BOLEFIELD FARMHOUSE, NORTH WHEATLEY

£540,000

BROWN&CO

BOLEFIELD FARMHOUSE

GAINSBOROUGH ROAD, NORTH WHEATLEY,

RETFORD, NOTTINGHAMSHIRE, DN22 9BT

DESCRIPTION

Bolefield Farmhouse is a generous period residence delivering a fine combination of substantial living space, formal gardens, amenity areas with good leisure facilities, excellent vehicular distribution, and outbuildings, in all extending to approximately 1.75 acres (0.7 hectares) subject to measured survey. Adjacent approx. 2.0 acres available to rent or purchase by separate negotiation.

The accommodation commences with a sizable Reception Hall including an elegant staircase ascending to a galleried landing over. There are four reception rooms meaning the layout is flexible as the rooms may by occupied in a number of different ways. Presently they are utilised as Drawing Room, Sitting Room, Morning Room and Dining Room.

The farmhouse Breakfast Kitchen is luxuriously appointed with contemporary units and finished in high gloss style including coordinating central island and an array of integrated appliances.

Supporting the ground floor living space is a variety of ancillary rooms including Cloakroom/Boiler room, Laundry room and Boot room. The property is therefore equipped for modern life.

At first floor level the five bedrooms radiate around the excellent galleried landing, the fifth bedroom has an en suite bathroom and the house bathroom is well proportioned and luxuriously appointed. Two useful attic rooms are also provided.

The combination of the exterior grounds is a particular feature of the property. The formal gardens are in a wrap around style, ideal for enjoying alfresco entertaining and the leisure facilities provided by the tennis court, covered hot tub and splash pool.

There is a brick and block built stable block, presently converted to a range of stores and an open fronted implement store, but easily reverted to stabling if desired.

DIRECTIONS

Leaving Retford eastbound on the A620 proceed through the villages of Welham, Clarborough and bypass North Wheatley on the dual carriageway. Continue along and at the end of the next straight the road bends to the right and after the S-bend, Bolefield Farmhouse will be found on the right-hand side.

LOCATION

The property is situated off Gainsborough Road, amidst undulating North Nottinghamshire Countryside. The location allows ready access to the areas excellent transport links and commuting into Retford, Gainsborough and Bawtry is quite feasible.

The A1M lies to the west of Retford from which the wider motorway network is available. Retford has a direct railway service into London Kings Cross (approx. 1 hour 30 minutes). Air travel is convenient via international airports of Doncaster/Sheffield and Nottingham East Midlands. Leisure amenities and educational facilities (both state and independent) are well catered for.

ACCOMMODATION

RECEPTION HALL generously proportioned and elegant with corniced ceiling, substantial staircase with spindled balustrade ascending to galleried landing over, dado rail, traditional finned radiators.

DRAWING ROOM 17'0 x16'0 (5.16m x 4.87m) dual aspect, measured to rear of chimney breast with traditional fireplace, tiled hearth, corniced ceiling, dado rail, traditional finned radiators.

SITTING ROOM 17'0 x 16'0 (5.16m x 4.87m) measured to rear of chimney breast with substantial stone fireplace, hearth, open grate, dual aspect, corniced ceiling, dado rails, traditional finned radiators.

MORNING ROOM 12'0 x 9'10 (3.66m x 3.01m) double doors giving access to gardens, radiator.

DINING ROOM 15'0 x 13'0 (4.56m x 3.95m) measured to rear of chimney breast with arched alcove to one side, external door to courtyard, doorway and back staircase to first floor. Doorway to **cellar**. Traditional finned radiator.

CLOAKROOM/BOILER ROOM 12'5 x 8'0 (3.80m x 2.45m) low suite w.c. Worcester Bosch gas fired central heating boiler, original 'copper' plumber for washing machine.

