



QUANTUM FARM, HABBLESTHORPE
Offers in the Region of £1,500,000

BROWN & CO



QUANTUM FARM

INFIELD LANE, HABBLESTHORPE
RETFORD, DN22 0AL

DESCRIPTION

A rare opportunity to acquire a most versatile mixed use property, a combination of substantial family home with annexe and garage cum amenity block, together with a range of income producing versatile commercial buildings.

The house was constructed in the mid 2000's to a good specification and now offers five bedroom family living accommodation over three floors of a light and generous nature, all appointed to an appealing specification. Particular features of note include the sizeable dual aspect lounge, conservatory and living dining kitchen bespoke fitted and hosting four oven Aga. The second floor bedrooms are versatile, well suited to hobbies, library, relaxation, music etc.

The property is situated on a site extending to approximately 3.64 acres (1.47 hectares) subject to measured site survey. The domestic grounds are hard landscaped to front and rear including significant walled vehicular court to the front with feature koi pond and lawned garden to the side.

Attached to the principal dwelling is a well appointed two storey annexe comprising an open plan living dining kitchen and shower room to the ground floor and a staircase ascends to a generous bedroom with in built bespoke furniture.

Separate from the main dwelling is the Garage block which is a two storey building providing garaging for three vehicles accessed via electric roller shutter doors. Also contained within the building is a ground floor cloakroom and to the first floor is a sizeable living space, currently being used as a games room, which also includes a self-contained kitchen and shower room.

The commercially orientated buildings extend to approximately 10,630sqft (987.5m²) and the poultry shed extends to approximately 15,339sqft (1,425m²). This commercial element extends to the south comprising a variety of mostly portal framed buildings including an attractive two storey office block and workshops. These are presently and mostly subject to tenancies to several occupiers. One side of the site hosts a former poultry shed. The site also includes extensive vehicular maneuvering, forecourt parking, concreted bays and open areas.





LOCATION

The property is nestled on the south side of the hamlet of Hablesthorpe at the end of Infield Lane. Hablesthorpe lies on the eastern side of North Leverton, a medium size village of this area served by a good provision of local amenities presently providing primary school, doctor's surgery, public house, Post Office and convenience store. Larger centres within comfortable driving distance include Retford (6.5 miles), Gainsborough (8 miles), Lincoln (18.5 miles) and Newark (23 miles). The National Trust's Clumber Park, Sherwood Pines, many golf courses and a wealth of leisure facilities are within the general area.

The location provides good access to major transport links, with the A1M (10 miles) to the west of Retford, M1 (23 miles). Direct London King's Cross services at Retford and Newark (approx. 1hr 30 mins from Retford). Air travel is accessible via international airport of Nottingham East Midlands (60 miles). Leisure amenities and educational facilities (both state and independent) are well catered for.

DIRECTIONS

Leaving Retford Market Square via Grove Street turn left at the lights onto Arlington Way and right at the next set of lights. Leave the town on Leverton Road and after about 6 miles enter the village of North Leverton. Proceed through the centre of the village into Hablesthorpe where Infield Lane will be found on the right hand side, Quantum Farm is situated at the end of the lane.

ACCOMMODATION

RECEPTION PORCH dual aspect, tiled floor, cloakroom, radiator.

LOUNGE 24'5" x 18'2" (7.44m x 5.53m) with substantial brick fireplace with beamed mantle over, brick and tile hearth and traditional style LPG stove. Dual aspect, radiators.

LIVING DINING KITCHEN 24'5" x 21'9" (7.44m x 6.63m) generous space with comprehensive range of bespoke buttermilk finished units including base cupboards surmounted by solid timber working surfaces, dresser cabinet, substantial central island with wine racking. Corniced wall cabinets and plate racking, tiled splash backs and flooring to co-ordinate. Substantial chimney breast with four oven oil fired Aga with twin hot plates and warming plate, further display unit to under stair recess. Ample dining/living area, LED down lighters, radiator and concertina doors to

CONSERVATORY 14'0" x 12'9" (4.27m x 3.90m) of brick base with uPVC double glazed upper levels, external door, views over edge of village agricultural land, tiled flooring, radiator.

