

Chapel Farm, Town Street, Cottam, Retford, Notts, DN22 0EZ



A rare opportunity to acquire a detached farmhouse with attached range of useful outbuildings, further range of agricultural buildings, farmyard, gardens and paddock extending to approximately 1.04Ha(2.57Acres). The property would form an ideal base for those with equestrian, rural, or business interests (subject to planning). The accommodation, with UPVC double glazing, LPG central heating and scope for further improvement or extension into existing outbuildings (STP), briefly comprises entrance lobby, sitting room, dining room, breakfast-kitchen, office, further office, utility and WC, 4 bedrooms, ensuite shower room, former bathroom. Outside – attached range of outbuildings & Further range of agricultural buildings Rear farmyard leading to attached paddocks. The village occupies an attractive rural position but is well-placed for the A1 at Markham Moor (9.7 miles) which gives excellent communication links to the region's major towns and cities.

Retford 8.6 miles, Gainsborough miles, Tuxford 9.3 miles, Lincoln 18.1 miles, Newark 14.1 miles (All mileages are approximate).

Approx Gross Internal Floor Area 144m²(1549ft²) exc attached outbuildings

Guide Price £550,000

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LOCATION

Cottam is a small residential village with easy access to attractive countryside and Trent-side walks, yet within convenient travelling distance of the A1 which gives excellent communication links to the areas main towns and cities. Mainline train stations with direct lines to London Kings Cross are located at nearby Retford and Newark. The area is well served by both public and private schools, leisure and sporting facilities. The attractive Georgian market town of Retford, with good range of local amenities lies approximately 8.6 miles away.

DIRECTIONS

The property is easily found when leaving the A1 at Markham Moor roundabout and following the A57 Lincoln road, continue past the village of East Markham and through Darlton. Immediately prior to entering the village of Dunham-on-Trent turn left at the crossroads, signposted to Rampton. Follow the road passing the villages of Laneham and Stokeham, continue past the well-known Sundowne Adventureland and turn right at the next major T-junction as signposted to Cottam. Continue into the village, round the left-hand bend where the property can be found, located on the left-hand-side occupying an elevated position overlooking fields to the front elevation.

ACCOMODATION

Pine front door.

Entrance lobby 1.51m (4'1") x 1'79m (5'10")

Sitting Room 5.21m (17'1") x 4.73m (15'6")
UPVC mahogany-style bay window, feature stone fireplace, with underdraught grate, extending to one side to form display shelves and plinth. Laminate floor, coving, radiator.

Dining Room 3.26m (10'8") x 5.21m (17'1")
UPVC mahogany-style bay window, radiator.

Breakfast Kitchen 4.45m (14'7") x 4.04m (13'3")
Cherry wood style units. Stainless steel single drainer sink unit set into worktop with cupboards and drawers below.

Tiled splash-backs. Matching wall cupboards. Tiled floor. Radiator.

Study 1.87m (6'1") x 2.86m (9'4")
With fitted desk, book-shelving and pine cupboards, radiator. Worcester LPG gas boiler.

Office 1.89m (6'1") x 1.77m (5'9")

Utility 1.55m(5'1") x 3.98m(13')
-single drainer sink unit set into worktop, base units. Side stable door, radiator, tiled floor, wall cupboards. Separate low flush WC, built in cupboard.

Open tread staircase rises from sitting room to first floor landing with pine paneled doors.

Master bedroom 5.42m (17'9") x 3.66m (12')
-with range of fitted bedroom furniture comprising bed recess flanked by bedside cabinets with cupboards, drawers, wall cupboards over. Range of ladies and gentleman's hanging wardrobes and dressing-table unit.

Bedroom 2 (Front) 5.42m (17'9") x 3.70m (12')
-UPVC double glazed bay window, radiator.

Inner landing – built-in airing cupboard, factory lagged tank, immersion heater, further range of built-in cupboards.

Bedroom 3 (Rear) 3.06m (10') x 3.26m (10'8")
- radiator, en-suite shower room, 1.61m(5'3") x 3.69m(12'1") to reduced eaves area, with shower cubicle, pedestal washbasin, low flush WC, exposed beam features and Velux window.
Inner rear landing.

Bedroom 4 2.67m(8'9") x 2.32m(7'7")
- built in wardrobe, dressing table unit with cupboards over, radiator.

Bathroom (currently unused).
Comprising paneled bath, vanity washbasin in surround, radiator. Separate WC.

