



CHURCH FARM, Church Street, Sturton le Steeple

£375,000



CHURCH FARM, Church Street, Sturton le Steeple, Retford, DN22 9HQ

DESCRIPTION

Church Farmhouse originally dates from the late 18th Century, it is a charming detached family residence of generous proportions and exudes tremendous character. Original attributes have been retained and enhanced throughout to create a most comfortable home. This array of features have been successfully combined with a modern specification to ease family life.

The accommodation commences with a fine reception hall having shower room off, to one side is the beamed sitting room with substantial inglenook fireplace. This room has feature arched double doors opening on to a garden room which in turn leads directly to the paved rear terrace. A further living room is provided of comparable character, again featuring heavily beamed ceiling.

A separate dining room permits formal entertaining whilst the breakfast kitchen allows more relaxed dining in a traditional atmosphere. A utility room completes the ground floor.

At first floor level the six bedrooms radiate around the split level landings, one bedroom offers potential for the creation of en suite facilities and the existing house bathroom is attractive.

The exterior of the property is equally appealing with views to the front over the village Church, good driveway, car barn, paved terrace and garden. The layout of the property and rear paved terrace make it ideal for alfresco entertaining.

The property is Grade II Listed and oil fired central heating is installed. All front windows have secondary double glazing available.

LOCATION

Church Farm occupies an enviable location within the heart of the village, fronting Church Street and looking directly over the village Church of St Peter's & St Paul's.

Sturton le Steeple is a popular village in this location presently boasting a variety of amenities including primary school, village hall, village green and recreation ground, public house, well known local butcher, etc. The village is well placed for accessing the areas excellent transport links by road, rail and air. London King's Cross is available from Retford Station in under 1 hour 30

minutes.

Air travel is feasible via convenient airports of Doncaster Sheffield and Nottingham East Midlands.

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

DIRECTIONS

Leaving Retford Market Square via Grove Street turn left at the traffic lights onto Arlington Way. At the next set of lights turn right onto Leverton Road and leave the town. After approximately five miles enter the village of North Leverton and at the village crossroads turn left sign posted Sturton le Steeple. Continue on into Sturton le Steeple and take the first turning on the right into Church Street where the property will be located along on the left hand side.

ACCOMMODATION

RECEPTION HALL with tiled floor, staircase to first floor with spindled balustrade and useful under stair storage cupboard, external door to rear paved terrace, radiator



SHOWER ROOM attractively appointed with generous 1200 showering enclosure with overhead deluge shower head, pedestal wash hand basin, low suite wc. Half tiled in natural tones and contrasting tiled flooring. Feature arched window, chrome towel warmer

SITTING ROOM 15'4" x 14'8" (4.67m x 4.48m) measured to rear of magnificent and substantial inglenook fireplace with integrated niches, heavy beam over and Villager stove on stone flagged hearth. Heavily beamed ceiling, exposed timber flooring, Yorkshire sliding sash window, radiator, feature arched double doors into



GARDEN ROOM 11'0" x 10'0" (3.35m x 3.05m) with complementing archway and patio doors opening directly on to paved rear terrace, coving, wall light points, radiator

LIVING ROOM 14'9" x 13'3" (4.51m x 4.05m) measured to rear of chimney breast with further Yeoman stove on stone flagged hearth, heavily beamed ceiling, colour washed exposed timber flooring, Yorkshire sliding sash window, radiator

DINING ROOM 14'7" x 14'0" (4.44m x 4.26m) maximum measured to rear of chimney breast with recess, beamed mantle and adjacent cabinets to one side, radiator



Dining Room

UTILITY ROOM 8'0" x 7'4" (2.43m x 2.25m) with shaker oak style base cupboards surmounted by granite effect working surfaces and stainless steel sink unit, range of traditional fitted shelving, plumbing for washing machine, tiled splash back and flooring

BREAKFAST KITCHEN 14'8" x 11'10" (4.48m x 3.61m) maximum measured to rear of exposed brick chimney breast hosting bespoke china and pantry cupboards. Range of traditional shaker style base cupboards finished in Bone China blue, these are surmounted by solid polished granite working surfaces. Appliance spaces, recess hosting Rangemaster Professional cooking range with brushed steel splash back and co-ordinating Rangemaster extractor canopy over. Coving, stone flagged flooring, external door to paved rear terrace, plumbing for dish washer, radiator



FIRST FLOOR

LANDING split level and nicely dividing accommodation to front and rear, part galleried with spindled balustrade over stairwell, access hatch to roof void, feature arched window, radiator

BEDROOM ONE 15'5" x 14'10" (4.71m x 4.54m) maximum dimensions measured to rear of chimney breast with adjacent gentleman's wardrobe and hosting traditional basket grate, Yorkshire sliding sash window, radiator

BEDROOM TWO 13'3" x 11'4" (4.05m x 3.45m) maximum measured to rear of chimney breast, Yorkshire sliding sash window, radiator

BEDROOM THREE 14'8" x 11'8" (4.48m x 3.56m) measured to rear of chimney breast with traditional basket grate, part vaulted ceiling, radiator

BEDROOM FOUR 14'0" x 10'7" (4.27m x 3.22m) measured to rear of chimney breast, part vaulted ceiling, colour washed exposed floor boarding, radiator

BEDROOM FIVE 15'3" x 10'4" (4.67m x 3.14m) feature arched window, vanity wash hand basin with base cupboard, colour washed exposed floor boarding, radiator. **NB:** potential for the creation of en suite facility

BEDROOM SIX/STUDY 11'3" x 6'1" (3.42m x 1.85m) versatile space, exposed pine floor boarding, Yorkshire sliding sash window, radiator

HOUSE BATHROOM charming and of split level design having white suite of panelled bath with electric shower over, pedestal wash hand basin, low suite wc. Half tiled in white to co-ordinate with contrasting tiled flooring. Linen cupboard, down lighters, radiator.

