



THE LIBRARY, 19 THE OLD SCHOOL, RETFORD  
£230,000

BROWN & CO

# THE LIBRARY, 19 THE OLD SCHOOL, BURTON DRIVE, RETFORD, NOTTINGHAMSHIRE, DN22 6TP

## DESCRIPTION

An opportunity to acquire an atmospheric residence of considerable character converted in this beautiful landmark building, the original Edward VI Grammar School.

In a secure gated environment the property offers a reversed layout meaning sleeping space is on the ground floor and living space is at the first floor to capture the wonderful character accents of substantial vaulted ceiling with exposed beam work, stone architectural detailing and stone mullion windows.

From the communal courtyard and original cloisters of this elegant building, a substantial door opens to the reception hall which boasts fitted storage and flows around to the ground floor bedrooms both of which have en suite facilities.

An elegant staircase ascends passed the mullion windows to the first floor space which is galleried over the hallway below. An open plan living dining arrangement is provided with the kitchen hosting a good range of contemporary units and integrated appliances. At the opposite end there is a useful store room and cloakroom with wc having feature minstrel's gallery over.

Outside residents enjoy excellent communal grounds of gardens and sitting out areas with sweeping pathways. There are multiple gated access points from London Road and Dominie Cross Road/Pennington Walk with secure entry system. The Library benefits from two dedicated parking spaces in addition to which there is occasional visitor parking within the grounds.

## LOCATION

Originally the library to the King Edward VI Grammar School, the property nestles within the heart of this sympathetic conversion scheme. The Old School is a landmark building on the primary southern approach to the town centre enjoying frontage to London Road and set behind its Grade II listed railed walling.

The location means that town centre amenities are readily on hand together with other facilities such as the railway station which benefits from direct service into London Kings Cross. Retford also hosts a full range of residential and leisure amenities. The primary care centre is situated just to the north of the town centre. Transport links are excellent by road, rail and air.

## DIRECTIONS

Leave Retford town centre Market Square via Grove Street. At the traffic lights turn right onto Arlington Way. At the next set of traffic lights turn left onto London Road and The Old School will be found immediately on the left hand side.

## ACCOMMODATION

### FIRST FLOOR

**OPEN PLAN LIVING DINING KITCHEN 37'6" x 15'8" (11.44m x 4.77m) minimum**, truly atmospheric living space with oak balustrade gallery over stairwell and lobby beneath, stone mullion windows to front elevation, exposed beam work. A comprehensive range of high gloss contemporary units to the kitchen area with base cupboards surmounted by attractive marble effect working surfaces, coordinating central island with peninsular breakfast bar. 1.5 sink unit, a comprehensive range of integrated appliances including washer dryer, dishwasher, fridge, freezer, double oven, halogen hob, extractor and microwave. Concealed gas fired combination boiler. **Walk in store room** and integral **Cloakroom** with low suite wc, pedestal hand basin, chrome towel warmer.



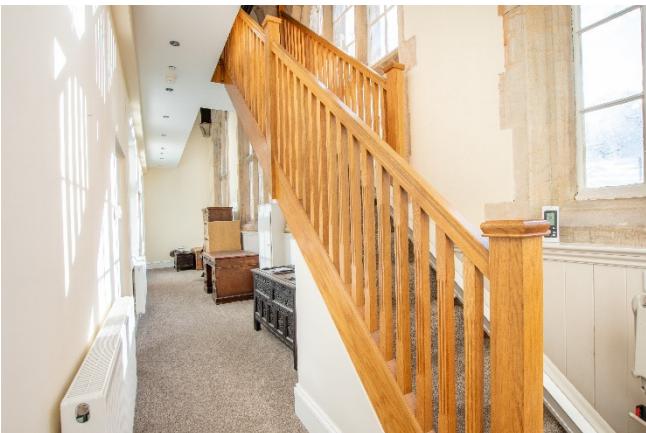
**MINSTRELS GALLERY** with oak balustrade over store room and wc.