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OUTSIDE

The property has a range of attached outbuildings which currently briefly comprises –
 Garage/workshop - 5.63m (18' 5") x 4.12m (13' 6") with power, light and water;
 Former butchery 4.08m (13' 4") x 3.92m (12' 10") power and light; freezer room 4.24m (13' 9") x 5.57m (18' 3").
 An external staircase leads to first floor with snooker room 9.98m (32' 8") x 4.00m (13' 1") (Snooker table available by separate negotiation)

The property is served by a gated, private driveway to the side and has a further useful range of agricultural buildings briefly comprising –
 Brick-built former milking parlour 8.09m (26' 6") x 4.12m (13' 6").

Open 7-bay cart-shed, approximately 8.94m (29' 3") x 22.94m (75' 3").

Concrete portal framed Crendon open-sided barn 4.42m (14' 6") x 12.00m (39')

Enclosed concrete portal framed Tyler building, 4 bays, 9.04m (29' 7") x 18.92m (62').

Turkey shed approximately 20.00m (65' 7") x 12.15m (39' 10").

Hardcore rear storage yard areas and access to grass home paddocks beyond.

General Remarks

Tenure

The property is understood to be freehold.

Services

Mains, water, electricity, and drainage are understood to be installed. LPG gas fired central heating is installed. Services have not checked or tested and purchasers should make their own enquiries.

Method of Sale

For Sale Private Treaty

Plans, Areas & Schedules

These have been provided as accurately as possible from OS Data Sheets. These are published for your convenience and whilst they are believed to be accurate this is not guaranteed, nor will they form part of any contract for the sale plan.

Easements and Rights of Way

The land is sold subject to and with the benefit of all rights of way whether private or public, drainage, water, electricity and any other rights, easements, wayleaves etc whether referred to or not in these particulars.

Council Tax Band

Band E

Special Notice

The driveway to the right of the farm, serving 2 block-built former agricultural buildings are not included in the sale and are to be retained by the vendor. These are shaded Blue on the site plan and maybe available by separate negotiation.

Viewing- All viewing by appointment only.

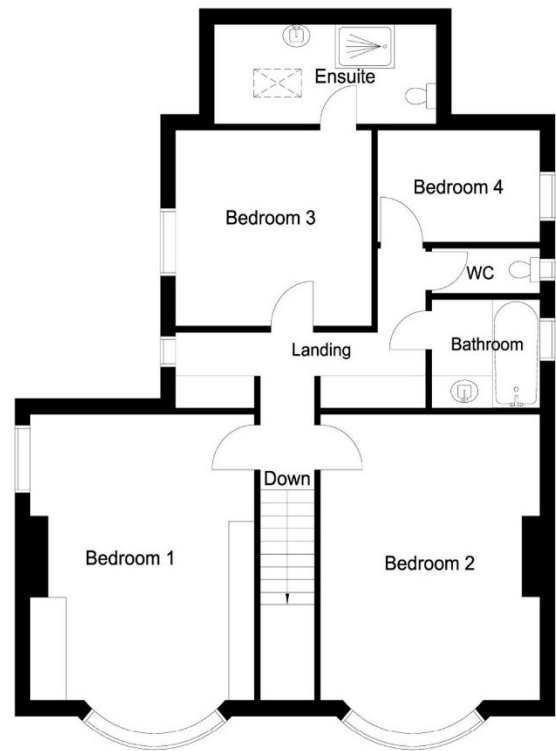
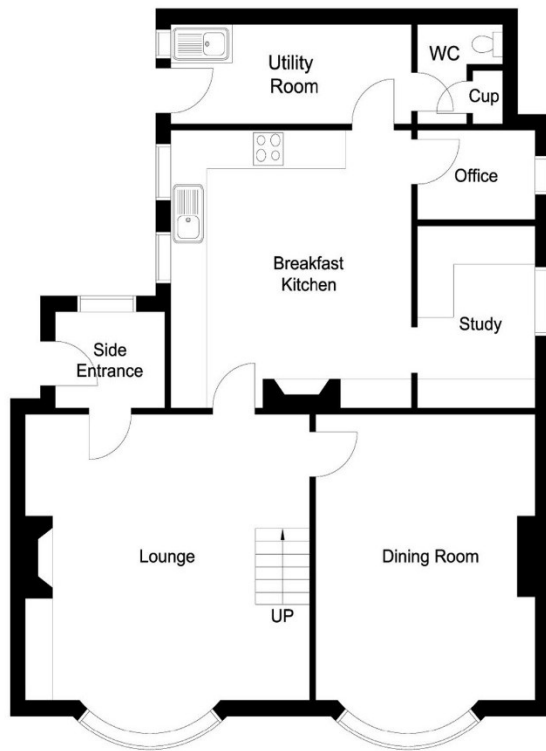
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		54 E
21-38	F		
1-20	G	5 G	

The graph shows this property's current and potential energy rating.



