



VINE FARM, EAST DRAYTON
Offers in the region of £550,000

BROWN & CO



VINE FARM

LOW STREET, EAST DRAYTON
RET FORD, DN22 0LN

DESCRIPTION

Vine Farm represents a rare opportunity to acquire a substantial five bedroom detached farmhouse, together with detached, traditional brick and pantile barn with planning permission for change of use to create a separate dwelling (Use Class C3). As such we consider the property to be perfectly suited to those seeking multi-generational living, a development opportunity or the potential for home working, studio space, hobbies etc. subject to any necessary additional statutory consents.

The main house has generously proportioned family living accommodation, the hub of which will surely be the generous 39ft/12m living dining kitchen which is beautifully appointed and perfect for family gatherings. A character sitting room is also provided, together with additional separate living room. A utility room and reception hall complete the ground floor.

At first floor level, there are a range of bedrooms spanning either side of a central study which is perhaps suitable for use as an occasional sixth bedroom if required. The master bedroom has an attractive traditional fireplace together with dressing room. The house bathroom is attractively appointed, in addition to which there is a separate wet room, fully tiled in natural tones.

Outside the property delivers a vehicle parking court and rear garden with entertaining area directly accessible from the living dining kitchen making it ideal for alfresco entertaining.

The separate barn lies next to the main house within the curtilage and the planning permission allows the creation of a stunning three bedroom separate dwelling.

LOCATION

Vine Farm enjoys a position close to the heart of this highly regarded village. The village is rurally located with many bridleways, lanes and footpaths on hand to enjoy the surrounding countryside.



However, the village is also well located for the areas excellent transport links as it lies just to the north of the A57 providing convenient access to the A1 at Markham Moor from which the wider motorway network is accessible. Nearby Retford has a direct rail service into London Kings Cross (approx. 1hr 30 mins) and air travel is convenient via Nottingham East Midlands. Leisure amenities and educational facilities (both state and independent) are well catered for.

DIRECTIONS

Leave the A1 at Markham Moor taking A57 signposted Lincoln. After bypassing East Markham and before Darlton turn left to East Drayton. Proceed along into the village and at the central village crossroads with the church, turn right onto Low Street. Proceed along and Vine Farm will be found on the right hand side.

ACCOMMODATION

RECEPTION HALL with attractive half turn staircase to first floor having spindled balustrade, Minton style tiled flooring, useful under stairs storage cupboard, access to **CELLAR**. Radiator.

SITTING ROOM 19'2" x 18'3" (5.84m x 5.56m) measured to rear of chimney breast with attractive traditional log burner, measured to front of range of reclaimed pine fitted furniture of base cupboards, glazed cabinets. Front aspect window, radiators.

LIVING ROOM 17'3" x 14'5" (5.26m x 4.41m) measured to rear of chimney breast with canopied open grate, stone flagged hearth, dual aspect, radiator.

OPEN PLAN LIVING DINING KITCHEN 39'4" x 18'9" to 12'10" (12.00m x 5.71m to 3.91m) A substantial room and surely the hub of the home. Dual aspect open fireplace with log burner.

Living/Dining Area flagged flooring, roof windows and open to either side of dual aspect fireplace flowing into **Breakfast Kitchen Area** attractively appointed with comprehensive range of base units in appealing heritage colour surmounted by solid woodblock working surfaces including peninsular divide and complementing central island with breakfast bar. Ceramic 1.5 sink unit, range of integrated appliances including two AEG ovens, AEG microwave with warming drawer. Within central island AEG induction hob with Neff concealed extractor and wine cooler. Plumbing for dishwasher. Further larder units have recess suitable for American style fridge freezer, flagged flooring to coordinate and bifold doors opening to rear patio, ideal for alfresco entertaining. Hard wired speaker system and mood lighting. Back staircase





to rear landing.

BOILER CUPBOARD with Grant oil fired central heating boiler. Manifolds for underfloor heating.

UTILITY ROOM 12'10" x 5'0" (3.91m x 1.51m) with base cupboard, solid timber working surface, flagged flooring to coordinate, plumbing for washing machine, external door, side aspect window.

FIRST FLOOR

LANDING with spindled balustrade galleried over stairwell, access hatch to roof void with fitted loft ladder. Feature arched window, inner archway, radiator.

BEDROOM ONE 17'3" x 14'3" (5.25m x 4.35m) measured to rear of chimney breast, attractive traditional fireplace surround, front aspect window, radiator.

DRESSING ROOM with range of open fronted fitted wardrobes and drawers.

BEDROOM TWO 17'9" x 11'0" to 11'10" (5.41m x 3.35m to 3.62m) front aspect window, radiator.

BEDROOM THREE 13'10" x 10'0" (4.23m x 3.04m) rear aspect window, radiator.

