



Pond Barn Main Street, Claborough Retford DN22 9LS

welcome to

Pond Barn Main Street, Clarborough Retford

This is superbly appointed detached barn conversion positioned in the delightful canalside village Of Clarborough. Offering extensive and versatile internal accommodation, currently utilised as a three bedroom main residence and an attached ground floor annexe.



Entrance Hall

14' 1" x 9' 3" (4.29m x 2.82m)

Spacious entrance hall with beamed ceiling, central heating radiator, oak flooring and double glazed picture window

Lounge

18' 9" x 14' 8" (5.71m x 4.47m)

Traditional beamed ceiling, feature fireplace place with beamed mantelpiece, oak flooring, central heating radiator and double glazed window.

Dining Room

14' 8" x 15' 4" into recess (4.47m x 4.67m into recess)

A commanding stone fire place and beamed ceiling, wooden flooring plus double glazed doors to the front and rear elevations.

Kitchen Diner

15' x 18' (4.57m x 5.49m)

A generously proportioned kitchen fitted with a good range of shaker style cabinets, granite work surfaces and 1 1/2 undermounted sink and drainer unit. Space for appliances including range a cooker and an American fridge freezer. Integrated extractor hood. Central heating radiator and two double glazed windows to the front and side elevations.

Rear Lobby

Double glazed window to the rear and door to the side.

Cloakroom

Fitted with wc and double glazed window.

Landing

Turning staircase leading to the landing with herringbone brick feature wall and beams.

Bedroom One

18' 9" max x 14' 7" (5.71m max x 4.45m)

Traditional beamed ceiling, timber flooring, central heating radiator and double glazed window.

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Fitted with wc, wash hand basin and corner shower cubicle. Traditional beams, heated towel rail, tiled flooring and vellux style window.

Bedroom Two

15' 3" max x 7' (4.65m max x 2.13m)

Beamed ceiling, timber flooring, central heating radiator and double glazed window.

Bedroom Three

15' 5" x 7' 1" max (4.70m x 2.16m max)

Timber flooring, central heating radiator and two vellux style windows.

Bathroom

Fitted with wc, wash hand basin and double ended claw foot bath tub. Beamed ceiling, central heating radiator and vellux style window.

Single Storey Annexe

Lounge Diner

14' 9" x 11' 6" (4.50m x 3.51m)

Neutral decor, central heating radiator and double glazed window.

Bedroom

14' 4" x 17' (4.37m x 5.18m)

Neutral decor, central heating radiator and double glazed window.

Bathroom

Fitted with three piece white suite with shower over the bath, tiled flooring and central heating radiator.

Kitchen

8' 8" x 8' 1" (2.64m x 2.46m)

Space for appliances including washing machine and fridge. Stainless steel sink and drainer unit.

Complementary flooring, loft access, central heating radiator and two double glazed windows.

Exterior

Double gates lead to the front with a gravel parking area, pond and raised patio area. To the rear are extensive lawned gardens and a tarmac driveway leading to the stables.

Two Stables

Tack Room

Paddock

Small pony paddock.

Parking

Gated parking area.



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welcome to

Pond Barn Main Street, Clarborough Retford

- Four/five bedroom detached barn conversion
- Versatile and extensive internal accommodation
- Many original features retained including beamed ceilings
- Attached single storey annexe
- Substantial plot plus a small pony paddock, two stables and a tack room

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RFD109637 - 0004

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