



TRANBY, RECTORY LANE, GAMSTON
£550,000

BROWN & CO



TRANBY

RECTORY LANE, GAMSTON, RETFORD, NOTTINGHAMSHIRE

Worksop 9 miles | Doncaster 22 miles | Lincoln 21 miles

DESCRIPTION

Tranby is a high calibre residence offering bright and flexible family living space ideal for gathering, entertaining, enjoying the indoor / outdoor life and homeworking.

Occupying lovely elevated maturely landscaped grounds the property is centrally positioned in this highly regarded conservation village.

The versatile living accommodation radiates around a generously proportioned reception hall. There are three inter connected reception rooms of lounge, dining room and study / bedroom four. The living dining kitchen is of open plan design and is surely the hub of this fabulous home, luxuriously appointed with high gloss units, granite working surfaces, island, breakfast bar and an array of integrated quality appliances. This opens directly onto the rear canopied outdoor entertainment space. Ancillaries include utility room and separate laundry room.

The master bedroom suite is generously proportioned with comprehensive wardrobes, a high specification en-suite bathroom with double spa bath, double multi jet showering pod and sauna. The master bedroom opens onto the rear canopied entertainment area and also the adjacent conservatory which in turn links to the garage complex. Two further bedrooms and family bathroom are provided.

Externally there is extensive parking and maneuvering via the electric gated driveway which terminates at the garage complex. This offers generous garaging, wc, storage and has a fine room over, ideal for hobbies and further entertaining.

Vehicle distribution continues with double gates leading to rear caravan portal similar. The gardens are beautifully landscaped in a mature setting with wealth of trees, shrubberies, lawned areas and hard landscaped borders.

The quality specification of this property includes a comprehensive security and cctv system together with LPG central heating.



LOCATION

The property is situated off Rectory Lane in an elevated position in the centre of this conservation village. The River Idle flows through the village and there is a local primary school.

Gamston is particularly well situated for the areas excellent transport links. The A1 is within a few minutes' drive which leads to the wider motorway network. Both Retford to the north and Newark to the south have direct rail services into London's Kings Cross (from Retford approx. 1 hour 30 minutes). Air travel is convenient via nearby international airports of Doncaster Sheffield and Nottingham East Midlands. Leisure amenities and educational facilities (both state and independent) are well catered for. For those wishing to enjoy the outdoor life there are numerous facilities in the area including the National Trusts Clumber Park and the Dukeries area in general including Sherwood Pines.



DIRECTIONS

Leaving Retford southbound via London Road (A638) pass Eaton and on entering the village of Gamston turn immediately right. Proceed down the hill and before the River Idle bridge turn left to continue on Rectory Lane, sweep around and Tranby will be found in its elevated position on the left hand side.

ACCOMMODATION

ENTRANCE PORCH double entrance doors, further double doors to

RECEPTION HALL L shaped, inner archway, substantial cloaks cupboard, additional shoe cupboard, access hatch to roof void, radiator with decorative cover. Ormate corniced ceiling, highly detailed plaster mouldings, attractive flooring.

LOUNGE 20'5" x 15'5" (6.23m x 4.70m) bright living space with large picture window, ormate corniced ceiling, dado rail, radiators and double doors to

DINING ROOM 16'0" x 10'6" (4.88m x 3.21m) with sizeable bow window, ormate corniced ceiling with complementing mouldings to walls, dado rail, attractive flooring, radiator.

STUDY / BEDROOM FOUR 12'5" x 10'2" (3.79m x 3.08m) versatile space enjoying double door access directly to rear garden, attractive flooring, radiator.





OPEN PLAN LIVING DINING KITCHEN 23' 1" x 20' 0" to 26' 5" (7.04m x 6.09 to 8.06m) stunning bright space with part vaulted ceiling having roof windows, triple aspect including bi-fold doors to canopied garden area. Luxuriously appointed with comprehensive range of high gloss white units, base cupboards surmounted by solid granite working surfaces with coordinating upstands. Complementing central island extending to breakfast bar area. An array of quality integrated appliances including Siemens double oven, additional Bosch oven, Bosch combination microwave, Siemens induction hob and CDA pop up extractor (Fisher & Paykel two drawer dishwasher available by separate negotiation). Downlighters and mood lighting by kick board LED's, contemporary log burning stove in living / dining area, contemporary radiators.

