



YORK CORNER, EAST MARKHAM
£625,000

BROWN & CO

YORK CORNER, YORK STREET, EAST MARKHAM, NEWARK, NG22 0QW

DESCRIPTION

York Corner is a wonderful family residence of much character and versatile layout featuring a wealth of light filled rooms, perfect for modern family life and entertaining.

The property is situated within generous mature grounds featuring excellent parking and maneuvering arrangements, together with a range of useful brick and pantile traditional outbuildings, in all extending to approximately 0.22 hectares (0.55 acres), subject to measured site survey.

York Street is a highly regarded address in the much desired village of East Markham.

A number of reception rooms are provided, the principal room being the lounge which is both sizeable and light filled including garden access and rustic brick fireplace. A triple aspect family room is also suitable as an elegant dining room for formal entertaining. At one end of the house is a bar/entertainment room, perfect for gathering and again having direct garden access by bifold doors. A useful study compliments. The fitted kitchen, cloakroom with wc and utility room complete the ground floor.

At first floor level, the sleeping space spans the central landing with a most generous master bedroom suite having lovely en suite bathroom off. A family bathroom is provided together with useful eaves storage and a doorway from the landing opens to a balcony type arrangement overlooking York Street.

From York Street the grounds open to an extensive parking and maneuvering area with limestone driveway which sweeps around to the rear of the property to a further additional amenity area. The driveway is flanked by the range of domestic outbuildings providing garaging, wood store, barn/stable. The gardens rise to the rear being lawned with a variety of mature trees and shrubs and a patio terrace.

LOCATION

Nestled amongst the attractive properties of York Street, York Corner occupies a superb position within this highly regarded village. East Markham presently retains a variety of facilities including primary school feeding into the ever popular Tuxford Academy, public house, village hall, recreation ground and an active local community.

East Markham is by-passed by the A57 providing good road access into Lincoln. The A1 is situated at nearby Markham Moor from which the wider motorway network is available. Both Retford and Newark have mainline railway stations with direct services into London's Kings Cross (from Retford approx. 1 hour 30 minutes). Leisure amenities and educational facilities (both state and independent) are well catered for.

DIRECTIONS

From the A1 exit at Markham Moor taking the A57 signposted Lincoln. Proceed up and over the hill turning right into the village of East Markham passing the school on the left. At the crossroads proceed straight over onto Farm Lane and at the bottom turn right into York Street, wind your way through York Street and after the S bend York Corner will be found on the right hand side.

ACCOMMODATION

FAMILY ROOM 23'2" x 15'8" narrowing to 12'0" (7.07m x 4.76m narrowing to 3.66m) bright and airy being triple aspect with exposed rustic brick chimney breast and hearth, coving, beam accent, radiator.



LOUNGE 24'3" x 16'3" (7.40m x 4.95m) average measurements with rustic brick fireplace, bright and airy including double doors and picture windows opening to rear terrace patio making it ideal for entertaining. Beamed accents and alcove/cupboard, radiators.



BAR/ENTERTAINMENT ROOM 15'2" x 13'3" (4.61m x 4.04m) with bi-fold doors opening to front, additional window to rear. Polished granite bar servery, sink unit, plumbing for dishwasher, wall cabinet. Vaulted ceiling with exposed beamed accents. Underfloor heating.



STUDY 8'4" x 6'0" (2.56m x 1.84m) rear aspect window, radiator.

ENTRANCE HALL 14'2" x 12'0" (4.31m x 3.66m) beamed ceiling, chimney breast with versatile recess, tiled flooring, window seat storage, radiator.

INNER LOBBY staircase to first floor.

UTILITY ROOM 6'0" x 5'7" (1.84 x 1.70m) fitted with base cupboard, sink unit, plumbing for washing machine and vent for tumble dryer, fitted shelving, tiled flooring.

BREAKFAST ROOM 14'2" x 12'0" (4.31m x 3.66m) with beamed ceiling, recess to chimney breast hosting quaint log burner, additional beamed accent, understairs storage cupboard, front aspect window, radiator and opening to kitchen.



KITCHEN 16'1" x 8'1" (4.90m x 2.47m) well appointed with range of contemporary style units to wall and floor level, base cupboards surmounted by attractive working surfaces with inlaid Franke 1.5 sink unit. Good range of integrated appliances including Neff oven, microwave, hob, extractor. Space for fridge freezer and dishwasher. Illuminated pelmet over sink unit and rear aspect window, tiled splashbacks and flooring. Downlighters, radiator.