BREAKFAST KITCHEN 17'0 x 15'4 (5.16m x 4.68m) luxuriously appointed in a contemporary style with comprehensive range of high gloss units having polished marble effect working surfaces and substantial island with breakfast bar. Coordinating upstands. Accent lighting. Retained traditional cooking range to chimney breast, 1.5 sink unit, views over grounds and paddock. Tiled flooring, picture rails. Range of appliances including oven, inbuilt microwave, halogen hob, extractor, dishwasher, wine cooler.

SIDE HALL with external door to courtyard.

LAUNDRY ROOM 12'1 x 9'6 (3.70m x 2.89m) range of fitted cupboards, drawers, working surface, eye level cabinet. Cold water feed.

BOOT ROOM 12'1 x 6'0 (3.70m x 1.83m) tiled flooring.

FIRST FLOOR

GALLERIED LANDING with spindled balustrade overlooking reception hall, part corniced ceiling, inner archway, walk-in storage cupboard. Back staircase returning to first floor.

BEDROOM ONE 17'0 x 16'4 (5.6m x 4.98m) dual aspect, traditional fire place with basket grate, corniced ceiling, traditional finned radiators.

BEDROOM TWO 17'0 x 16'4 (5.16m x 4.98m) dual aspect, traditional fireplace with basket grate and traditional finned radiators.

BEDROOM THREE 16'3 x 13'5 (4.95m x 4.09m) measured to rear of chimney breast, traditional finned radiator.

BEDROOM FOUR 12'6 x 10'9 (3.83m x 3.29m) fireplace with traditional basket grate.

BEDROOM FIVE 13'0 to 11'8 x 9'8 (3.95m to 3.55m x 2.93m) traditional basket grate, off to

EN SUITE BATHROOM panelled bath, pedestal wash hand basin, low suite w.c. airing cupboard.

BOX ROOM 12'6 x 5'0 (3.83m x 1.54m)

HOUSE BATHROOM 12'5 x 9'10 (3.80m x 2.99m) well-appointed with double ended slipper bath, free standing Victorian style bath/shower mixer, quadrant showering enclosure, basin on substantial wash stand, low suite w.c. Underdrawn ceiling with down lighters, fully tiled walls to coordinate, airing cupboard, combined traditional finned radiator and chrome towel warmer.

TWO ATTIC ROOMS

OUTSIDE

Bolefield Farmhouse is set amongst generous grounds providing an excellent combination of formal gardens, parking, vehicle distribution, and amenity areas; in all extending to approximately 1.75 acres (0.7 hectares) subject to measure survey. The adjacent approx. 2.0 acres is available to rent or purchase by separate negotiation

A good driveway sweeps off Gainsborough Road through double gates, the driveway splits, one leading to the rear of the house and **gated parking court**, one side of which is an **enclosed courtyard** flanked by brick-built outbuildings of **fuel store** and **general-purpose store**.

The enclosed courtyard is directly accessible from the side hall and dining room, it also benefits from an external water supply. The other driveway splits to the amenity land and stable block.

The domestic gardens wrap around the property, laid to lawn with inset shrubs. Raised ornamental pool. Within this area there is the covered **hot tub and splash pool**. Adjacent is a dog run and kennel block.

Extending beyond is a fine lawned amenity space, to the side of which there is a **tennis court**.

BRICK AND BLOCKED STABLE BLOCK now converted to a range of useful outdoor stores, open front implement store and additional storage building. Light and power laid on creating a most usual range of buildings.

Available by separate negotiation is an adjacent paddock, approx. 2.0 acres subject to measured survey, it has a driveway passing through it and separate access to Gainsborough Road. This additional land is available to rent or purchase.

BOULANGERIE
PAIN FRAIS
PÂTISSERIE
CROISSANTS
OUVERT TOUTE LA JOURNÉE

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 G.

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 finalizing 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.

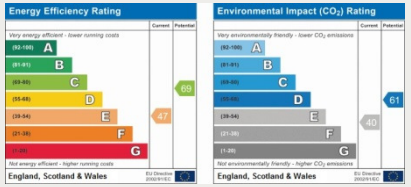
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford – 01777 709112.

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 specialize 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 June 2019.



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