UTILITY ROOM 11'3" x 11'2" (3.44m x 3.39m) with further comprehensive range of ivory shaker style units, further solid wood block working surfaces, stainless steel 1.5 sink unit, external door, appliance recesses including



space for cooker with extractor hood over and plumbing for washing machine. Contemporary tiled splash backs and coordinating flooring, cylinder cupboard, Boulter Buderus oil fired central heating boiler, radiator, external door.

SIDE ENTRANCE PORCH with external door to front, radiator.

CLOAKROOM well-appointed with low suite wc, pedestal wash hand basin, tiled to co-ordinate and complementing tiled flooring, attractive integral linen cupboard, chrome towel warmer. From the rear of the living dining kitchen a wide staircase ascends to

FIRST FLOOR

LANDING doorway and further wide staircase to second floor, down lighters and radiator.

MASTER BEDROOM SUITE

Bedroom 16'10" x 14'5" (5.15m x 4.39m) down lighters, attractive edge of village rural views, radiator.

Walk in Dressing Room fitted with hanging space, shelving, laminate flooring, radiator.

En Suite Shower Room generous and well-appointed with 1400 showering enclosure, vanity basin with cabinets beneath and vanity surfaces to either side, low suite wc, bidet. Fully tiled walls and flooring to co-ordinate, down lighters, radiator.

BEDROOM TWO 17'7" x 11'3" (5.36m x 3.44m)

maximum including in built bespoke double wardrobe with adjacent knee hole vanity unit, fine edge of village rural views, radiator.

BEDROOM THREE 12'8" x 11'2" (3.86m x 3.39m)

minimum measurement excluding entrance recess, radiator.

HOUSE BATHROOM luxuriously appointed with contemporary white suite of double ended bath with over bath filler tap within tiled plinth, quadrant showering enclosure, pedestal wash hand basin, low suite wc, bidet. Fully tiled walls and flooring to co-ordinate, down lighters, chrome towel warmer, radiator.

SECOND FLOOR

BEDROOM FOUR 18'2" x 16'0" (5.53m x 4.86m)

measured to rear of range of in built bespoke furniture comprising two double wardrobes flanked by drawers and vanity/display shelving, vaulted ceiling, down lighters, radiator.

BEDROOM FIVE 22'0" narrowing to 17'7" x 16'0"

(6.71m narrowing to 5.36m x 4.86m) versatile space also suitable for sitting room/amenity room to bedroom four, hobbies, media room, etc. Roof lights, access to external fire escape, down lighters, radiators.

ANNEXE

Semi-detached to main house

GROUND FLOOR

OPEN PLAN LIVING DINING KITCHEN 24'4" x 17'2"

(7.42m x 5.22m) range of oak fronted base and wall cupboards, solid wood block working surfaces, sink unit, integrated appliances of oven, microwave, dish washer, halogen hob, extractor. Tiled splash backs to co-ordinate, LED down lighters, ample dining and living area, double doors opening to rear block paved terrace grounds, staircase to first floor, radiators.

SHOWER ROOM

attractive, in neutral tones with 1400 showering area, pedestal wash hand basin, low suite wc, fully tiled walls and flooring to co-ordinate, chrome towel warmer.

FIRST FLOOR

BEDROOM 28'8" x 16'0" (8.73m x 4.86m)

maximum dimensions including stairwell and to rear of in built bespoke furniture, comprising double wardrobe, flanked by drawers and knee hole vanity unit, vaulted ceiling, down lighters, access to external fire escape, radiators.

OUTSIDE

DOMESTIC GROUNDS

The domestic grounds are attractively landscaped primarily to front and rear. To the front there is a substantial block paved and walled vehicle court and amenity area bordered by hard landscaped planters and ornamental pool.



At the rear of the property there is a further block paved, walled and metal railed amenity area with hard landscaped raised borders, further lawned garden with perimeter shrubbery and feature well. Good access is available either side and a connecting gateway leads to the adjacent commercial element.

Electric gates provide separate access off Infield Lane to front vehicular court which is bordered on one side by the

GARAGE AND AMENITY BLOCK

GARAGING 42'6" x 22'8" (12.94m x 6.91m) overall internal measurements. With three electrically operated roller shutter doors, range of in built storage cupboards, Boulter Buderus oil fired central heating boiler, light and power.

SIDE ENTRANCE HALL with staircase to first floor, radiator.

CLOAKROOM with low suite wc, pedestal wash hand basin.

