



 **NEWTON
FALLOWELL**

Hill Farm House Freemans Lane Sturton-Le-Steeple

Retford, Nottinghamshire, DN22 9HN

£650,000



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Hill Farm House is a great example of a rural detached farmhouse situated in the charming village of Sturton-le-Steeple. The property features flexible living accommodation consisting of a breakfast kitchen with oak units and granite work surfaces, a family room, a substantial lounge/diner, study, cloakroom, utility room as well as five double bedrooms to the first floor with a re-fitted bathroom, jack-and-jill wet room and a balcony area. To the rear of the ground floor, there is a separate living kitchen, giving the property annexe potential. Sitting within grounds measuring approximately 1/4 acre, the property also features ample off road parking, an attached garage, as well as lawned gardens to the south and west aspects.

BREAKFAST KITCHEN

18'6" x 13'3" (5.64 x 4.04)



Entered through a UPVC double glazed side entrance door accessed from the driveway. The kitchen is fitted with a range of oak base and wall units consisting of cupboards and drawers underneath solid granite work surfaces with tiled splashback. Space and supply for an electric range cooker, space and supply for an undercounter appliance such as a wine cooler and an undermounted dual Belfast sink. UPVC double glazed bow window to the right aspect, double panel radiator, natural stone tiled floor covering throughout and exposed beam work to the ceiling. Further doors leading to the utility room and inner hall as well as wrought iron gates leading into;

FAMILY ROOM

17'2" x 11'3" (5.25 x 3.44)



A dual aspect reception room with a UPVC double glazed bow window to the left aspect and a matching pair of French doors to the rear providing access to a gravelled patio area, timber-effect floor covering and double panel radiator.

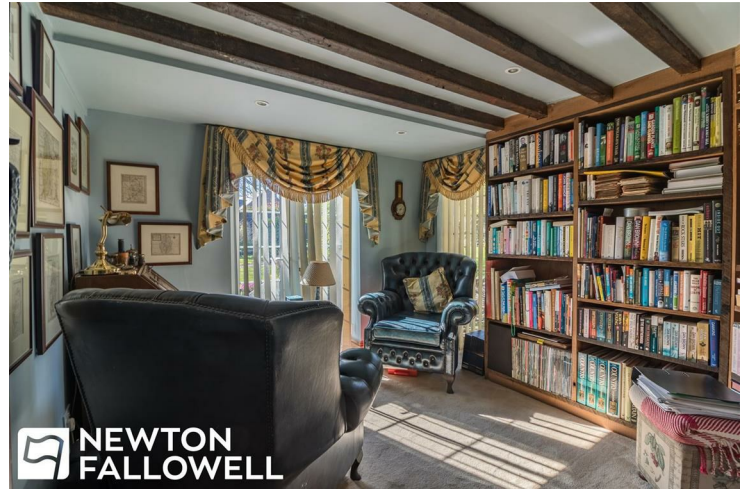
INNER HALL

9'7" x 5'8" (2.93 x 1.75)

Staircase leading to the first floor with under stair storage cupboard, timber-effect laminate floor covering as well as doors leading to the lounge diner and study.

STUDY

10'2" x 9'4" (3.1 x 2.86)



Dual aspect room with UPVC double glazed French doors to the left aspect giving access to the decked area and UPVC double glazed picture window to the rear aspect. Featuring exposed beam work to the ceiling and a range of ceiling-mounted downlights.

LOUNGE DINER

30'6" x 13'5" (9.3 x 4.09)



A substantial dual aspect reception room with two UPVC double glazed splayed bay windows to the front aspect and a matching pair of French doors to the left leading out to the decked area. A feature of this room is the inglenook-style fireplace with cast iron stove within sitting on a stone hearth with exposed beam above. Moulded coving and cornice to the ceiling, two double panel radiators and television point.

UTILITY ROOM

12'10" x 7'4" (3.93 x 2.24)

Fitted with a further range of solid wood base and wall units consisting of cupboards and drawers underneath roll top work surfaces. Space and plumbing for a washing machine, space and supply for a tumble dryer, space and supply for an American-style fridge freezer, single bowl sink and drainer, UPVC double glazed door to the right aspect giving access to the driveway and a further door leading into;

CONNECTING HALLWAY

6'0" x 3'1" (1.85 x 0.96)

UPVC double glazed door to the left aspect leading to a gravelled area, timber-effect laminate floor covering and further doors leading to the ground floor shower room and annexe living kitchen.

