



COACHMANS COTTAGE, GRINGLEY ON THE HILL  
£230,000

**BROWN & Co**

# COACHMANS COTTAGE, HIGH STREET, GRINGLEY ON THE HILL, DONCASTER, SOUTH YORKSHIRE, DN10 4RG

## DESCRIPTION

A lovely modern cottage of character, thoughtfully designed and well specified delivering bright living space in an environmentally friendly manner.

Built around 2010, the property has a wealth of character features including corbelled eaves detail, rustic fireplace with log burner and gated cobble driveway, these successfully combine with an excellent specification including underfloor heating via an air source heat pump to both ground and first floors.

The accommodation commences with a reception hall from which the staircase ascends to first floor and there is a useful cloakroom with wc. The sitting room is triple aspect, boasting the aforementioned charming fireplace and log burner. The dining kitchen completes the ground floor space hosting an attractive range of country cream units, integrated appliances and ample dining area.

At first floor level, two bedrooms span a highly useful central landing with sufficient space to be used as study, gaming area or similar. Both bedrooms have en suite facilities.

The property has modest grounds with the gated cobble driveway creating a lovely courtyard type setting.

The property will undoubtedly appeal to those downsizing, requiring a "lock up and leave," base for commuting into the South Yorkshire conurbation or similar.

## LOCATION

Gringley on the Hill commands a fine location amidst rolling countryside in the North Nottinghamshire/South Yorkshire region, lying between the towns of Retford, Bawtry and Gainsborough. Coachmans Cottage nestles on High Street in the character older part of the village. The village currently boasts a Public House and Primary School. A short drive leads to Bawtry where there is a

wealth of boutique shops, restaurants and bars, whilst nearby Retford has a railway station having direct service into London Kings Cross (approx. 1hr 30 mins).

Leisure amenities and educational facilities (both state and independent) are well catered for. The area in general has an excellent transport network including the A1M to the west from which the wider motorway network is available and conveniently situated is the international airport of Doncaster Sheffield.

## DIRECTIONS

Travelling east from Bawtry on the A631, take the second entrance into the village on the left. Proceed along around the S-bends and Cross Hill, bearing right onto High Street. Proceed along and the property will be found towards the end on the right hand side.

## ACCOMMODATION

**RECEPTION HALL** tiled flooring, attractive half turn staircase to first floor with railed balustrade.

**CLOAKROOM** low suite wc, corner set pedestal basin with tiled splashback, tiled flooring to coordinate.

**SITTING ROOM 14'10" x 12'0" (4.54m x 3.66m)** an attractive triple aspect room with rustic brick fireplace having beamed mantels over and Valor log burner over stone flagged hearth. Tiled flooring.



**DINING KITCHEN 14'10" x 12'0" (4.54m x 3.66m)** again triple aspect with fine range of Ivory Country Cream shaker style units to wall and floor level, base cupboards surmounted by woodblock effect working surfaces. Contrasting tiled splashbacks, 1.5 sink unit. Range of integrated appliances include oven, halogen hob, extractor, integrated fridge freezer and dishwasher. Ample dining space, tiled flooring, downlighters.



**STUDY LANDING** ideal for desk, gaming etc., spindled balustrade over stairwell, access hatch to roof void with loft ladder.

**BEDROOM ONE 14'10" x 12'2" (4.54m x 3.71m)** maximum dimensions including en suite, dual aspect, exposed floor boarding.



**EN SUITE BATHROOM** with panelled bath having separate shower over, mermaid boarding, glazed shower screen, range of vanity units hosting basin and concealing cistern to wc, exposed floor boarding.



**BEDROOM TWO 12'0" x 11'10" (3.66m x 3.61m)** front aspect window, exposed floor boarding, useful in-built cupboard.



**EN SUITE SHOWER ROOM** with square showering enclosure having attractive mermaid boarding, wall mounted basin and wc, additional mermaid boarded accents, exposed floor boarding.



