



SMITHS COTTAGE, WALKERINGHAM
£500,000

BROWN & CO

SMITHS COTTAGE, 1 BRICKYARD LANE, WALKERINGHAM, DONCASTER, DN10 4LZ

DESCRIPTION

A good sized three bedroom detached cottage set on a plot of approximately 2.70 acres. The property does offer plenty of opportunities for further extension, subject to all statutory consents and approvals. There are nice countryside views from the sitting room. The property benefits from three double bedrooms, timber stabling as well as formal gardens and single garage. There are solar panels owned by the current vendor contributing to the economies of running this home.

LOCATION

Smiths Cottage is on the very fringes of the village of Walkeringham which has some good local amenities with nearby Misterton providing more comprehensive facilities including a co-operative store, doctors surgery, vets and schooling. Retford town is approximately a 15-20 minute drive away providing additional facilities as well as a mainline railway station the London to Edinburgh intercity link. The A1 and A57 are both accessible providing links to the wider motorway network.

DIRECTIONS

[what3words:///crunched.ledge.spot](https://www.what3words.com/crunched.ledge.spot)

ACCOMMODATION

Half glazed front door into

ENTRANCE HALL with ceramic tiled flooring, half glazed UPVC door to the rear garden.

UTILITY AREA Belfast sink with mixer tap, wooden drainer and working surfaces to the side. Cupboards and drawers below, space and plumbing for washing machine. Part tiled walls.

WET ROOM walk in shower with Triton electric shower, pedestal hand basin, low level wc. Ceramic tiled floors, tiled walls. Recessed lighting.

STUDY 12'10" x 6'0" (3.95m x 1.83m) front aspect double glazed

window. Oak flooring, under stairs cupboard. Radiator



KITCHEN BREAKFAST ROOM 12'9" x 12'0" (3.93m x 3.66m) rear aspect double glazed windows with views to the garden and paddocks. A good range of base and wall mounted cupboard and drawer units with stainless steel rod style handles. Double stainless steel sink drainer unit with mixer tap, space for free standing cooker and one further appliance. Oak wooden flooring, recessed lighting. Part tiled walls. Radiator.



LOUNGE DINING ROOM 21'7" x 12'9" (6.60m x 3.93m) front aspect double glazed window. Double glazed French doors leading into the garden and side aspect double glazed window. Feature polished wood open fire surround with marble hearth and insert

with open fire providing the central heating and hot water. Oak flooring, moulded skirtings, TV and telephone points. Radiator.



FIRST FLOOR

LANDING with access to roof void.

BEDROOM ONE 12'9" x 12'0" (3.94m x 3.66m) rear aspect double glazed window with views to the garden, farmland and fields. Built in airing cupboard with factory lagged hot water cylinder and fitted immersion. Radiator.



BEDROOM TWO 12'9" x 11'9" (3.94m x 3.63m) maximum dimensions, rear aspect double glazed window. Radiator.

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BEDROOM THREE 9'10" x 9'2" (3.04m x 2.81m) front aspect double glazed window. Radiator.

FAMILY BATHROOM 9'7" x 9'2" (2.94m x 2.79m) front aspect obscure double glazed window. Four piece white suite with panel enclosed bath with mixer tap. Low level wc, pedestal hand basin with mixer tap. Walk in shower cubicle with aqua board backing, glazed sliding screen and Triton electric shower. Ceramic tiled flooring, tiled walls. Towel rail radiators.



OUTSIDE

From Brickyard Lane there is off road parking for one car leading to the **ATTACHED SINGLE GARAGE** with up and over door, power and lighting. The front garden has brick retained walls with a selection of shrubs. Two five bar gates leading to additional pebbled driveway sloping downwards and provides parking for several vehicles. Formal raised garden housing the recently installed (March 2023) septic tank and has shrub borders. Good sized paved patio area with external lighting and water supply. Additional gardens to the side with ornamental pond. Two timber stables, tack room and hay store all set on concrete footings with electric and water supply. Metal five bar gate leading to the two paddocks which are hedged and fenced to all sides and additional hay storage barn. Direct access to the bridleway leading onto the Carrs.

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 D.

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.

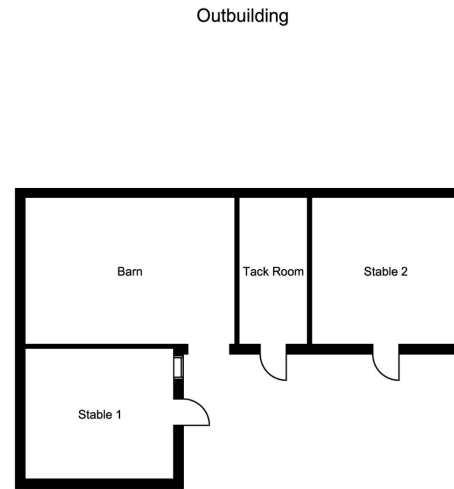
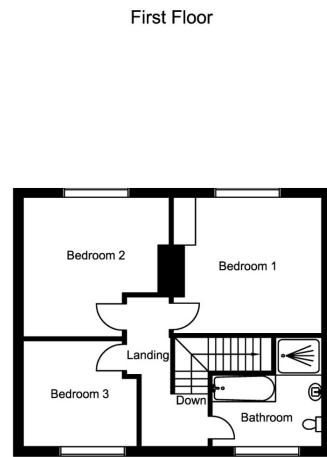
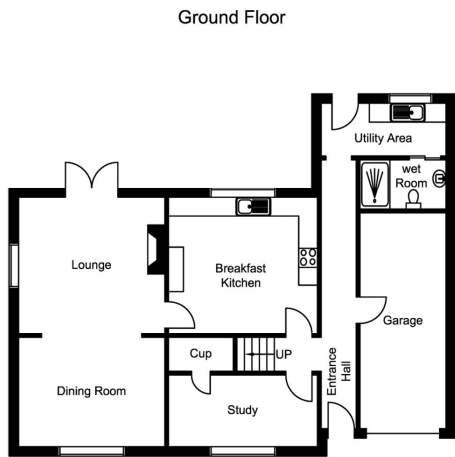
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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 March 2023.



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



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CP Property Services @2023



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