



BLUE RIDGE COTTAGE, WELHAM  
Offers in the Region of £695,000

BROWN & CO



# BLUE RIDGE COTTAGE

LITTLE GRINGLEY LANE, WELHAM

RETFORD, DN22 0SD

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## DESCRIPTION

Blue Ridge Cottage is a stunning country home, detached and offering a particularly attractive façade, behind which lies most versatile family living space, excellent grounds and great vehicle arrangements. With flowing living space, this home may be occupied in a number of ways and is perfectly suited to modern family life, entertaining and an indoor/outdoor lifestyle.

There are four reception rooms each of individual character, with formal sitting room, relaxed snug, study with library area and games room with fitted bar servery. In addition, there is also a generous conservatory linking reception rooms and kitchen, overlooking the rear garden.

The living dining kitchen is a particular feature, comprehensively and beautifully appointed including an array of quality appliances by Neff, ample living dining space and direct garden access. A utility room, separate boot room and two cloakrooms with WC's complete the ground floor.

To the first floor there are four bedrooms, two of which feature bespoke fitted furniture and en suites. The house bathroom is in a contemporary style and again generally proportioned.

With the sweeping in and out driveway and parking court, there is extensive vehicle manoeuvring and storage, plus additional gated parking area.

The rear garden is nicely enclosed, having formal lawn, sweeping patio and a variety of modern garden buildings for storage, hobbies and entertaining.

The property is equipped with oil fire central heating.





## LOCATION

The property enjoys frontage to Little Gringley Lane in the modest hamlet of Welham. There is direct access to a comprehensive network of lanes, bridleways and paths to explore the North Nottinghamshire countryside which is immediately on hand.

The facilities of the market town of Retford are a short car journey away where retail, leisure, education, healthcare, etc. may be found.

The area in general is served by excellent transport links, with the A1 M to the west from which the wider motorway network is available and Retford has a rail service into London King Cross (approx. 1 hour 30 mins).

## DIRECTIONS

[what3Words///class.bundles.pesky](https://www.what3words.com/class/bundles/pesky)



## ACCOMMODATION

**PILLARED OPEN PORCH**

**RECEPTION HALL** staircase, parquet flooring.

**CLOAKROOM** wc and vanity basin.

**SITTING ROOM** 18'0" x 14'0" (5.47m x 4.26m) measured to rear of chimney breast hosting high relief decorative fireplace with open grate, parquet flooring, patio doors opening to

**CONSERVATORY** 19'4" to 16'8" x 15'6" (5.90m to 5.06m x 4.74m) generously proportioned, brick base and UPVC double glazed levels, tiled flooring, garden views.

**SNUG** 11'11" x 11'11" (3.63m x 3.63m) dimensions exclude under stairs storage cupboard, further patio doors to conservatory.

**STUDY** 17'9" x 9'0" (5.42m x 2.72m) measured into front bay window, excluding charming library lobby.

**GAMES ROOM** 22'2" x 11'11" (6.75m x 3.63m) ideal for social gathering and family entertainment with fitted bar severly, front aspect bay window.





**LIVING DINING KITCHEN 31'8" x 11'3" to 15'10" (9.66m x 3.42m to 4.85m)** appointed with comprehensive range of shaker oak style units with polished granite effect work tops, coordinating island and breakfast bar, tiled flooring and splashback to compliment. Array of quality appliances by Neff, including double oven, microwave, warming drawer and dishwasher. Plumbing for American fridge freezer, garden access via double doors, ample living and dining space.

**UTILITY ROOM 11'4" x 5'4" (3.46m x 1.62m)** oak style units, granite effect worktops, sink unit, plumbing for washing machine, Worcester oil fired central heating boiler.

**BOOT ROOM 10'6" x 9'3" (3.21m x 2.81m)** further fitted cupboards, sink unit, worktops, garden access.

**SECOND CLOAKROOM** wc.

#### FIRST FLOOR

**LANDING** part galleried over stairwell, front aspect.

**BEDROOM ONE 18'5" x 10'6" (5.61m x 3.21m)** measured to front of range of bespoke wardrobes, rear aspect with country views, additional storage cupboard, off to

**EN SUITE SHOWER ROOM** fully tiled in natural tones, quadrant shower enclosure, basin, wc.

**BEDROOM TWO 20'5" x 10'4" to 5'10" (6.23m x 3.15m to 1.78m)** to front of range of bespoke wardrobes, rear aspect with country views, off to

**EN SUITE SHOWER ROOM** fully tiled in natural tones, quadrant shower enclosure, basin, wc.

**BEDROOM THREE 14'0" x 12'0" (4.27m x 3.66m)** bright and dual aspect.

**BEDROOM FOUR 10'3" x 9'0" (3.12m x 2.75m)** front aspect.

**HOUSE BATHROOM 14'2" x 5'10" (4.32m x 1.78m)** luxuriously appointed in contemporary style featuring bath with bath/shower mixer taps, separate showering area with frameless screen, vanity units hosting basin and concealing cistern to wc, half tiled to complement, underdrawn ceiling with down lighters.

#### OUTSIDE

The grounds of Blue Ridge Cottage are a wonderful asset. To the front there is an extensive in and out gravel driveway and parking court, delivering parking for numerous vehicles, sweeping around a lawn vehicle; in addition, vehicle and pedestrian gates open to another gravel parking area in the rear grounds.

