



BARCROFT HOUSE, CLARBOROUGH
£750,000

BROWN & CO



BARCROFT HOUSE

MAIN STREET, CLARBOROUGH
RETFORD, DN22 9NJ

DESCRIPTION

A fine combination of a modern detached country residence, farm shop, modern portal frame barns including American stabling, extensive parking/vehicle distribution, paddocks and arena. In all the property extends to approximately 4.81 acres (1.95 hectares).

Interested parties should note the property has a planning condition restricting occupation to those involved in agriculture and the farm shop has a restrictive use condition limiting the sale of goods/produce to only that grown or produced on site, see further commentary below.

The dwelling has an appealing specification, delivering five bedrooms and four bathrooms, there is an excellent lounge with garden access and well appointed kitchen, comprehensively fitted and boasting integrated appliances, including gas fired Aga. Domestic gardens are found front and rear.

The farm shop lies towards the front of the site and has adjacent extensive parking with former glasshouses lying to the side.

The equine facilities and barns, lie to the rear of the house with excellent distribution and linkage, including a tarmac driveway facilitating vehicle access all the way to the rear boundary.

LOCATION

Clarborough 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/// bikes.looms.skillet

ACCOMMODATION

Brick pillared open entrance porch.

RECEPTION HALL open oak staircase to galleried landing, oak flooring, cylinder cupboard.

CLOAKROOM WC, vanity basin, fully tiled walls and flooring.

STUDY 10'3" x 9'4" (3.11m x 2.86m) rear aspect, oak flooring.

LOUNGE 24'2" x 14'4" (7.36m x 4.37m) dual aspect, bifold doors to covered entertaining area, patio and garden, rustic brick fireplace, traditional stove, oak flooring.

DINING KITCHEN 22'10" x 14'10" to 10'9" (6.96m x 4.53m to 3.27m) substantially fitted with comprehensive range of bespoke units in heritage colour, solid granite work surfaces, coordinating substantial central island with breakfast bar, range of appliances including six burner gas fired Aga, dishwasher, fridge and freezer, part vaulted ceiling with roof windows, tiled flooring and ample dining space.

UTILITY ROOM 11'9" x 8'0" (3.59m x 2.45m) coordinating units, granite worktops, Belfast sink unit, stable type door to side porch, concealed Vaillant gas fired central heating boiler, internal personal lift system to bedroom over.

GALLERIED LANDING further open oak staircase to second floor, oak flooring.

BEDROOM ONE 17'0" x 14'3" (5.19m x 4.35m) rear aspect, walk-in wardrobe/dressing room with fitted open front wardrobes and shelving.

EN SUITE BATHROOM in Wet Room style, free standing contemporary roll top bath, showering area with frameless glazed screen and overhead rainfall shower, contemporary basin, WC, fully tiled walls and flooring in natural tones.





BEDROOM TWO 12'4" x 9'10" (3.76m x 3.00m)
front aspect, walk-in wardrobe.

EN SUITE SHOWER ROOM overhead rainfall shower, contemporary basin, WC, fully tiled walls and flooring.

BEDROOM THREE 13'8" x 11'6" (4.16m x 3.52m) rear aspect, oak flooring, internal personal lift system to Utility Room below.

EN SUITE WET ROOM overhead rainfall shower, wall hung basin, WC, contemporary, tiled walls and flooring.

SECOND FLOOR

LANDING eaves access, roof window.

BEDROOM FOUR 15'0" x 14'4" to 10'10" (4.56m x 4.37m to 3.30m) reducing head height, vaulted ceiling, roof window, eaves access.

BEDROOM FIVE 15'0" x 7'0" to 19'0" (4.56m x 2.12m to 5.77m) reducing head height, vaulted ceiling, dual aspect, including roof window.

BATHROOM white suite of bath with electric shower over and side shower screen, contemporary basin, WC, vaulted ceiling with roof window, fully tiled walls and flooring to compliment.

DOMESTIC GARDENS

Extending to front, side and rear, landscaped with borders to the front, paths and patio to rear linking to the covered entertaining area accessible from the Lounge, brick building nestled in one corner.

FARM SHOP

At the front and approached via substantial gated entrance, purpose built, GIA 71m² (764 sqft), adjacent range of former greenhouses.

BARN 1

Modern portal framed construction, partial block walls, GIA 270m² (2,906 sqft), internally divided but with connecting doorway. The front section is ideal as machinery and tool store with rear section hosting American stabling with 8 stalls by Monarch.

BARN 2

Modern portal framed construction, partial block walls, GIA 127m² (1,307 sqft), internal store.

Concrete apron lying between Barns 1 and 2 with concrete and tarmac distributor tracks leading to paddocks and Arena.