SHOWER ROOM

8'11" x 5'10" (2.74 x 1.8)



Fitted with a three piece suite consisting of a shower enclosure with electric 'Bristan' shower within, corner-mounted wash hand basin and low-level flush WC. Featuring fully tiled walls with a decorative border, timber-effect herringbone pattern tiled floor covering, a range of ceiling-mounted spotlights, wall-mounted shaver point and double panel radiator.

ANNEXE

19'7" x 13'0" (5.99 x 3.98)



A substantial space with UPVC double glazed French doors and a matching picture window to the left aspect overlooking the gravelled area. Timber-effect laminate floor covering, UPVC double glazed door to the right aspect giving access to the driveway, double panel radiator and a staircase leading to the first floor. The kitchen area is fitted with a range of base and wall units underneath roll top work surfaces. Appliances include a four ring 'Hotpoint' electric hob, 'Hotpoint' electric fan-assisted oven with grill and a single bowl sink and drainer.

FIRST FLOOR LANDING

44'11" x 2'9" (13.7 x 0.84)

Doors leading to the majority of the first floor accommodation, ceiling-mounted smoke detector, double panel radiator, telephone point, two UPVC double glazed windows and a matching pair of French doors to the left aspect which provide access to the balcony area.

BEDROOM ONE

15'11" x 13'5" (4.87 x 4.11)



UPVC double glazed window to the front aspect, double panel radiator and a television point.

BEDROOM TWO

13'6" x 11'11" (4.12 x 3.64)

UPVC double glazed window to the front aspect, double panel radiator and a range of fitted wardrobe units with hanging rails and shelving within.

BEDROOM THREE

16'8" x 10'2" (5.1 x 3.12)



UPVC double glazed window to the right aspect, a hatch accessing the roof space above this section of the property and a double panel radiator.

JACK AND JILL WETROOM

10'0" x 9'8" (3.07 x 2.96)



Fitted with a low-level flush WC with concealed cistern, wash hand basin with toiletry storage below and a wetroom-style shower enclosure with wall-mounted 'Redring' electric shower. UPVC double glazed obscure window to the right aspect with integrated shutters, wall-mounted chrome ladder-style towel radiator, a range of ceiling-mounted downlights and a ceiling-mounted extractor fan.

BEDROOM FOUR

10'11" x 9'10" (3.34 x 3.01)



UPVC double glazed window to the right aspect, double panel radiator, television point, timber-effect laminate floor covering and a range of ceiling-mounted downlights. Further door leading into;

BEDROOM FIVE

13'1" x 8'11" (3.99 x 2.72)



UPVC double glazed windows to the rear and left aspects, double panel radiator, timber-effect laminate floor covering and a range of ceiling-mounted downlights.

BATHROOM

10'1" x 9'6" (3.09 x 2.9)



Fitted with a four piece suite (installed in 2020) consisting of a low-level dual flush WC, walk-in shower enclosure with mains-fed shower within, roll top bath with chrome side-fill mixer tap and wash hand basin set into a vanity unit with toiletry storage below. Featuring fully-tiled walls with a complimentary tiled floor covering, ladder-style towel radiator, floor lighting surrounding the bath, wall-mounted panel radiator, UPVC double glazed window to the rear aspect with integrated shutters, and a composite boarded ceiling with a range of ceiling-mounted downlights.

GARAGE

19'2" x 12'1" (5.85 x 3.7)

Benefitting from power and light as well as storage within the roof trusses.

GARDEN & GROUNDS



The property is accessed from Freemans Lane through a pair of wrought iron gates leading onto a concrete driveway leading to the garage and entrance doors accessing the kitchen and annexe. The lawned garden wraps around the front and left aspects of the property and is enclosed behind fencing to all aspects, featuring a decked area immediately to the left of the lounge diner and study. The decked area leads to a further bark-chipped area bordered by timber sleepers and there is a log store in addition to hardstandings for a timber shed and greenhouse to the rear left

corner. The garden features several planter areas, a concrete slabbed patio area with pergola and a further gravel-chipped garden is located to the left of the annexe with a timber gate to the right providing access to the garage where the oil storage tank is situated.

