



STUD FARM, STURTON LE STEEPLE
Offers in the region of £625,000

BROWN & CO

STUD FARM, SPRINGS LANE, STURTON LE STEEPLE, RETFORD, DN22 9HJ

DESCRIPTION

A detached farmhouse offering well balanced and flowing five bedroom family living accommodation in delightful setting with grounds extending to approx. 1.59 acres (0.64 ha), subject to measured site survey, including wraparound gardens, amenity areas, veg plot, a variety of outbuildings and paddock.

The house delivers much character, which successfully combines with the outside space making it perfect for indoor/outdoor living and country interests. This is enhanced by the location with country walks, lanes and bridleways on hand.

LOCATION

Stud Farm enjoys frontage to Springs Lane, situated on the Western edge of the popular village of Sturton le Steeple. The village presently boasts a good primary school, Village Hall, public house and recreation ground. There is immediate access to the surrounding countryside, with miles of lanes and paths to explore.

Good road links connect the village to larger urban centres. The A1(M) lies the west of Retford from which a wider motorway network is available and this town has a direct rail service into London Kings Cross (approx. 1 hour 30 mins).

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

DIRECTIONS

What3words /// paddock.polar.meanings

ACCOMMODATION

FRONT ENTRANCE PORCH

SITTING ROOM 15'0" x 13'0" (4.56m x 3.95m) measured to rear of chimney breast with recess and log burner, beam accent.



DINING ROOM 17'4" x 13'0" (5.28m x 3.95m) measured to rear of chimney breast with feature fireplace and decorative basket. Beamed accent, half turn staircase to first floor, bookshelves and under stairs storage area.



LIVING DINING KITCHEN 20'5" x 16'0" (6.22m x 4.87m) comprehensively appointed in ivory cream including peninsula divide, 1.5 sink unit, beamed ceiling, garden access via double doors. Electric cooking range.



HALLWAY tiled flooring, useful walk in cloaks cupboard.

CLOAKROOM WC, wall hung basin, wainscot panelling.

FAMILY ROOM 15'10" x 10'4" (4.82m x 3.18m) multifunctional and suitable for play, gym, music, etc., triple aspect, log burner, exposed floor boarding.

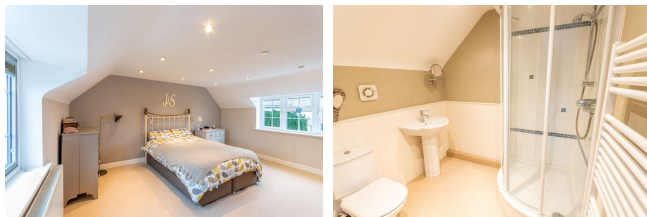


FIRST FLOOR

LANDING spindled balustrade over stairwell.

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BEDROOM ONE 16'2" x 11'0" to 17'9" (4.92m x 3.35m to 5.40m)
dual aspect, walk in wardrobe.



EN SUITE SHOWER ROOM with quadrant shower enclosure, basin, WC, wainscot panelling, towel warmer.

BEDROOM TWO 11'4" x 10'4" (3.47m x 3.18m)

BEDROOM THREE 13'6" x 13'5" (4.13m x 4.10m) measured to rear of chimney breast, exposed floor boarding, feature cast iron fireplace.



BEDROOM FOUR 13'6" x 11'0" (4.13m x 3.35m) L-shaped, maximum dimensions quoted, exposed floor boarding.

BEDROOM FIVE 10'0" x 7'10" (3.04m x 2.40m)

HOUSE BATHROOM 11'0" x 9'1" (3.35m x 2.77m) white suite of roll top bath with bath, shower mixer, separate quadrant showering enclosure, basin, WC, tiled walls, airing cupboard.



OUTSIDE

Delightful mature grounds in all extending to approx. 1.59 acres (0.64 ha), subject to measured site survey.

Double width driveway facilitating off-road parking and terminating at a **DETACHED DOUBLE GARAGE 19'10" x 19'0" (6.06m x 5.78m)** with two up and over doors and personal door.

Domestic lawned gardens in wraparound style, hosting shrubs, box hedging, copper beech hedge divide and wildflower area.

Hardcore distributor driveway continues to the rear grounds with adjacent greenhouse, timber store and secluded Japanese style garden area with ornamental pool.

Grounds extend beyond with orchard, log stores, implement shelter, Nissan hut and further timber store to the side of which is a generous veg plot.

The paddock area extends beyond, including three bay pole barn and small spinney in one corner.

Integral boiler room with oil fired central heating 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 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 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.

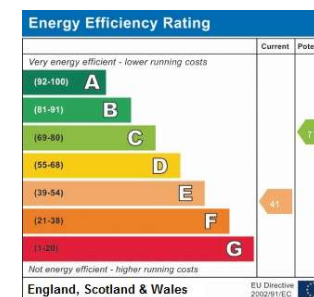
Viewing: Please contact the Retford office on 01777 709112.

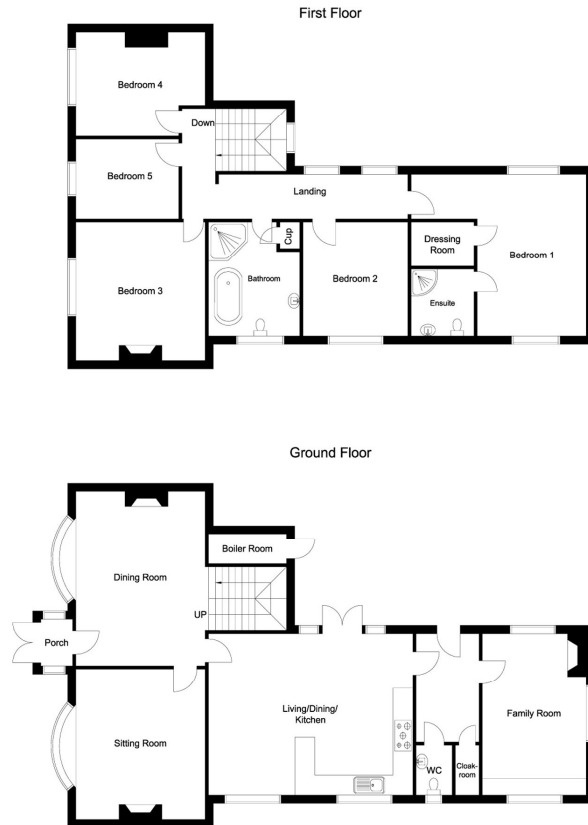
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Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors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

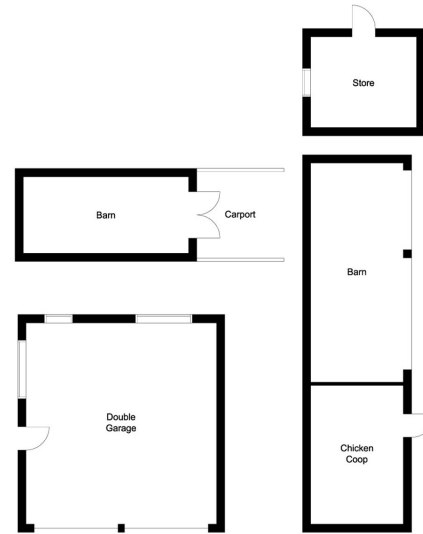
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These particulars were prepared in February 2024.





Outbuildings



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. CP Property Services @2024



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