



MANOR FARM, BOTHAMSALL
£895,000

BROWN & CO



MANOR FARM

MAIN STREET, BOTHAMSALL
RETFORD, DN22 8DW

DESCRIPTION

Delightful equine property, Manor Farm delivers a traditional farmhouse of character, substantially extended in contemporary style with excellent equine facilities including American stabling, open arena, paddocks, excellent vehicle distribution throughout enhanced by a stunning nature area with several large ponds. In all property situated with grounds extending to approximately 8.4 acres (3.4 hectares) subject to measured site survey.

The farmhouse provides four bedroom, family accommodation, with en suite to principal bedroom. In addition, there are two former attic rooms offering potential to increase living space further (original second floor farmhouse staircase now removed).

There are two formal reception rooms together with a stunning open plan living dining kitchen, 35 feet/11.5 m flooded with natural light including comprehensive and contemporary kitchen, space for relaxed dining and family gathering and boasting direct garden access via bifold doors. Charming natural well feature and access to brick vaulted cellar.

The equine facilities include an internal tack room, an American style Barn with six stables, wash box and feed area, 40m x 20m open arena, and fenced paddocks. There is plenty of space for horseboxes and lorries. Additional buildings include a triple car barn and brick and pantile cow house.

The domestic gardens flow to the paddock area and beyond is a wonderful nature/wildlife area, hosting an array of ponds, walkways and copses.

The property is equipped with oil fired central heating, with underfloor heating to the open plan living dining kitchen.





LOCATION

Bothamsall is an historic village of character and modest proportions, ideally situated for commuting on the A1 (and wider motorway network beyond) and A614. The National Trust's Clumber Park is readily accessible together with other leisure facilities of the Dukeries area. A wealth of lanes, bridleways and footpaths leave the village to explore the surrounding undulating countryside.

Retford and Newark have direct rail services into London Kings Cross (approx. 1 hour 30 mins from Retford, less from Newark).

DIRECTIONS

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ACCOMMODATION

RECEPTION HALL staircase under stairs storage cupboard.

SNUG 16'9" x 14'0" (5.10m x 4.24m) Minster stone style fireplace with open grate, dual aspect, glazed book cabinets.

DINING ROOM 16'9" x 15'0" (5.10m x 4.58m) marble fireplace with traditional log burner dual aspect including garden access.

OPEN PLAN LIVING DINING KITCHEN 37'9" x 13'6" (11.52m x 4.10m) plus 17'10" x 9'9" (5.43m x 2.98m) flooded with natural light and split level. To the kitchen area, a comprehensive range of contemporary grey units with quartz worktops, upstands and splashback. Lacanche dual fuel cooking range (LPG and electric), integrated dishwasher and fridge freezer. Breakfasting area. To the living area, generous space for family gathering and relaxed dining, bifold doors to patio, contemporary log burner, natural well feature and charming rustic brick steps to brick vaulted cellar. Tiled flooring with underfloor heating.

REAR PORCH

UTILITY ROOM 16'9" x 11'0" (5.10m x 3.35m) contemporary units, marble effect worktops, sink unit, plumbing for washing machine, garden access

CLOAKROOM with wc.

BOOT ROOM 11'6" x 4'8" (3.50m x 1.42m) access to driveway.





TACK ROOM 11'10" x 11'6" (3.61m x 3.50m)
secure and heated.

FIRST FLOOR

LANDING with access hatch to Attic Rooms.

BEDROOM ONE 16'9" x 14'0" (5.10m x 4.24m)
dual aspect, traditional basket and fireplace, walk-in wardrobe, further wardrobe, off to

EN SUITE BATHROOM 13'9" x 7'8" (4.20m x 2.34m) majority tiled in natural tones, panelled bath, quadrant shower enclosure, vanity basin, WC, accent lighting, chrome towel warmer.

BEDROOM TWO 16'9" x 15'2" (5.10m x 4.62m)
dual aspect.

BEDROOM THREE 17'10" x 13'10" (5.44m x 4.22m) dual aspect, built-in wardrobes, feature fireplace.

