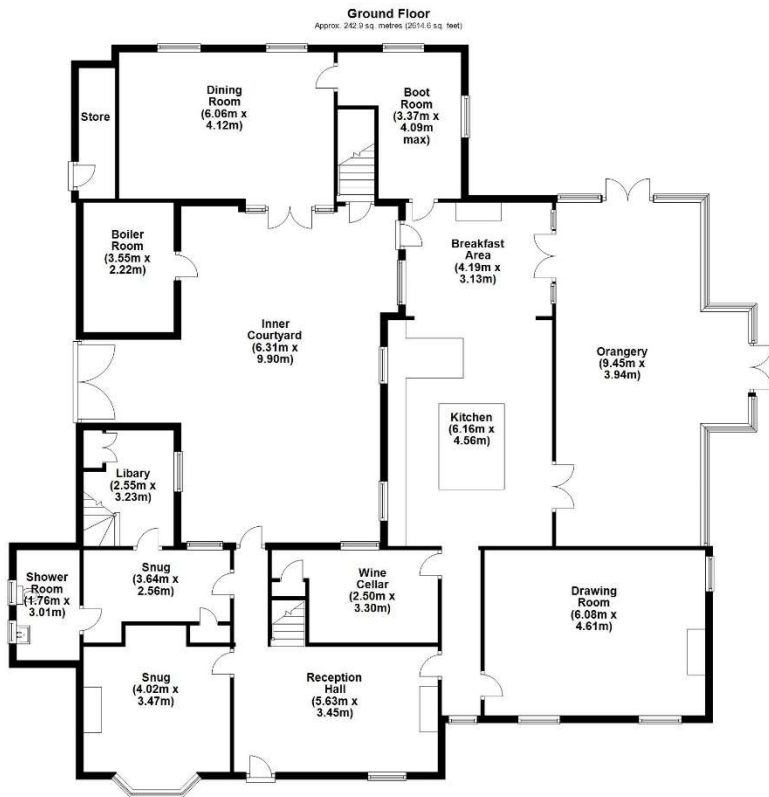
To the North of the property, there is a large paddock area, flanked by mature trees which borders the River Maun, this creates a wonderful parkland setting.

Array of useful outbuildings including a traditional timber framed glass house and substantial brick and pantile outbuilding with storage unit, changing rooms, WC's and gymnasium which could be used for garaging, stabling etc.

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 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: 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 July 2022.





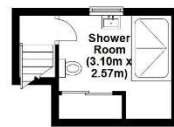
Ground Floor
Approx: 242.9 sq. metres (2614.6 sq. feet)



First Floor
Approx: 141.2 sq. metres (1522.6 sq. feet)



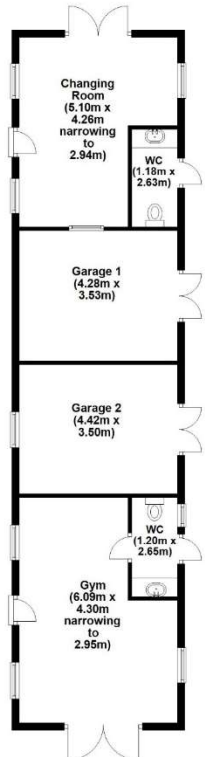
Second Floor
Approx: 10.7 sq. metres (114.7 sq. feet)



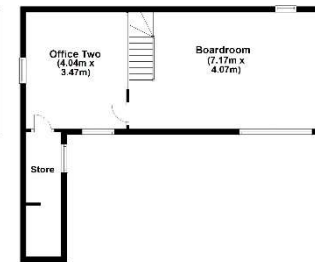
Total area: approx. 397.8 sq. metres (4281.8 sq. feet)
The marking plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy. Plans produced using Planity.

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		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Ground Floor
Approx: 78.8 sq. metres (848.4 sq. feet)



Ground Floor
Approx: 47.4 sq. metres (510.4 sq. feet)



First Floor
Approx: 46.9 sq. metres (505.2 sq. feet)

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