REAR ENTRANCE HALL external door, tiled flooring. Radiator.

CLOAKROOM low suite wc, wall hung basin, wainscot panelling, radiator.

FIRST FLOOR

LANDING with door opening to flat roofed type balcony, sizeable eaves storage cupboard, small sitting area, radiator.

MASTER BEDROOM 22'10" x 16'7" (6.95m x 5.05m) dual aspect with beamed accent, downlighters, part vaulted ceiling, radiators and off to



EN-SUITE BATHROOM well appointed with double ended bath, range of vanity units hosting basin and concealing cistern to wc. Separate quadrant showering enclosure with mermaid boarding, tiled flooring and to half height around the room in natural tones, chrome towel warmer. Underfloor heating.

BEDROOM TWO 14'2" x 10'9" (4.31m x 3.29m) dual aspect with double wardrobes flanking chimney breast, radiator.

BEDROOM THREE 12'0" narrowing to 10'4" x 10'6" (3.66m narrowing to 3.15m x 3.20m) over stairs wardrobe, front aspect window, radiator.

BEDROOM FOUR 10'4" x 10'4" (3.15m x 3.15m) in built double wardrobe, front aspect window, radiator.

FAMILY BATHROOM with white suite of panelled bath, pedestal wash hand basin, low suite wc, corner showering enclosure, tiled to half height around the room to coordinate. Airing cupboard, radiator and towel warmer.

OUTSIDE

York Corner is situated upon an enviable plot and tucked away on the highly regarded York Street.

Double gates open onto an expansive limestone driveway facilitating off road parking for a number of vehicles. Concrete spur leads off the range of brick and pantile outbuildings providing garaging with light and power

GARAGE / WORKSHOP 19'7" x 13'0" (5.97m x 3.95m) with light and power.

STABLE 1 12'2" x 9'1" (3.70m x 2.77m)

BARN/STABLE 2 24'0" x 12'0" (7.31m x 3.66m)

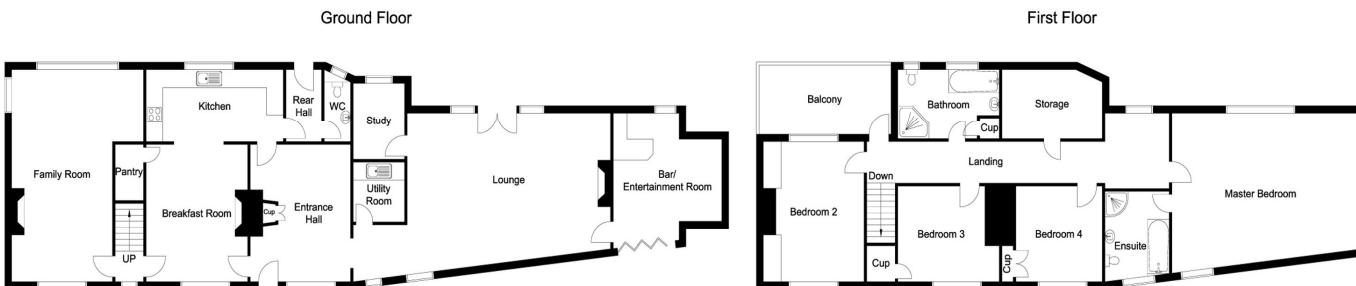
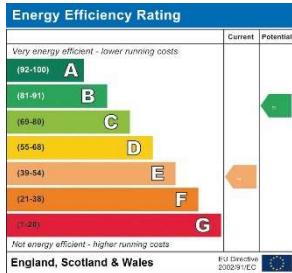
The mature grounds flow around the house predominantly laid to lawn inset with a variety of fruit trees, ornamental trees and shrubs.

Rising towards the rear is an ideal sitting out area with concrete base laid. Beyond is an additional lawned garden.

The limestone driveway sweeps around to the rear of the property to an additional amenity area.

At the rear of the property there is a generous paved patio terrace ideal for alfresco entertaining being directly accessible from the lounge. Further lawn, shrubs and path with foot gate returning to York Street. This side of the property includes the external oil fired central heating boiler and oil tank.



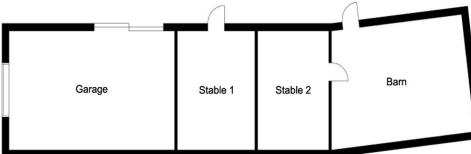


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such.

No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.

CP Property Services @2022

Outbuilding



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 August 2022

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