**GROUND FLOOR** approached by the courtyard and cloisters.

**RECEPTION HALL** cloaks cupboard, radiator.

**CLOAKROOM** radiator.

**HALL** atmospheric and double storey height with gallery over, staircase with oak balustrade, stone mullion windows to front elevation, wainscot panelling, downlighters.



**BEDROOM ONE 13'9" x 12'4" (4.20m x 3.77m)** with feature substantial stone fireplace, walk in wardrobe, radiator.



**EN SUITE BATHROOM** with panelled bath having shower over, mermaid boarding, glazed shower screen, pedestal hand basin, low suite wc, half tiled walls to contrast, chrome towel warmer.



**BEDROOM TWO 13'9" x 12'4" to 8'8" (4.20m x 3.77m maximum to 2.64m minimum)** radiator and off to



**EN SUITE SHOWER ROOM** with quadrant showering enclosure having mermaid boarding, pedestal hand basin, low suite wc, half tiled to coordinate, chrome towel warmer.

## GENERAL REMARKS & STIPULATIONS

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

Service Charge: We are advised the current annual service/management charge for 2020/2021 is £293.74. This charge is variable. Interested parties are expressly advised to check the service/management charge and all outgoings prior to entering a legal commitment to purchase.

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

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.

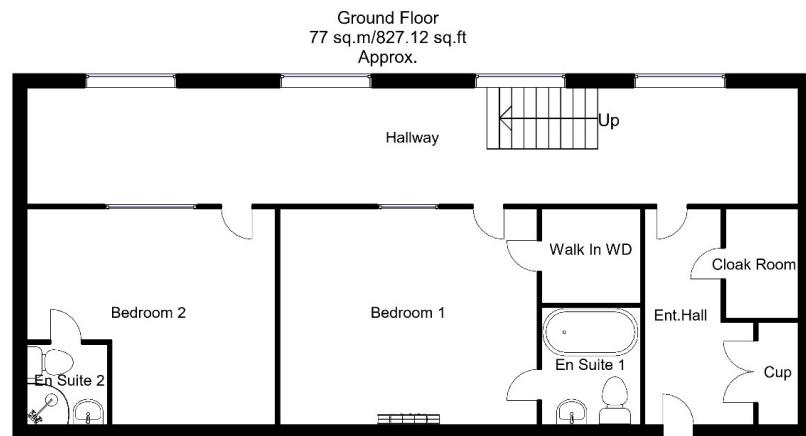
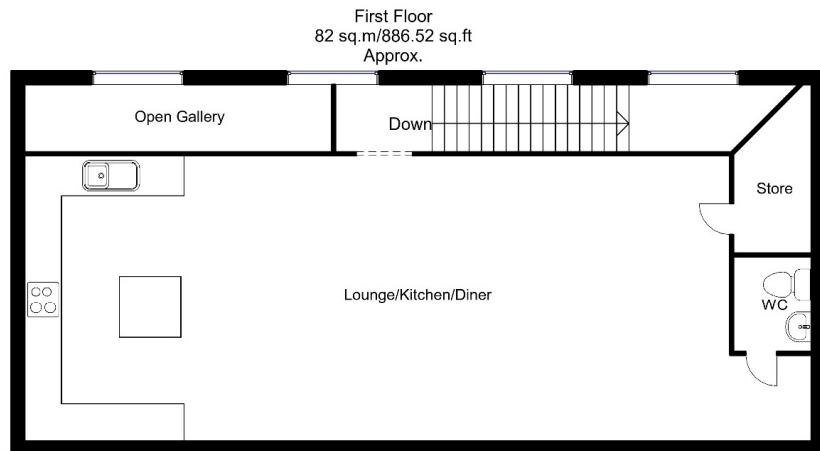
Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them 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.

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 Oct 2020.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



## IMPORTANT NOTICES

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