



Offers Over £1,250,000 Freehold

THE OLD FARM HOUSE | SUTTON | RETFORD | DN22 8SD

BuckleyBrown
ESTATE AGENTS

GRAND LIVING, GLORIOUS SETTING!... Tucked away in the charming village of Sutton cum Lound near Retford, this exceptional country residence offers a rare combination of privacy, elegance, and picturesque rural surroundings. Set amidst expansive, beautifully maintained grounds, the property enjoys a tranquil setting with open skies and lake views, providing the perfect backdrop for country living while remaining conveniently close to local amenities. This home exudes both sophistication and warmth throughout.

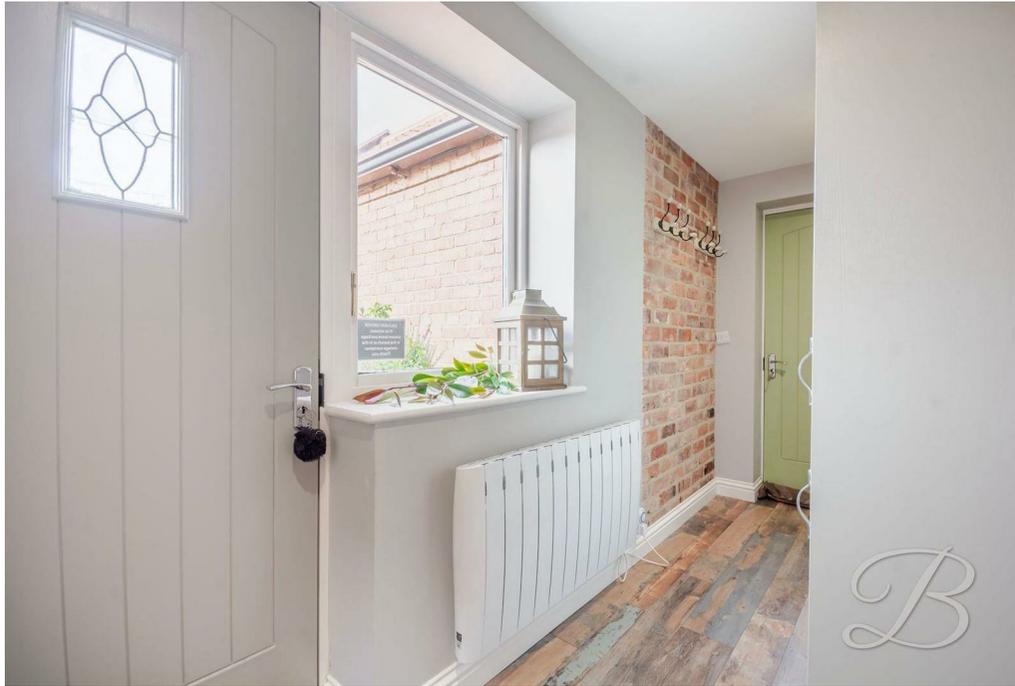
The ground floor is thoughtfully designed to cater to both relaxed family life and entertaining. Two inviting living rooms, separated by a log burner fireplace, provide cozy spaces for socialising or quiet retreat. A games room, home gym, and a dedicated office add versatility and convenience, while the open-plan kitchen and dining area forms the heart of the home, ideal for family gatherings. Complementing the main house is a self-contained annexe featuring a kitchen, snug, and a bedroom with an en suite, perfect for guests or multi-generational living. A handy external porch adds practicality to the property.

Upstairs, the home continues to impress with five spacious bedrooms. The master suite boasts an en suite and a dressing room, while two further bedrooms also feature en suites, ensuring comfort and privacy for family and guests alike. A well-appointed main bathroom completes the first-floor accommodation, reflecting the home's attention to detail and luxurious standard of living.

Outside, the property is equally captivating. At the front, a sweeping lawn and long gravel driveway create a grand entrance, complemented by a large driveway, spacious car port, and two generous garages. The rear garden offers a beautifully landscaped retreat, with a paved patio perfect for outdoor dining, a neatly maintained lawn, mature shrubs, colourful planting, a feature well and characterful brick walls.

Viewing is absolutely essential for this one, call now!





Hall

Stunning flooring throughout with leading access into;

Family Room 11'9" x 13'8"

Soft carpeting sets the scene, while a bold feature fireplace with a log burner and uniquely crafted brick surround forms a stunning architectural divider between the two living areas.