WET ROOM fully tiled in natural tones with overhead deluge rainfall shower and additional handset. Surface mounted basin with base storage to complement. Low suite wc with concealed cistern, roof window, heated towel rail.

STUDY 13'2" x 10'6" (4.00m x 3.21m) perhaps suitable as occasional sixth bedroom, side aspect window, radiator.

REAR LANDING terminating at back staircase descending to open plan living dining kitchen. Inner arch, side aspect window,

radiator.

BEDROOM FOUR 10'10" x 10'0" (3.31m x 3.04m) side aspect window, radiator.

BEDROOM FIVE 13'5" x 7'2" (4.09m x 2.18m) side aspect window, access hatch to roof void, radiator.

HOUSE BATHROOM attractively appointed with white suite including roll topped bath with Victorian bath/shower mixer, separate tiled showering enclosure with Mira shower, feature surface mounted basin over feature oak barrel, low suite wc, part tiling to complement, airing cupboard, chrome towel warmer.

OUTSIDE

Frontage to Low Street.

Vehicle parking court.

Side amenity space.

Rear entertaining area with paved patio, planted sleeper walling with a variety of shrubs. This area is directly accessible from the open plan living dining kitchen making it ideal for alfresco entertaining.

THE BARN

Within the grounds is a detached brick and pantile barn. On 13th July 2022, Bassetlaw District Council granted planning permission for change of use of existing outbuilding to use Class C3 with associated parking and amenity space under application no. 22/00419/FUL. The full planning permission shows an imaginative dwelling with accommodation over one floor briefly comprising, Entrance Hall, Store, Cloakroom with wc, Open Plan Living Dining Kitchen, Master Bedroom with En Suite and Hallway/Dressing Area, Two further Bedrooms and a House Bathroom. Bassetlaw District Council's decision notice, approved drawings, supporting reports and planning





documents may be viewed online at publicaccess.bassetlaw.gov.uk/quoting the application no.

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 F. Community Infrastructure Levy (CIL): In the event CIL is deemed payable, CIL will be payable by the buyer.

Plans: Any plans included within these particulars and associated marketing documents are strictly for identification purposes only and will form no part of any contract or agreement for sale. The approved drawings accompanying the planning application are available on Bassetlaw District Council's planning portal as above.

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.

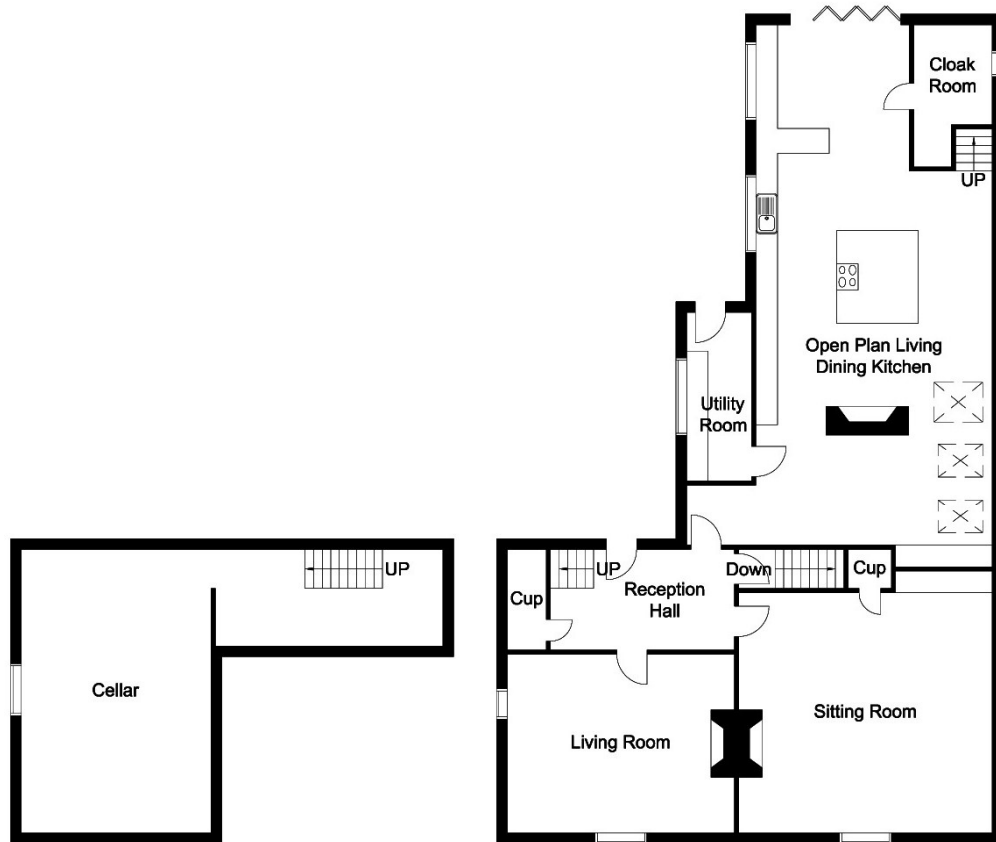
Financial Services: In order to ensure your move runs as smoothly as possible we can

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.

