



DECOY HOUSE, HAUGHTON

£499,000



DECOY HOUSE, HAUGHTON, RETFORD, NOTTINGHAMSHIRE DN22 8DZ

DESCRIPTION

A rare opportunity to acquire a rurally located property in need of renovation and well worthy of further enhancement, centrally situated within its generous grounds in all extending to approximately 20.70 acres (8.37 hectares) subject to measured site survey. The property has a range of traditional brick built barns situated in close proximity to the house. These offer a variety of possibilities, particularly for re use ancillary to the enjoyment of the residential dwelling, subject to planning.

There is a lovely long driveway approach to the house through the land which circulates the main dwelling in four grass fields.

LOCATION

The property is situated within the hamlet of Haughton lying between the villages of Bothamsall to the north and Walesby to the south. Walesby has a number of amenities but further residential facilities may be found in surrounding centres of Retford, Newark, Tuxford and Ollerton.

Though the property is rurally located it is ideally positioned for accessing the areas excellent transport links. The A1 lies to the west from which the wider motorway network is available. Both Retford and Newark have mainline railway stations with direct rail services into London's Kings Cross. Air travel is feasible via Doncaster Sheffield and Nottingham East Midlands International Airports. Leisure amenities and educational facilities (both state and independent) are well catered for.

DIRECTIONS

Leaving the A1 north or south bound at the Gamston turning, proceed along on the B6387 passing the turn off to Bothamsall. After the 's' bend proceed over the crest of the hill and the property will be found on the left hand side before entering Walesby.

ACCOMMODATION

ENTRANCE LOBBY staircase to first floor.

SITTING ROOM 12'3" x 10'6" (3.74m x 3.21m) measured to front of chimney breast, traditional fireplace and canopied grate, adjacent storage cupboards, beamed ceiling.

DINING ROOM 13'2" x 12'3" (4.00m x 3.74m) measured to rear of chimney breast with reconstituted stone fireplace, dual aspect.



KITCHEN 15'2" x 8'0" (4.63 x 2.45m) fitted cupboards, sink unit, understair storage cupboard.

LARDER 11'9" x 8'0" (3.58m x 2.45m) beamed ceiling

REAR ENTRANCE PORCH

FIRST FLOOR

LANDING access hatch to roof void.

BEDROOM ONE 12'3" x 12'0" (3.74m x 3.66m) measured to rear of chimney breast with traditional fireplace.



BEDROOM TWO 13'2 x 12'3" (4.00m x 3.74m) measured to rear of chimney breast with traditional fireplace.



BEDROOM THREE 12'0" x 8'0" (3.66m x 2.45m)

BATHROOM panelled bath, basin low suite wc, cylinder cupboard.

OUTSIDE

Without doubt particular features of Decoy House are its location, the position of the property within its grounds and its land themselves in all extending to approximately 20.70 acres (8.37 hectares) subject to measured site survey.

The property in its entirety is in need of restoration, renovation and modernisation but has previously offered a good combination of domestic grounds, adjacent range of traditional brick barns and surrounding grassland.

There is an attractive approach via a long tarmac driveway leading off Retford Road (B6387), the driveway terminates at the rear of the property. The former domestic garden enclosed by privet and hawthorn hedging lies mainly on the southern side.

Attached to the house are the domestic outbuildings of **former washhouse and external wc**. To the other side is an attached **double garage 20'10" x 14'8" (6.35m x 4.46m)**.

Lying in close proximity on the western side of the house is the **range of outbuildings** briefly comprising:-

Two storey brick barn 29'6" x 17'4" (9.00m x 5.30m) overall internal dimensions per floor.



Covered passageway.

Single storey brick and slate barn 23'2" x 13'6" (7.07m x 4.16m)

Attached brick built implement store 13'8" x 13'2" (4.16m x 4.80m)



Attached open fronted brick and slate cart shed 20'7" x 13'2" (6.27m x 4.00m)

Former piggery

Two bay dilapidated open fronted cart shed.

Four bay dilapidated pole barn.



The house and barns are centrally located within the grounds. The principal land is laid to grass and surrounds the property in four fields. The fields extend to approximately 19.5 acres (7.89 hectares). There is a strip of woodland towards the southern boundary (approximately 0.41 acres (0.16 hectares)).



GENERAL REMARKS and STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Entitlements – No claims were made in 2017.

Council Tax: We are advised by Bassetlaw District Council that this property is in Band D.

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.