TENURE

Freehold

COUNCIL TAX

Band F

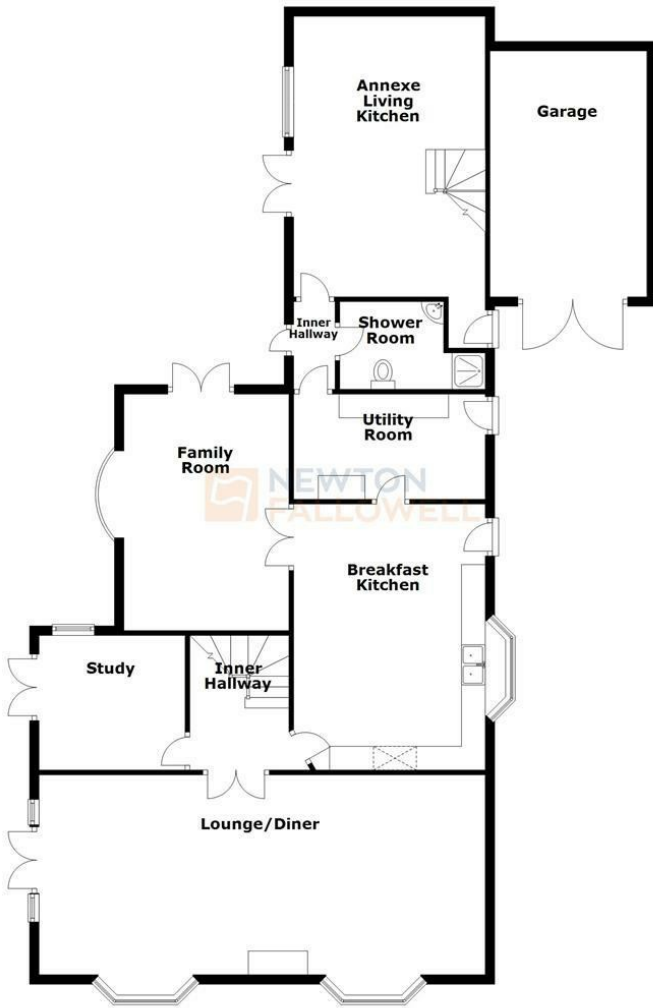
DISCLAIMER

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing.

SERVICES

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

Ground Floor



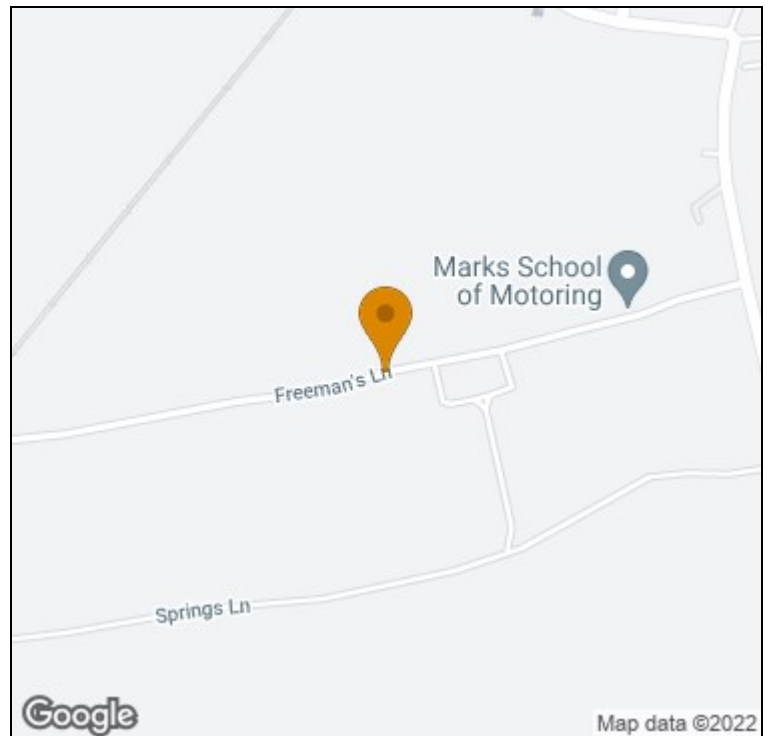
First Floor



Total area: approx. 277.0 sq. metres (2981.7 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	34	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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