Ground Floor

First Floor



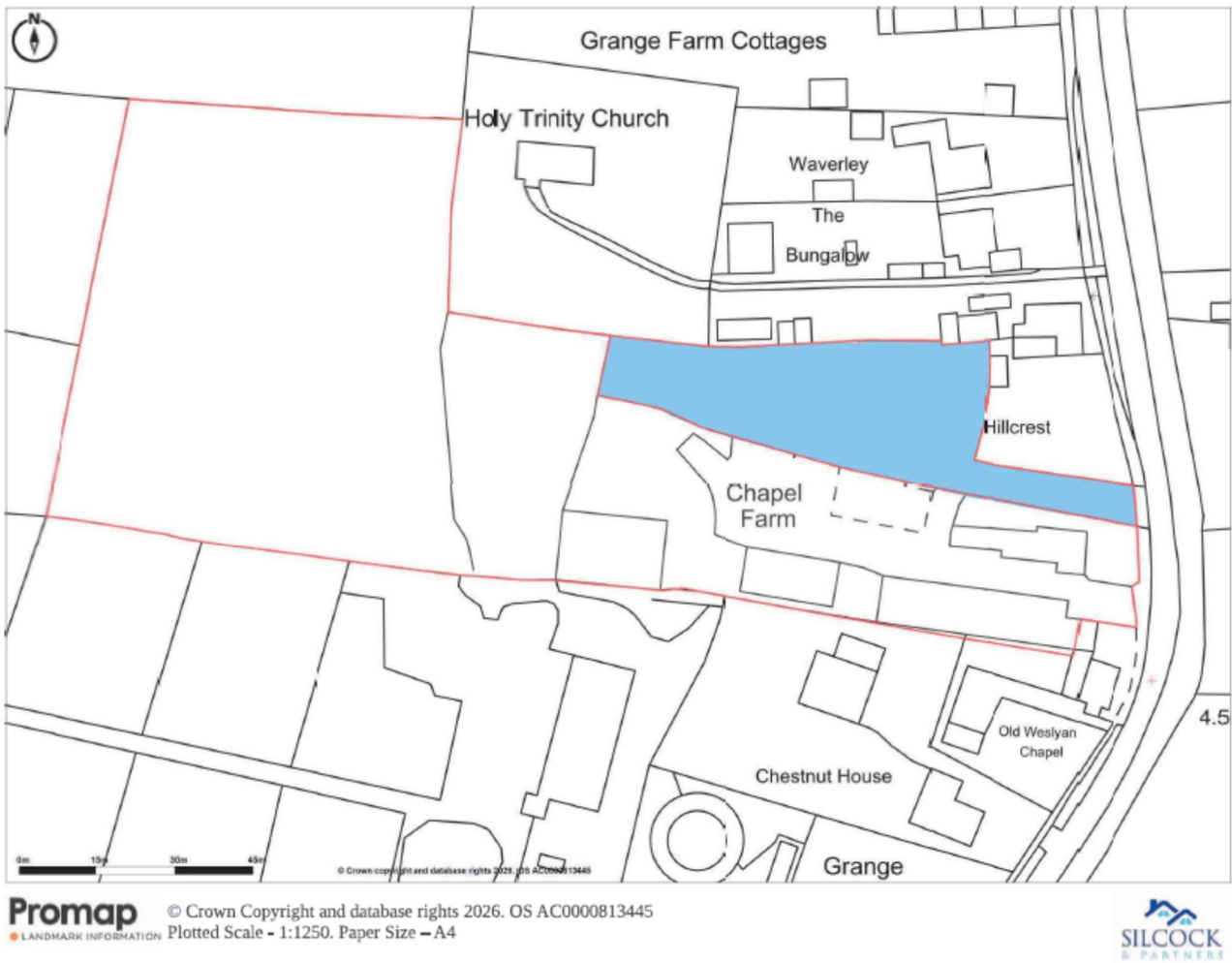
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.
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Purchasing This Property

If you are interested in making an offer on this property, please contact us at your earliest convenience. Failure to do so could result in losing the property or costs being incurred unnecessarily. In order to help our clients decide on the acceptability of any offer you might make; we will need to obtain from your certain details and information. Although some of this can be taken over the telephone, you will be asked to make an appointment with our Independent Mortgage Advisor. Purchasing a house can be complex and stressful. We try very hard to make the transaction as smooth and trouble free as possible for Purchasers by guiding them through the process at every stage, including assisting them with their mortgage arrangements. If you are making cash offer, we shall require confirmation of the source and availability of your funds in order that our client may make an informed decision.

Money Laundering Regulation 2003

Prospective purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing a sale. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors. These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any warranty or representation in respect of the property.



Area of Land to be retained at Chapel Farm

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