FIRST FLOOR

GAMES ROOM 34'5" x 15'0" (10.49m x 4.55m) roof lights, access to eaves, LED down lighters, doorway to external fire escape, laminate flooring, radiators.

LANDING roof light, radiator.

KITCHEN 12'2" x 5'0" (3.71m x 1.50m) average dimensions with further recess fitted with ivory base units, wood block working surface, circular sink unit and drainer, integrated appliances of oven and electric hob, tiled splash backs and flooring, useful recesses, radiator.

SHOWER ROOM with square showering enclosure, low suite wc, pedestal wash hand basin, tiled walls and flooring in contemporary style to co-ordinate,



radiator.

COMMERCIAL ELEMENT

Gated entrance with adjacent timber gatehouse.

Excellent tarmacadam and hardcore vehicular distribution with partitioned bays and ready access to individual commercial units.

UNIT ONE (FORMER HAIR SALON/POTENTIAL OFFICE) 488sqft (45.30m²) Gross Internal Area with office room, rear kitchen, filing room, wc and reception/storeroom.

GENERATOR/PLANT ROOM

COVERED AMENITY/SMOKING AREA

SITE TOILET BLOCK (UNIT 9)

UNIT TWO (MAIN OFFICE BLOCK) 2293SQFT (212.97m²) net Internal Area.

GROUND FLOOR – reception, two offices, inner hall, canteen with range of kitchen fitments, wc's for male, female and disabled.

FIRST FLOOR – with three separate offices This is a good specification building with central heating, excellent IT infrastructure and lighting.

UNIT THREE (TRAINING ROOM) 1611sqft (149.71m²) Gross Internal Area equipped as a training room facility.

CONCRETED OPEN HARDSTANDING

UNIT SIX (WORKSHOP) 2873sqft (266.89m²) Gross Internal Area with two roller shutter doors each approximately 4m high, integral works office and store.

CANTEEN 316sqft (29.38m²) Gross Internal Area with range of kitchen fitments and

heated wet gear storage cupboards.

SECOND CONCRETED OPEN HARDSTANDING

BLOCK STORE

UNIT EIGHT (WORKSHOP) 1910sqft (177.44m²) Gross Internal Area with block partitioned integral stores, roller shutter door approximately 3.5m high with front projecting additional store and front covered canopy.

GENERAL REMARKS & STIPULATIONS

Planning: Interested parties are expressly requested to direct all planning enquiries to Bassetlaw District Council, Queen's Buildings, Potter Street, Worksop, S80 2AH. Tel: 01909 533533.

Tenancies: Most of the commercial buildings are subject to existing tenancies. Please contact the selling agents for an up to date position on occupation.

Tenure: We understand the property is freehold.

Council Tax: We are advised by Bassetlaw District Council that Quantum Farm is in Band E and the Annexe Quantum Farm is in Band A.

Business Rates: The property is currently assessed with the following Rateable Values:-

Unit 1 - £2,250
Unit 2 - £13,500
Unit 3 - £6,500
Unit 4 - £10,000
Unit 6 - £8,100
Unit 8 - £4,350

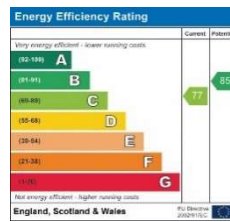
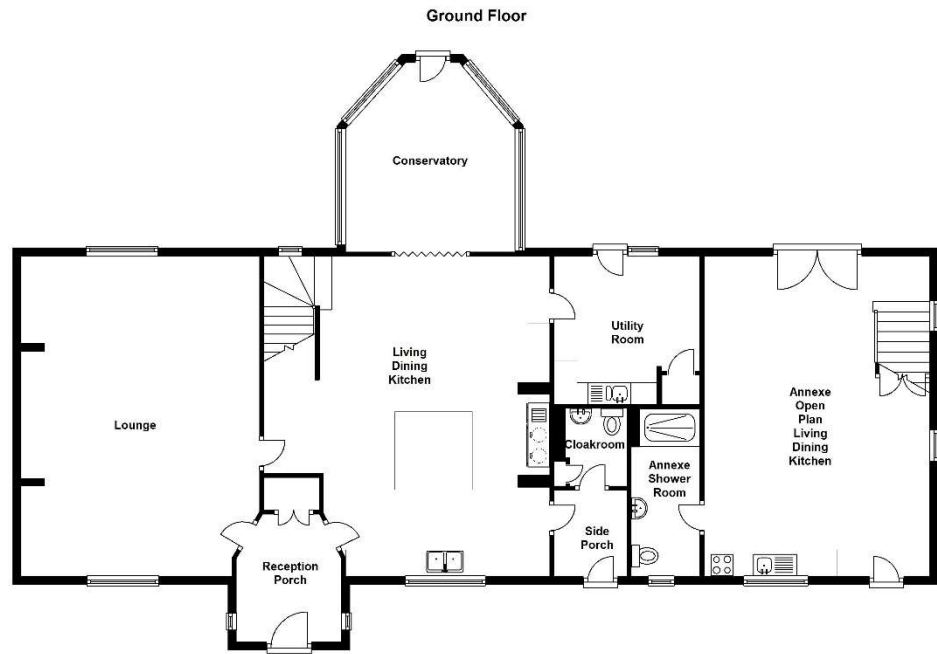
Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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.