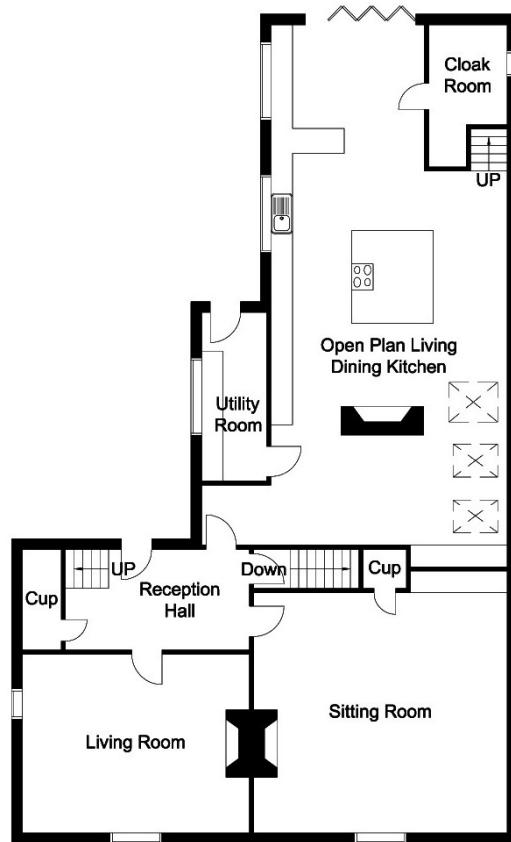
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



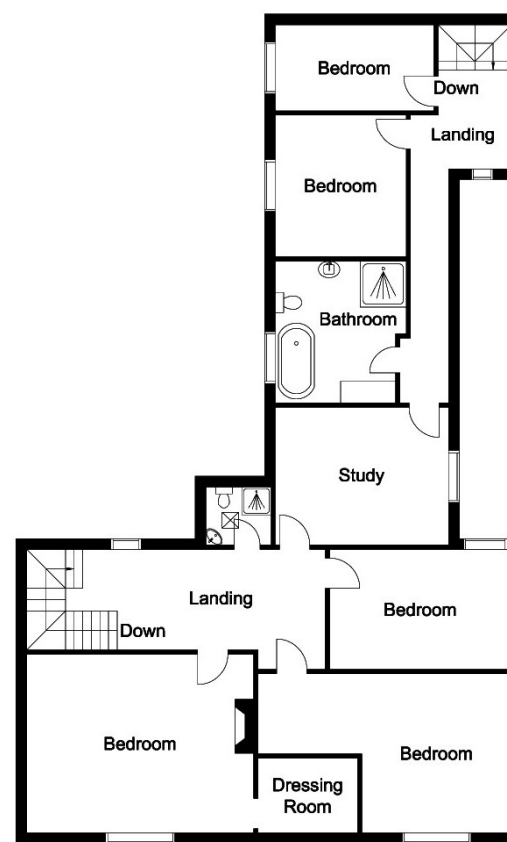
Basement



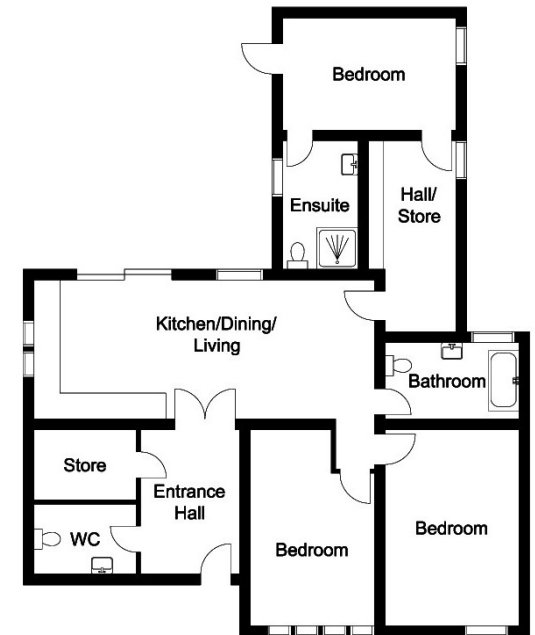
Ground Floor



First Floor



Proposed Barn Conversion



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