



CUSHPOOL HOUSE, EAST MARKHAM  
£500,000

**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 Nottingham East Midlands airport.

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.

29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP  
01777 709112| [retford@brown-co.com](mailto:retford@brown-co.com)

**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.

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 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.

| Energy Efficiency Rating                    |          | Current                    | Potential |
|---|----------|----------------------------|-----------|
| Very energy efficient - lower running costs |          |                            |           |
| (92-100)                                    | <b>A</b> |                            |           |
| (81-91)                                     | <b>B</b> |                            |           |
| (69-80)                                     | <b>C</b> |                            |           |
| (55-68)                                     | <b>D</b> |                            |           |
| (39-54)                                     | <b>E</b> |                            |           |
| (21-38)                                     | <b>F</b> |                            |           |
| (1-20)                                      | <b>G</b> |                            |           |
| Not energy efficient - higher running costs |          |                            |           |
|   |          |                            | <b>39</b> |
| <b>England, Scotland &amp; Wales</b>        |          | EU Directive<br>2002/91/EC |           |





### IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.

29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP  
 01777 709112 | [retford@brown-co.com](mailto:retford@brown-co.com)

**BROWN & CO**