



RIVERSMEAD, BLYTH HALL, BLYTH
£800,000

BROWN & CO

RIVERSMEAD, BLYTH HALL, BLYTH, WORKSOP, S81 8HL

DESCRIPTION

Rare opportunity to acquire a substantial 1970's village residence in this highly desired and exclusive location. The property is largely original and now offers significant potential for a scheme of modernisation, reconfiguration or redevelopment to one's own taste, specification and design (subject to all statutory content and approvals).

The property is flooded with natural light, reflecting the generous apertures of the era having living space delivered via five flexible reception rooms. Presently these are suitable for multifunctional occupation, notwithstanding our opinion on suitability for reconfiguration.

One of the current living rooms is the first floor located Entertainment/Family Room, a most generous space 10.5 m/34 feet having feature Minstrel's Gallery over, and to one end glazing and double doors opening to Juliet balcony, commanding views over the rear grounds and river beyond.

The sleeping space radiates around the principal landing where four bedrooms are provided, the main one having separate dressing room and en suite bathroom; a house bathroom with separate WC completes the first floor.

The location and generous grounds are particular features, the plot extends to approximately 0.81 acres (0.32 hectares) subject to measured site survey and have the River Ryton flowing through towards the rear.

LOCATION

Blyth Hall is a prime location, an enclave of high calibre properties lying towards the northern boundary of the much desired and well served village of Blyth.

The village presently both arrange for amenities, including primary school, public houses/restaurants, local shops, Cricket, ground etc.

With ready access to the A1M, and wider motorway network, Blyth is ideal for commuting, particularly into Sheffield, Rotherham and Doncaster. Nearby Retford, has a direct rail service into London Kings Cross (approx. 1 hr 30 mins).

Leisure, amenities and educational facilities, (both state and independent) are well catered for.

DIRECTIONS

Satnav S81 8HL
what3words /// unleashed.ranges.extend

ACCOMMODATION

PILLARED ENTRANCE PORTICO

ENTRANCE LOBBY

RECEPTION HALL half turn staircase to first floor, under stairs storage cupboard.

LOUNGE 19'10" x 13'3" (6.04m x 4.03m) bright and dual aspect.



DINING ROOM 13'0" x 9'9" (3.95m x 2.97m) dual aspect, including garden access.

BREAKFAST KITCHEN 16'0" x 9'9" (4.86m x 2.97m) refitted with range of shaker beech style units, quartz worktops, tiled

splashbacks, appliances of double oven, Bosch hob extractor, dishwasher, fridge. Rear aspect.



UTILITY ROOM 9'9" x 8'0" (2.97m x 2.41m) further units complementing kitchen, sink unit, rear aspect, plumbing for washing machine.

STUDY 9'9" x 8'0" (2.97m x 2.41m) front aspect.

PLAYROOM 12'2" x 10'7" (3.71m x 3.23m) rear aspect, air-conditioning unit.



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CLOAKROOM range of vanity units hosting basin and concealing cistern to WC. Fully tiled walls.

REAR ENTRANCE HALL cloaks cupboard, second staircase ascending to

FIRST FLOOR

ENTERTAINMENT/FAMILY ROOM 34'6" x 16'0" (10.53m x 4.86m) atmospheric and versatile with Wainscott panelling, feature Minstrel's Gallery over, dual aspect including double doors to Juliet balcony overlooking rear grounds.



MASTER BEDROOM 13'8" x 13'2" (4.15m x 4.02m) front aspect.



DRESSING ROOM 9'9" x 6'10" (2.97m x 2.08m) rear aspect.

EN SUITE BATHROOM panelled bath with shower over, vanity basin, WC, bidet, tiled walls, towel warmer.

BEDROOM TWO 12'6" x 9'9" (3.70m x 2.97m) measured to rear of inbuilt wardrobes, central vanity unit, front aspect.

BEDROOM THREE 12'6" x 9'9" (3.80m x 2.97m) measured to rear of inbuilt wardrobes, central vanity unit, rear aspect.

BEDROOM FOUR 12'6" x 8'1" (3.80m x 2.47m) measured to rear of inbuilt wardrobes, vanity area, front aspect.

HOUSE BATHROOM panelled bath, separate shower enclosure, basin, tiled walls, towel warmer.

SEPARATE WC

OUTSIDE

A particular feature of this property is its location in much desired and prestigious Blyth Hall, with a fine maturely landscaped plot in all extending to **approx. 0.81 Acres (0.32 hectares)** subject to measured site survey and spanning the River Ryton.

The property stands behind mature conifer screening adding privacy with lawned front grounds, boasting a variety of specimen at trees and ornamental pool.

A driveway sweeps off Blyth Hall, facilitating off road parking and terminating at the integral **DOUBLE GARAGE 18'0" x 16'1" (5.50m x 4.92m)** with up and over door, light, power and personal door.

Useful gated access to either side with potential for additional parking on one side

At the rear, the lawned gardens are terraced and have the River Ryton flowing through creating further lawned garden with mature, shrubby trees and plants on the other side.

Adjoining the rear elevation is a terraced paved patio with access points from the house, lying beyond is an open air Swimming Pool, having adjacent brick built Pool Room, part of which hosts the oil tank. The house has an external but integrated boiler room with oil boiler.

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 April 2023.



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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	

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.
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