PADDOCKS

Presently sub-divided into 7 no. paddocks, well fenced in post and rail with water laid on.

ARENA

40m x30m, laid with silica sand and illuminated.

Planning: Agents Note

1. The Decision Notice for the house (PA No. 10/09/00002) states - The occupation of the dwelling shall be limited to a person solely or mainly, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and any resident dependents.
2. The Farm Shop has a restrictive use condition in that it can only sell goods and produce that have been grown/produced on site (PA No. 10/10/00015).
3. Planning Permission has been granted for the Stables to be used for Commercial Purposes (PA No. 10/10/00025/V).
4. Interested parties are expressly requested to raise all planning enquiries, historical and any future proposals, with Bassetlaw District Council, 01909 533 533.





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 F.

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.

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 specialize 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.

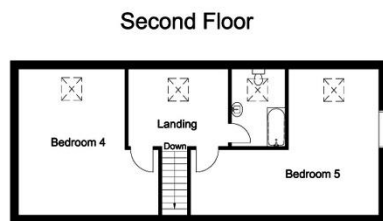
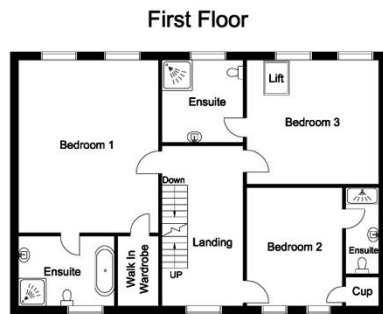
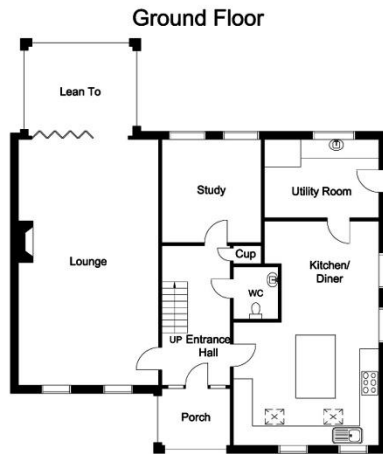
Surveys: We naturally hope that you purchase your next home through Brown & Co, but if you find a suitable property through another agent, our team of experienced Chartered Surveyors led locally by Jeremy Baguley MRICS are able to carry out all types of survey work, including Valuations, RICS Homebuyers Reports and Building Surveys. For more information on our services please contact our Survey Team on 01777 712946.

These particulars were prepared in June 2023.

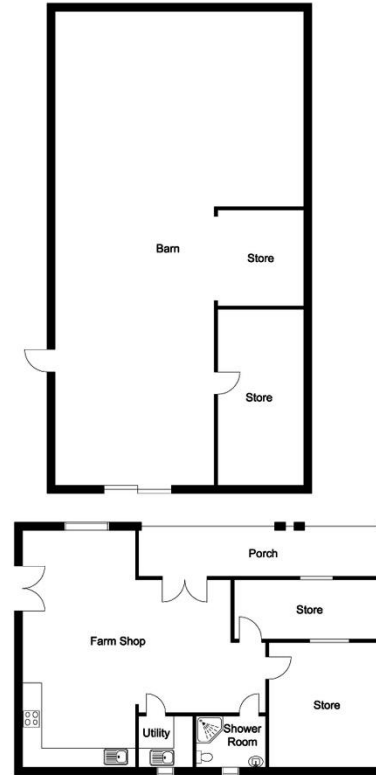
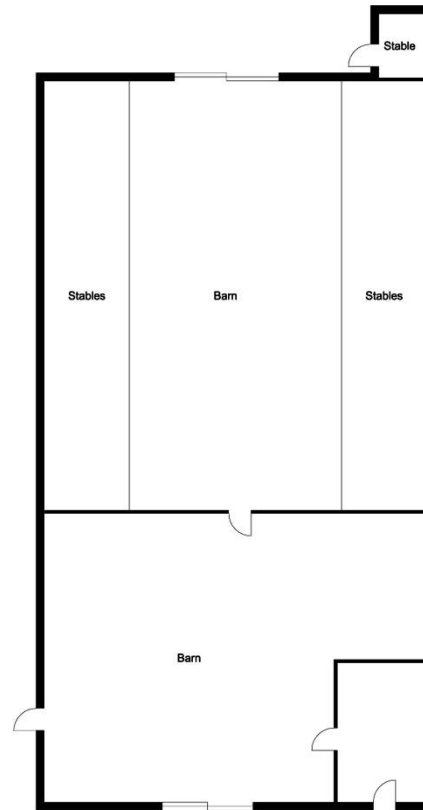


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC





Outbuildings



IMPORTANT NOTICES

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