The rear garden is nicely enclosed, featuring lawn with raised ornament pool, sweeping patio linking the house, outbuildings and garden. Nestled within one corner is a block built open entertaining building with useful covered amenity space to the rear, greenhouse.

Attaching to the rear of the property, there is good range of purposes built modern outbuildings of

**Tack room/Store 12'2" x 4'3" (3.71m x 1.29m)**

**Stable 1/Store 13'6" x 10'5" (4.13m x 3.18m)**

**Stable 2/Store 13'6" x 10'0" (4.13m x 3.04m)**





## 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.

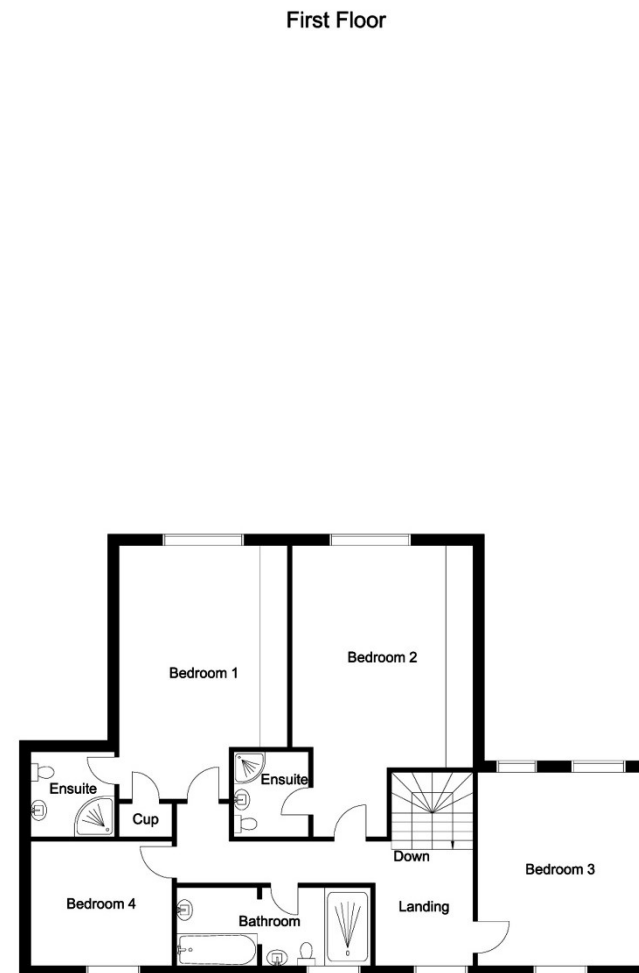
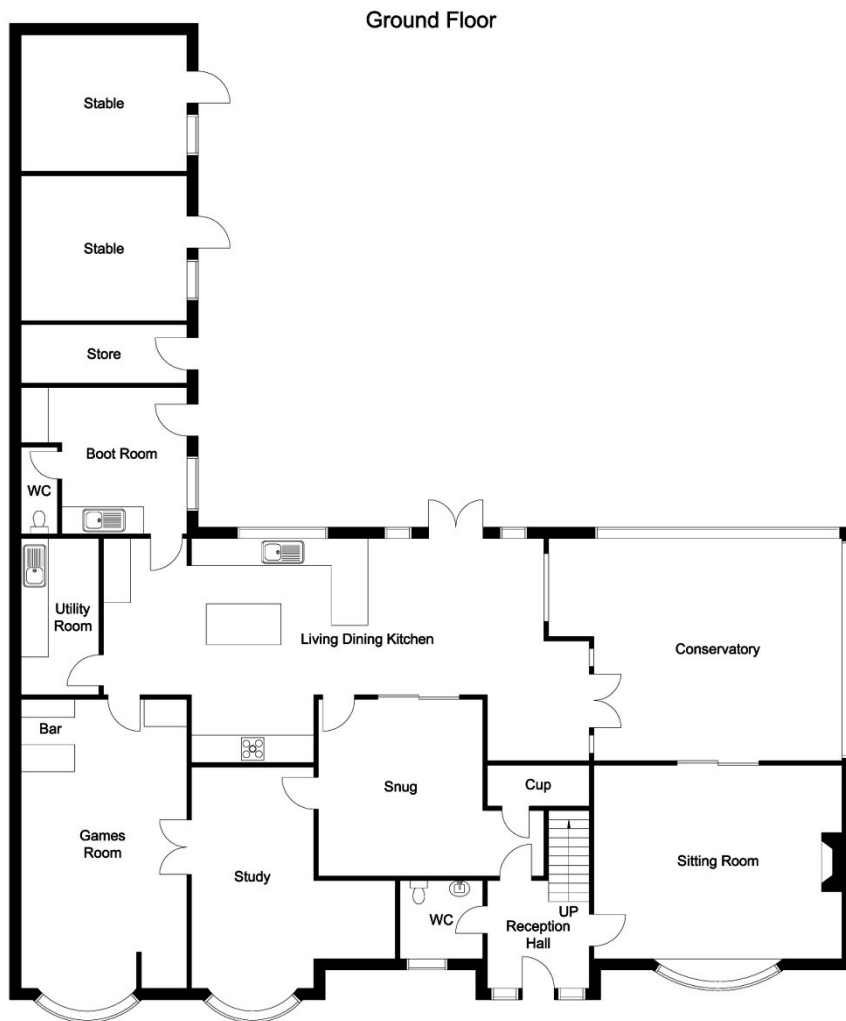
Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in July 2024.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	59	70
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





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