BEDROOM FOUR 13'0" x 7'10" to 4'4" (3.95m x 2.40m to 1.34m) front aspect.

HOUSE BATHROOM 10'5" x 7'6" (3.19m x 2.30m)
white suite of offset bath, generous showering enclosure, vanity basin, WC, tiled walls.

SECOND FLOOR

NB: original farmhouse staircase now removed.

ATTIC ROOM ONE 18'6" x 15'0" (5.66m x 4.55m)
side aspect, access to eaves.

ATTIC ROOM TWO 17'0" x 15'2" (5.20m x 4.61m)
maximum dimensions. Side aspect, access to eaves.

OUTSIDE

A wonderful combination of home, equine facilities, vehicle arrangements, paddock land and nature area, in all extending to approximately 8.4 acres (3.4 hectares) subject to measured site survey.

The domestic grounds lie mostly on the western side with mature lawned garden set behind brick walling having trees, shrubbery and raised planters, multiple access points from the house and rear patio leading off the open plan living dining kitchen.

A gated driveway to the other side sweeps around to the rear parking court, with ease of manoeuvring and three bay open car barn. The driveway continues by the side of the American stabling meaning there is excellent vehicle distribution around the grounds.

AMERICAN STYLE BARN with six individual boxes each 13' x 12' (3.95m x 3.66m) with rubber matting, water and hay feeders, wash box and feed/hay storage area, good openings to either end and block flooring.

BRICK AND PANTILE COW HOUSE

OPEN ARENA 40 m x 20 m – fibre sand.

Post and rail **PADDOCK** with further **PADDOCK** area beyond, part fenced.

NATURE/WILDLIFE AREA with a series of large ponds linked by grass walkways and planted with trees and copses.

AGENTS NOTE: Interested parties should note the Sellers are retaining the farmyard and buildings to the rear.





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 E.

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.

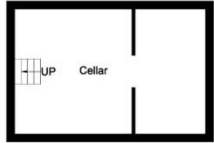
Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in July 2024.

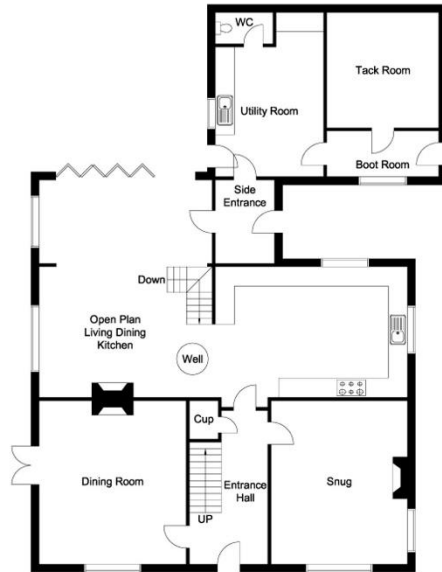


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	64
(21-38)	F	50
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

Basement



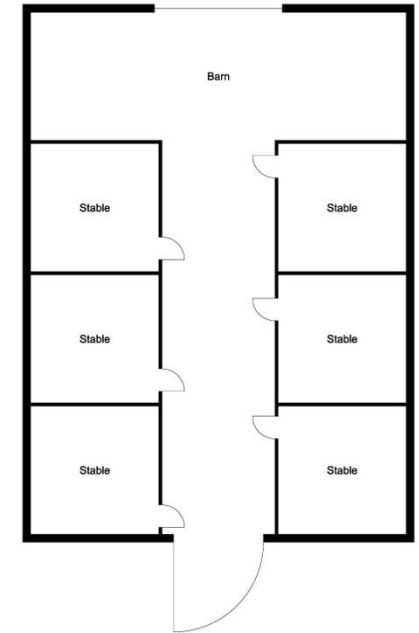
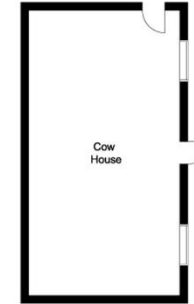
Ground Floor



First Floor



Outbuildings



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