



## STATION HOUSE BECKINGHAM

Rare and exciting opportunity to acquire an unmodernised, Grade II Listed Station House built circa 1875 in need of a complete scheme of modernisation and renovation. The property will undoubtedly be of interest to the rail enthusiast, many original features are preserved including Waiting Room, some original posters, Ticket Office/Station Managers office etc. Alternatively, the property lends itself to remodelling to create a stunning rail side family home of character, subject to all statutory consents and approvals.

**£180,000**

Brown & Co  
Retford  
01777 709112  
retford@brown-co.com

**BROWN & CO**

Property and Business Consultants

# STATION HOUSE, STATION ROAD, BECKINGHAM, DONCASTER, DN10 4PX

## LOCATION

The property is situated off Station Road, close to the level crossing where Station Road becomes Old Trent Road.

Beckingham is conveniently located for commuting to surround centres of Retford, Gainsborough, Lincoln, Bawtry and Doncaster. From the A631 there are good road links to the wider motorway network with the A1M lying to the west of Retford. Both Retford and Doncaster have direct rail services into London Kings Cross (approx. 1hr 30 mins from Retford). Air travel is convenient via East Midlands International airport. Local primary schooling is available within the village and there is a variety of other secondary educational facilities in the general area including Queen Elizabeth's (Gainsborough Grammar) in Gainsborough.

## DIRECTIONS

Approaching Beckingham from the south on the A631 from Retford, at the southern roundabout take the second exit on to Station Road, taking the first right which continues as Station Road and Station House will be found on the right just before the level crossing.  
what3words///battle.sympathy.quaking

## ACCOMMODATION

The property remains configured to include living space over two floors, briefly comprising:-

### GROUND FLOOR

#### ENTRANCE HALL

SITTING ROOM 13'0" x 13'0" (3.95m x 3.95m)

KITCHEN 17'0" x 9'6" (5.17m x 2.89m)

BACK KITCHEN 14'9" x 10'0" (4.50m x 3.04m)  
including PANTRY, PORCH, WC AND STORE.

### FIRST FLOOR

BEDROOM ONE 13'0" x 8'0" (3.95m x 2.45m)

BEDROOM TWO 12'4" x 9'10" (3.75m x 2.99m)

BEDROOM THREE 13'0" x 12'4" (3.95m x 3.75m)

### BATHROOM

The living space is integral to the original station facilities including to the ground floor the waiting room, station office/ticket office and store.

WAITING ROOM/TICKET OFFICE 23'0" x 13'0" (7.00m x 3.95m)  
STATION MANAGER'S OFFICE & WC 12'0" x 14'9" (3.66m x 4.50m)  
estimated.

## OUTSIDE

The property has direct frontage to the rail line and is accessed via a shared track off Station Road, close to its level crossing. The grounds extend beyond the access track and presently form an area of garden (in need of attention) and former timber garage store. In all the site area is estimated to be **0.33 acres (0.13 hectares)**, subject to measured site survey.

## LIST ENTRY

List Entry number: 1045090, Grade: II

## VIEWING

Strictly by appointment only. Please contact the Selling Agents Retford office on 01777 709112.

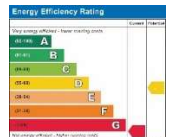
## GENERAL REMARKS & STIPULATIONS

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 A 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 finalizing 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. These particulars were prepared in March 2023.



## IMPORTANT NOTICES

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