OUTSIDE

The property occupies a lovely position on Church Street in a traditional arrangement offering southerly views over the Church of St Peter's & St Paul's. There is a front lawned forecourt garden with planted rustic brick walling and perimeter flower borders.

A flint and pebble driveway leads off Church Street (the neighbour crosses the initial part of the drive to access their own drive). Substantial double gates open on to the further flint and pebbled driveway sweeping round to the rear of the property where there is a **CAR BARN 15'3" x 13'10" (4.67m x 4.23m)**, charming and of timber construction with pitched pan tile roof, hosting oil tank.

Immediately adjoining the rear elevation is a generous paved terrace ideal for alfresco entertaining, directly accessible from the

kitchen, reception hall and garden room, a perimeter flower and shrubbery border, set within one corner is the **BOILER ROOM 7'10" x 6'7" (2.40m x 2.00m)** with oil fired central heating boiler, light and power.

Extending to the rear is a further lawned garden screened with fencing and mature hedging, predominately laid to lawn with perimeter flower/shrubbery borders.



GENERAL REMARKS and 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.

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.

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.

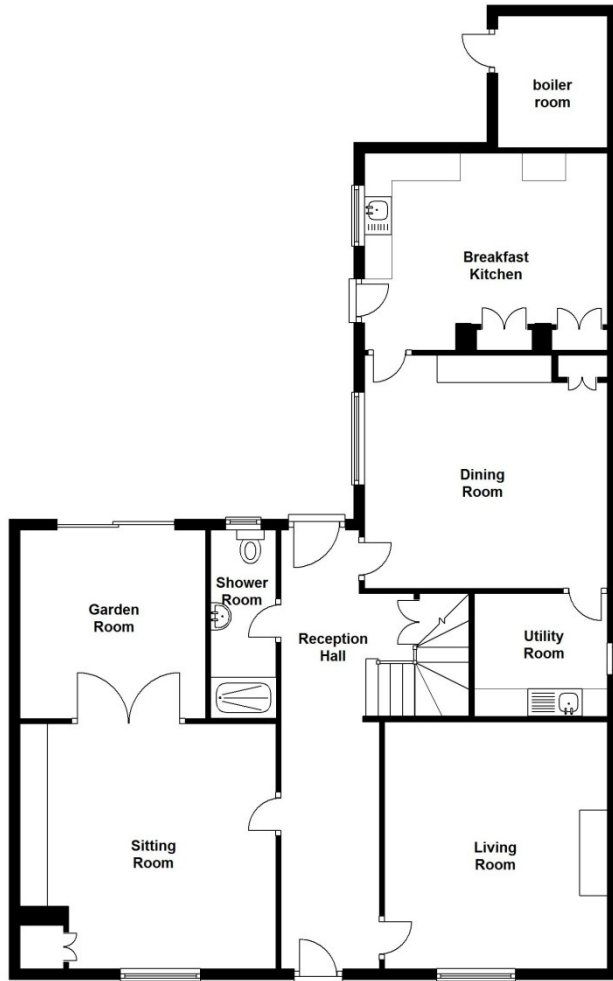
Your home may be repossessed if you do not keep up repayments on your mortgage.

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.

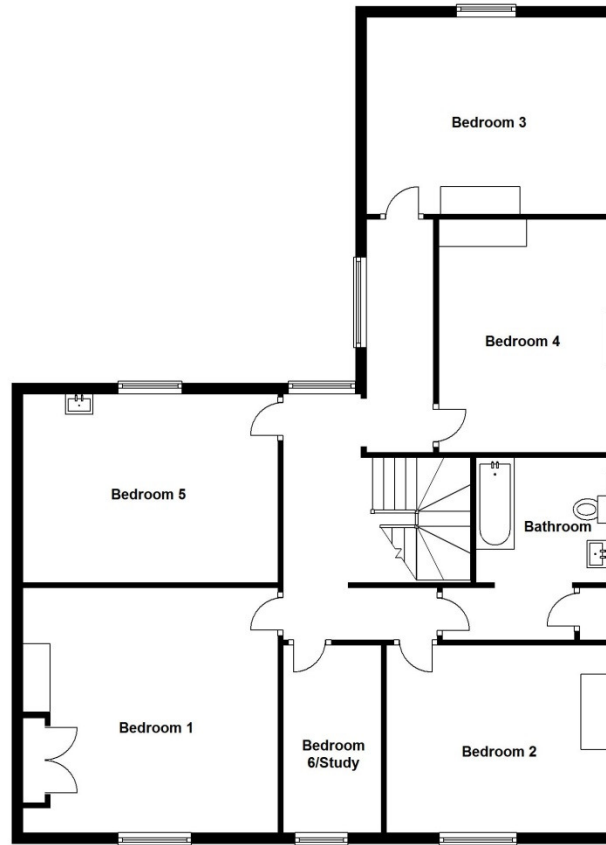
These particulars were prepared in May 2016.



Ground Floor



First Floor



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