Living Room 20'6" x 13'8"

A generously sized living room featuring soft carpeted flooring and a cosy log-burner fireplace with a handy wood-storage nook. With windows to both the front and rear, the space is bathed in natural light throughout the day.

Games Room 14'9" x 13'8"

This adaptable space offers plush carpeting, efficient central heating, and seamless access into the inner hallway, making it ideal for a variety of uses.

Inner Hall

With leading access into the gym and office.

Office 9'8" x 9'9"

A welcoming reception room featuring soft carpeted flooring, a central heating radiator, and a front-facing window that brings in plenty of natural light which currently lends itself as a home office.

Gym 9'6" x 13'7"

A versatile carpeted room presently used as a home gym, enhanced by a characterful brick fireplace and a front-facing window offering both natural light and a pleasant outlook.

Pantry 5'9" x 5'5"

A well-appointed pantry offering fitted wall and base units, generous countertop space, and extra shelving—perfect for keeping kitchen essentials neatly arranged.

Kitchen 14'7" x 16'11"

Complete with an impressive range of high-end wall and base cabinets, an inset sink, and all essential integrated appliances, this kitchen is designed for both style and practicality. A central island with a breakfast bar provides the perfect spot for casual dining or entertaining. The space is beautifully finished with sleek spotlights and charming exposed ceiling beams, complemented by thoughtful details like a Quooker hot tap, dual-aspect windows and a side external door ensure plenty of natural light, while seamless access leads through to the dining area.

Dining Room 24'2" x 10'6"

A spacious open-plan dining area with plenty of room to accommodate your ideal furnishings, illuminated by a rear-facing window. The layout opens into a chic lounge area, finished with sleek patio doors on the side elevation, perfect for extending your living space outdoors.

Snug

A spacious open-plan dining/snug area with plenty of room to accommodate your ideal furnishings, illuminated by a rear-facing window. The layout opens into a chic lounge area, finished with sleek patio doors on the side elevation, perfect for extending your living space outdoors.

Inner Hall

A thoughtfully designed inner hallway that elegantly separates the main house from the annexe, offering a smooth and private flow between the two living spaces.

WC

Fitted with a hand wash basin and a low flush WC.

Utility/Kitchen (Annexe) 10'0" x 11'11"

Fully equipped kitchen with matching wall and base cabinets, inset sink with drainer, integrated appliances and decorative splash back tiles. Window and an external door to the side. Access through to the annexe snug.



Living Room (Annexe) 13'6" x 10'8"

This adaptable reception room enjoys natural light from a side window and includes a staircase providing easy access to the separate annexe bedroom.

Bedroom One (Annexe) 13'6" x 23'1"

A well-presented carpeted bedroom complete with a central heating radiator and a bright side-elevation window, further enhanced by access to a sleek en-suite—perfect for guests or independent living.

En Suite (Annexe) 6'5" x 6'5"

Three piece suite comprising of a hand wash basin, low flush WC and a corner shower.

Rear Side Porch

Thoughtfully designed with fitted storage cupboards and bright dual-aspect windows to the front and side, the room also boasts superb connectivity via two doors to the side and a further door to the rear.

Landing

Featuring split staircases with three separate landings, this layout offers convenient access to multiple bedrooms, creating a well-organised and characterful flow throughout the home.

Bedroom Two 21'5" x 13'8"

Spacious master bedroom with split flooring, both laminate and carpeted, central heating radiator, walk in dressing room and an en suite. Windows to both the front and rear.

Dressing Room 13'10" x 10'5"

Carpeted flooring, central heating radiator, built in wardrobes and a window to the rear elevation.

En Suite 10'4" x 6'2"

Four piece suite including a double hand wash basin, low flush WC and a shower. Window to the front elevation.

Bedroom Three 18'9" x 13'9"

A well-presented room boasting plush carpeting and a central heating radiator, enhanced by multiple front-elevation windows that create a bright, airy atmosphere.

En Suite 2'11" x 10'1"

Three piece ensuite including a hand wash basin, low flush WC and a shower.

Bedroom Four 14'7" x 17'5"

With soft carpeting underfoot and cosy central heating, this room offers the comfort of an en-suite bathroom and enjoys wonderful brightness from dual-aspect windows to either side.

En Suite 8'5" x 3'5"

Three piece suite including a hand wash basin, low flush WC and a shower.

Bedroom Five 9'2" x 13'8"

Carpeted flooring, central heating radiator and a window to the front elevation.