## OUTSIDE

The property enjoys frontage to High Street with modest and manageable grounds including gated cobbled driveway facilitating off road parking with additional gravelled beds.

A gravel pathway sweeps around the property. The property benefits from external lighting, external water supply, external power point and an air source heat pump delivering underfloor heating to both ground and first floors.



## GENERAL REMARKS & 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 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.

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.

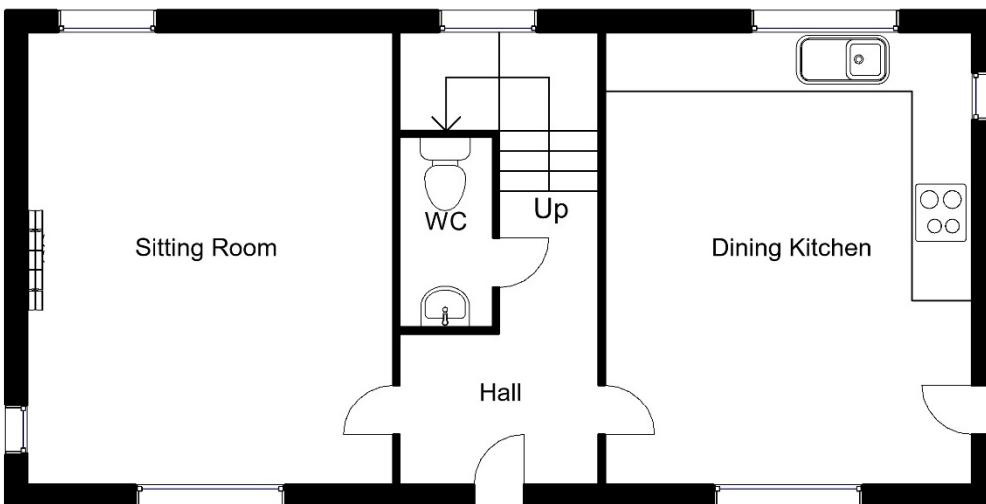
Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them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

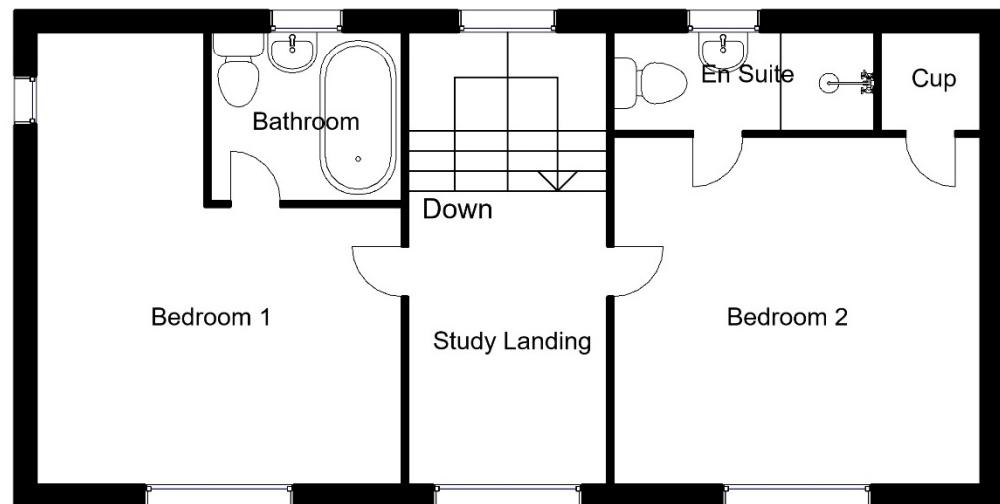
These particulars were prepared in February 2021.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		100
(81-91)	B		
(69-80)	C	73	
(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	

Ground Floor  
49 Sq.m/532.29 Sq.ft  
Approx



First Floor  
49 Sq.m/532.29 Sq.ft  
Approx



#### 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 others 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.