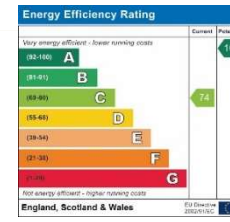
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

Viewing: Please contact the Retford office on 01777 709112.

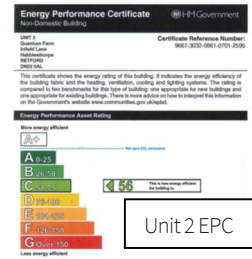
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112. These particulars were prepared in August 2022.



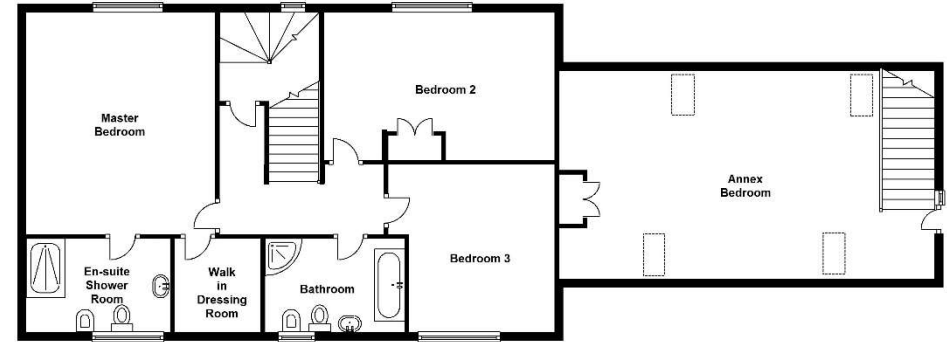
Quantum Farm



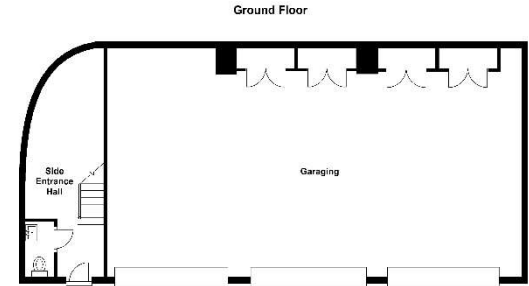
Quantum Farm Annex



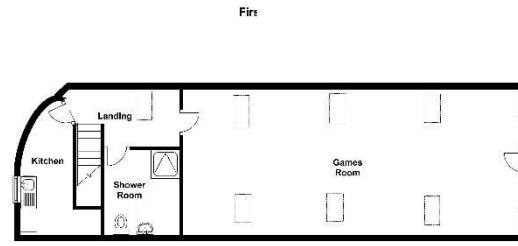
Unit 2 EPC



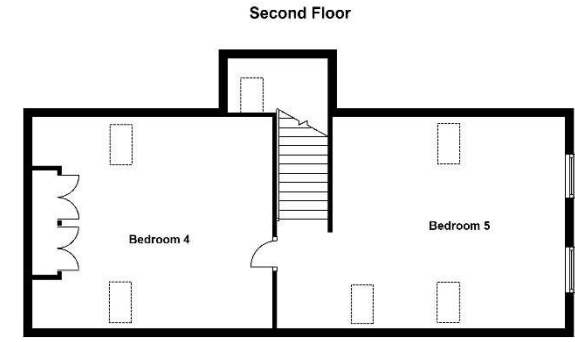
First Floor



Ground Floor



Firs



Second Floor

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