Bedroom Six 9'11" x 13'7"

Carpeted flooring, central heating radiator and a window to the front elevation.

Bathroom 12'1" x 8'3"

Five piece suite comprising of a double hand wash basin, low flush WC, bath and a separate shower cubicle. Window to the side elevation.

Garages x2

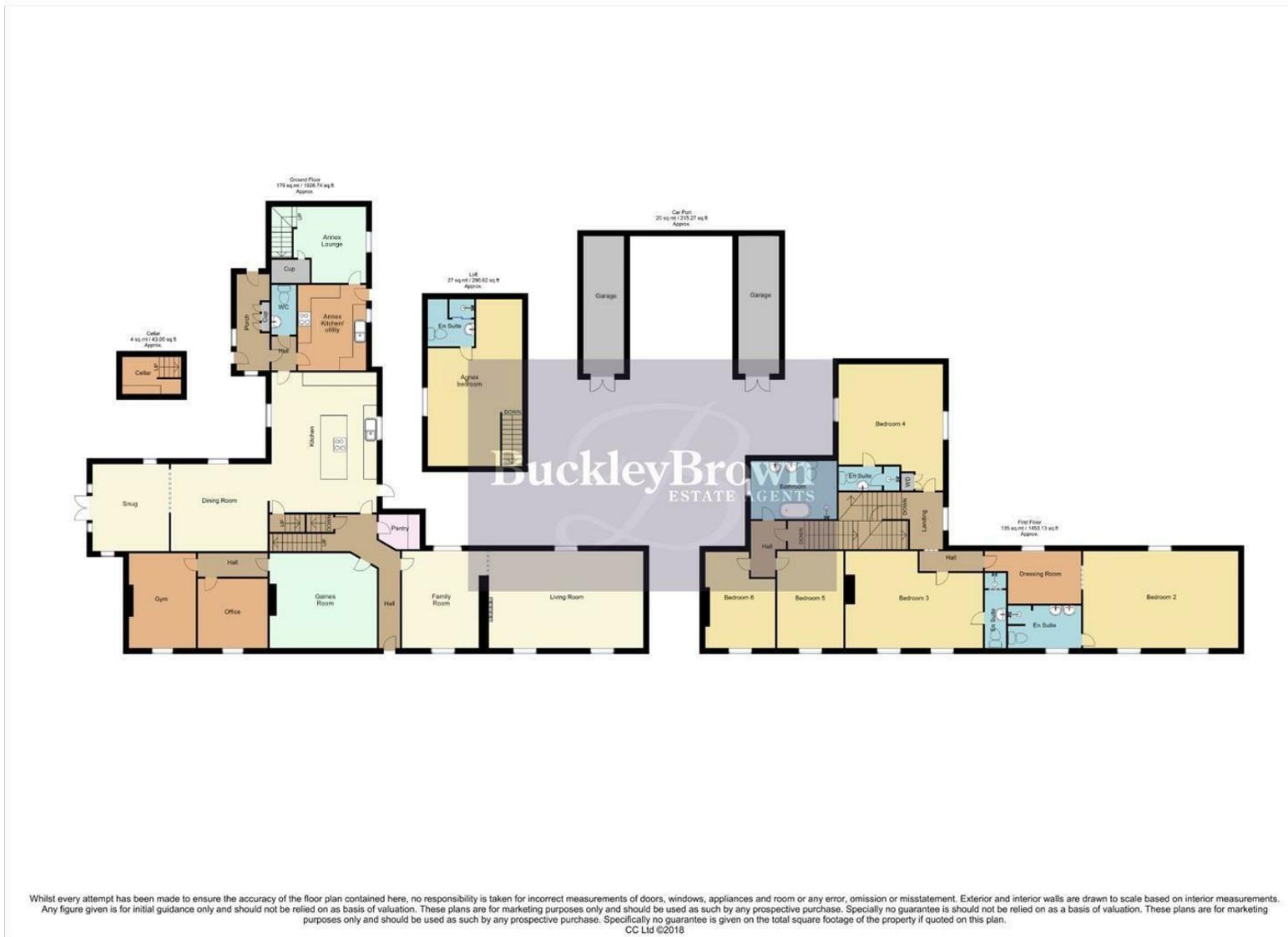
Situated on both sides of the car port are two spacious garages, ideal for organising vehicles seasonal items, garden tools, or extra belongings.

Outside

Front Garden:

Set within expansive, beautifully kept grounds, this impressive country





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 room 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 basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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