



CUSHPOOL HOUSE, EAST MARKHAM
£530,000

BROWN & CO

CUSHPOOL HOUSE, PLANTATION ROAD, EAST MARKHAM, NEWARK, NOTTINGHAMSHIRE, NG22 0RD

DESCRIPTION

Cushpool House is a prominently located and elegant Grade II listed Georgian detached house offering versatile family living space with potential for further enhancement.

A variety of period features have been retained and the kitchen has been re-fitted with oak style units and a fine rustic brick chimney breast with log burner.

Amenity and further potential are provided by the integral garage and loft room over. The grounds are mostly walled and include the listed railings which enhance the façade of this home.

A recent addition is LPG central heating.

LOCATION

Occupying a prominent position with frontage to Plantation Road at its junction with Hall Lane, Cushpool House is situated in the ever-popular village of East Markham. The village presently boasts an active local community, village hall, public house and primary school, presently feeding into the highly regarded Tuxford Academy.

East Markham is bypassed by the A57 and is particularly well placed for accessing the areas excellent transport links by road, rail and air. Both Retford and Newark have direct rail services into London's King Cross. The A1 is a few minutes' drive away at Markham Moor from which the wider motorway network is available. Air travel is convenient via Doncaster, Sheffield and Nottingham East Midlands airports.

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

DIRECTIONS

Leave the A1 at Markham Moor taking the A57 sign posted Lincoln. After cresting the hill proceed along turning right into East Markham. At the crossroads turn left onto High Street, right onto Plantation Road where the property will be prominently located on the right-hand side.

ACCOMMODATION

RECEPTION HALL transom light over entrance door, corniced ceiling, picture rails, inner archway, external door to rear, staircase with spindled balustrade.

SITTING ROOM 16'1 x 14'10 (4.91m x 4.52m) to rear of chimney breast with traditional fireplace and quaint log burner, cornice ceiling, picture rails.



DINING ROOM 16'1 x 15'1 (4.91m x 4.61m) to rear of chimney breast, tiled fireplace, cornice ceiling, picture rails, dual aspect.

PANTRY 8'4 x 8'0 (2.56m x 2.42m) steps off to cellar.

BREAKFAST KITCHEN 17'0 x 16'10 max (5.19m x 5.14m max) attractively re-fitted with range of oak style fittings, base cupboards surmounted by marble effect working surfaces, eye level cabinets being corniced, under lit with pelmets. Contemporary tiled splash backs. Ceramic 1.5 sink unit, substantial rustic brick chimney breast and recesses hosting log burner, dual aspect, external side entrance door.



SCULLERY 13'10 x 12'10 (4.24m x 3.93m) external door, sink unit, recess to chimney breast, doorway and back staircase.

HALF LANDING

CLOAK ROOM w.c. and basin. Chrome towel warmer.

FIRST FLOOR

LANDING doorway and staircase with spindle balustrade continues to second floor.

BEDROOM ONE 16'5 x 15'2 (5.02m x 4.63m) to rear of chimney breast, traditional basket grate and fireplace, vanity basin.

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BEDROOM TWO 16'5 x 15'2 (5.02m x 4.63m) to rear of chimney breast, traditional basket grate and fireplace, vanity basin.

NURSERY/BEDROOM THREE 11'0 x 7'0 (3.35m x 2.12m)

REAR LANDING door way and back staircase descending to scullery.

BEDROOM FOUR 17'1 x 11'8 (5.21m x 3.54m) traditional basket grate and fireplace, vanity basin.

HOUSE BATHROOM 14'0 x 10'9 (4.25m x 3.28m) white suite, paneled bath with bath shower mixer over, side shower screen and contemporary tiling, basin, wc, linen cupboard.

HALF LANDING AND BOX ROOM

SECOND FLOOR LANDING

BEDROOM FIVE 16'8 x 15'1 (5.09m x 4.61m) to rear of chimney breast, traditional basket grate, glazed wardrobe.

BEDROOM SIX 16'5 x 11'4 (5.02m x 3.47m)

BEDROOM SEVEN 11'2 x 10'10 (3.41m x 3.30m) recessed wardrobe.

OUTSIDE

The property occupies a delightful and prominent position in the village with railed front garden overlooking Plantation Road at its junction with Hall Lane.

Walled side garden with pedestrian gate to Planation Road, lawn, pathways and shrubs.

Gated driveway off Hall Lane terminating in integral garage 14'1 x 11'2 (4.29m x 3.41m) with loft room 17'1 x 11'2 (5.21m x 3.41m) over with steps and trapdoor access, sub-divided and dual aspect. To the other side of the house there is a further garden, lawns, pathways. **Attached outbuilding.**

Rear courtyard, raised borders, walled and gated from side garden featuring **three stores** and pathway returning to front.

GENERAL REMARKS and STIPULATIONS

Agents Notes: The property is Grade II Listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural and historic interest. 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.

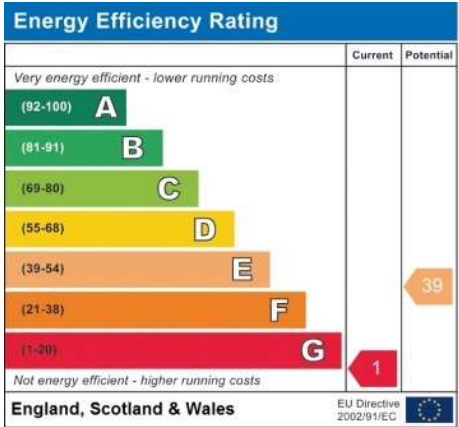
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am – 1pm.

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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 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. These particulars were prepared in April 2019 and amended in September 2021.





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