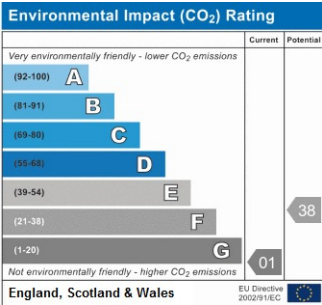
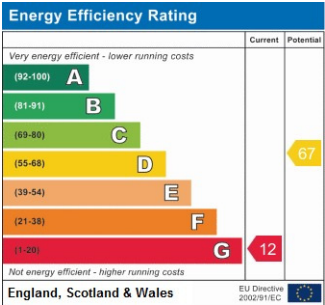
Viewing: Please contact the Retford office on 01777 709112.

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 specialise 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.

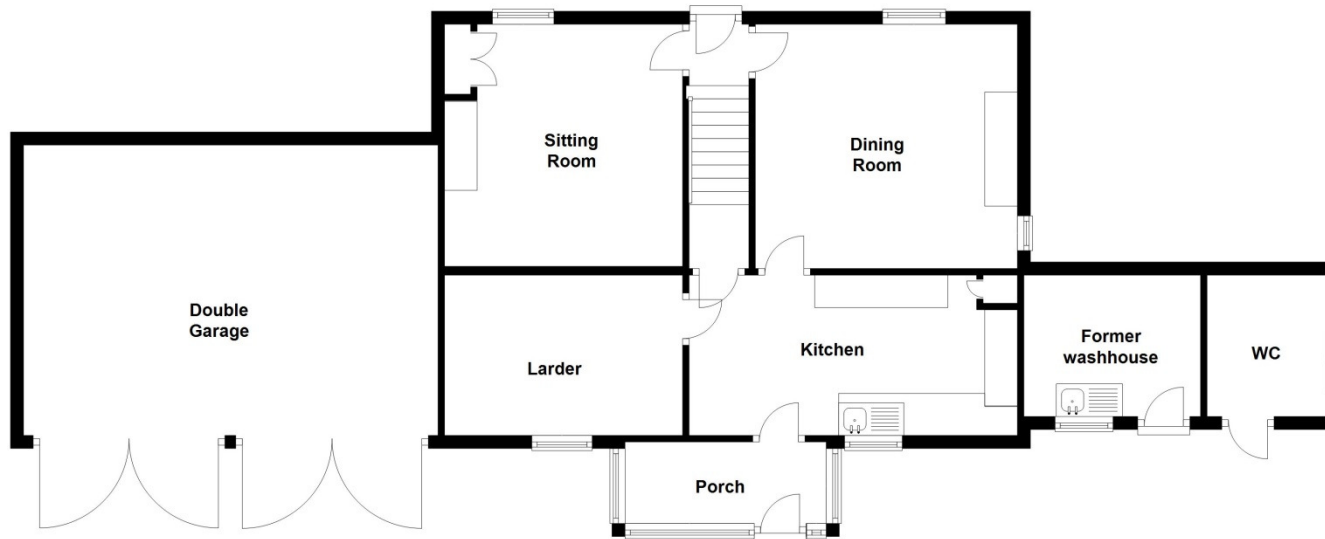
Surveys: We naturally hope that you purchase your next home through Brown & Co, but if you find a suitable property through another agent, our team of experienced Chartered Surveyors led locally by Jeremy Baguley MRICS are able to carry out all types of survey work, including Valuations, RICS Homebuyers Reports and Building Surveys. For more information on our services please contact our Survey Team on 01777 712946.

These particulars were prepared in July 2017

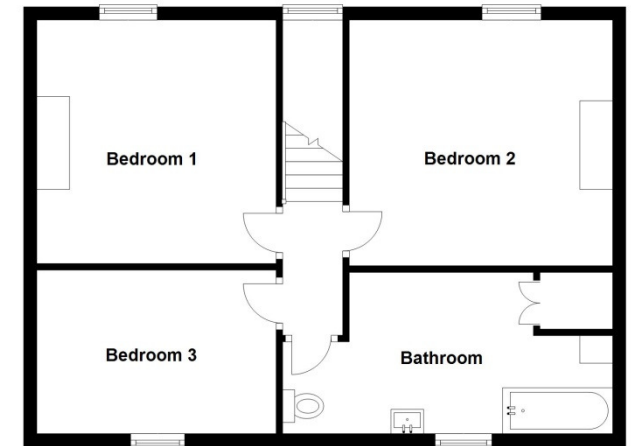




Ground Floor



First Floor



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