



OLD OAK COTTAGE, CLARBOROUGH
£450,000

BROWN & CO

OLD OAK COTTAGE, MAIN STREET, CLARBOROUGH, RETFORD, DN22 9LN

DESCRIPTION

Wonderful combination of three bedroom detached cottage of much character, together with purpose-built high calibre, one bedroom Annex, range of buildings and generous central Village plot, in all approximately 0.53 acres (0.21 ha) subject to measured site survey.

The cottage is interesting with a wealth of charming features, including heavily beamed ceilings, rustic brick fireplace, etc.

The sitting room is versatile, having a multifuel stove, the kitchen has two separate areas with peninsula divide and lying to one side is an appealing breakfast room with garden access. There is a rustic brick garden room and a modern utility room; an attractive shower room completes the ground floor.

To the first floor there are two principal bedrooms, one having a third bedroom adjacent which is equally suited as study or similar, having a secondary staircase descending to the sitting room. The house bathroom is well proportioned.

A particular feature of this property is its flexible and L-shaped mature plot, allowing off-road parking for a number of vehicles with parking court and garage plus further storage barn. There are additional brick and pantile outbuildings to the modest paddock/orchard area.

The Annex is purpose-built, ideal for dependent relative, or perhaps homeworking or similar subject to any necessary consents/approvals. The Annex features air source underfloor heating and air-conditioning, it briefly delivers - garden access lounge, fitted kitchen, bedroom and ensuite shower room.

The cottage is equipped with gas fired central heating, supplemented by the multifuel stove in the kitchen and running economies are enhanced by the provision of solar panels to the Annex.

LOCATION

Clarbrough is a highly regarded and well served village presently boasting a variety of local amenities including convenience store, primary school, public houses, village hall etc. There are fine walks along country lanes and footpaths in this area and the market town of Retford lies a short car journey away where a full range of residential facilities can be found.

This area in general is served by excellent transport links. Retford has a direct rail service into London Kings Cross (approx. 1 hour 30 minutes). The A1 lies to the west from which the wider motorway network is accessible and air travel is convenient by international airport, Nottingham East Midlands. Leisure amenities and educational facilities (both state and independent are well catered for.

DIRECTIONS

what3words/// consented.powering.insolvent

ACCOMMODATION

ENTRANCE PORCH in rustic brickwork.

SITTING ROOM 24'0" x 16'6" (7.33m x 5.05m) maximum dimensions to rear chimney breast with rustic fireplace and multifuel stove supplementing domestic hot water and heating, staircase to first floor and secondary staircase, heavily beamed ceiling, triple aspect.



BREAKFAST ROOM 15'10" x 9'2" (4.83m x 2.79m) dual aspect, including double doors to rear grounds, beams and opening to



KITCHEN 16'6" x 15'10" (5.05m x 4.83m) maximum dimensions including peninsula divide, pine fronted units, marble effect worktops, sink unit and coordinating dresser style cabinet. Oven and hob. Additional Ivory units and bank of louvred storage cupboards.



UTILITY ROOM 6'10" x 6'4" (2.10m x 1.93m) modern high gloss base unit, worktop, gas central heating boiler, plumbing for washing machine, tiled flooring.

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SHOWER ROOM quadrant shower enclosure, WC, basin, fully tiled walls and flooring in natural tones, underfloor heating.

GARDEN ROOM 18'3" x 7'3" (5.56m x 2.22m) rustic brickwork, underdrawn ceiling, garden access, quarry tiled flooring.

FIRST FLOOR

SPLIT LEVEL LANDING with storage cupboards.

BEDROOM ONE 16'6" x 10'0" (5.05m x 3.04m) side aspect, exposed beam, connecting door to bedroom three.

BEDROOM TWO 11'10" x 9'2" (3.60m x 2.78m) rear aspect, vaulted ceiling.

BEDROOM THREE 16'6" x 8'8" (5.05m x 2.65m) also suitable as study or similar, overall dimensions including stairwell and second staircase descending to sitting room, dual aspect, exposed beam work.

HOUSE BATHROOM white suite of offset corner bath, separate shower enclosure, vanity basin, WC, fully tiled walls to compliment.



OUTSIDE

Generous L-shaped plot in all approximately 0.53 acres (0.21 ha) subject measured site survey.

Walled front cottage garden.

Right-of-way over shared driveway, leading to good gravelled parking court.

Garage, electric up-and-over door and loft space.

ANNEX

Purpose-built with air source underfloor heating, solar panels, air conditioning.

LOUNGE 14'0" x 13'9" (4.26m x 4.19m) dual aspect, including double doors to garden, air conditioning unit, tiled flooring.



KITCHEN 8'2" x 7'3" (2.49m x 2.22m) Ivory cream units, granite effect work tops, tiled splashback and flooring, oven, extractor, side entrance door.

BEDROOM ONE 13'9" x 11'8" (4.19m x 3.55m) side aspect, air conditioning unit, tiled flooring, cylinder cupboard off to



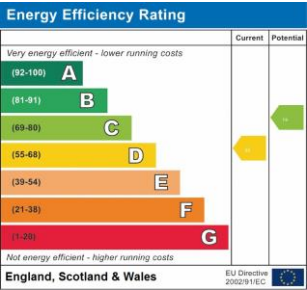
The garden continues with a domestic lawned area and perimeter shrubbery.

As the plot becomes L-shaped, there is a useful concrete hard standing and **BARN 23'8" x 19'8" (7.20m x 5.98m)** with two sets of double doors.

The grounds continue with a rear grassed amenity area hosting timber garden store and aluminium greenhouse, a small paddock/Orchard lies beyond with additional brick and pantile outbuildings of **STORE 17'2" x 9'0" (5.24m x 2.72m)** and **2 BAY OPEN FRONTED IMPLEMENT STORE 18'6" x 12'0" (5.64m x 3.66m)** having light and power. Further timber garden store and aluminium greenhouse.

GENERAL REMARKS & STIPULATIONS

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These particulars were prepared in June 2023.





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