SIDE HALL

UTILITY ROOM 9'10" x 5'10" (2.99m x 1.78m) sink unit and base cupboard, wall cupboard, external door, contemporary radiator.

LAUNDRY ROOM 8'3" x 5'11" min (2.50m x 1.80m min) good practical space with range of fitted cupboards, hosting Worcester LPG oil fired central heating boiler, 1.5 sink unit, plumbing for washing machine, tiled flooring.

MASTER BEDROOM 17'2" x 14'0" (5.24m x 4.52m) minimum dimensions excluding entrance lobby and front of comprehensive range of fitted wardrobes to one wall, feature decorative ceiling and complementing tiled walls, double doors to canopied garden / entertaining area.

EN-SUITE BATHROOM 14'9" x 8'5" (4.50m x 2.58m) luxuriously and comprehensively appointed with double spa bath, range of vanity units hosting two basins and concealing cistern to wc. 1500 Di Vapor multi-functional double showering pod with multi jets, overhead rainfall handset, lighting and sound system. Di Vapor Sauna. Tiled walls and flooring in natural tones, lighting enhanced by roof window. Chrome towel warmer.

CONSERVATORY 22'0" av x 8'2" to 12'7" (6.73m av x 2.49m to 3.84m) flexible additional living space linking master bedroom suite to the garage complex. Double doors to front and rear providing views over front driveway and rear mature gardens. Electric radiator.

BEDROOM TWO 16'6" to 15'0" x 12'3" (5.04m to 4.57m x 3.73m) measured to front of in built wardrobes, bay window to front, decorative frieze to ceiling, radiator with decorative cover.

BEDROOM THREE 14'8" x 8'6" (4.47m x 2.60m) corniced ceiling, downlighters, radiator.

FAMILY BATHROOM attractively appointed with square P shaped bath having overhead rainfall shower and frameless glazed shower screen. Contemporary vanity units hosting integrated basin and concealing cistern to wc. Tiled around fittings and flooring in natural tones, chrome towel warmer.

OUTSIDE

Tranby occupies a delightful elevated position in the heart of this conservation village.

Substantial electric gates (with additional footgate) open onto an extensive tarmac driveway sweeping by the mature lawned front garden and stocked shrubbery to the adjoining garage complex. The driveway facilitates ample parking, maneuvering and vehicular distribution and continues through double gates to the rear grounds.

GARAGE COMPLEX

DOUBLE GARAGE 24'9" x 21'3" (7.55m x 6.49m) with electric roller shutter doors, personal door to conservatory, **CLOAKROOM** with low suite wc, washhand basin and electric water heater. Understairs storage cupboard. " (6.55m x 3.57m) with vaulted ceiling, fitted bar servery, excellent eaves storage. Suitable for a variety of purposes. Electric radiator.





The generous grounds are attractively landscaped laid out in a traditional front and rear arrangement.

The front garden delivers a fine approach with wide steps leading to entrance porch, additional paved pathway to a side gate and to the other side the double gates provide further vehicular access to the

TIMBER CARAVAN PORT, TIMBER SUMMERHOUSE STYLE GARDEN STORE.

Block paved pathways lead you around the garden. Immediately to the rear is a delightful **CANOPIED ENTERTAINING AREA** directly accessible from the kitchen and master bedroom, this is perfect for enjoying friends and family with split level terracing and substantial raised ornamental pool.

Pump gear for the ornamental pool is sited within a pergola and an area of limestone hard landscape border with sweeping path returns to the side amenity area having direct access to study / bedroom four, utility room and the other side of the canopied entertaining area.

Extending rearwards is a lawned garden with perimeter shrubberies and wealth of mature trees. Nestled within one corner is

FIRST FLOOR HOBBIES AND ENTERTAINING ROOM 21'6" x 11'9" REAR ENTRANCE LOBBY external door and staircase to



GENERAL REMARKS and 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 F.

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.

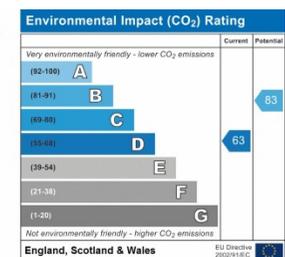
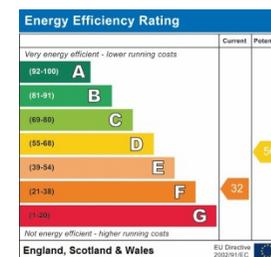
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

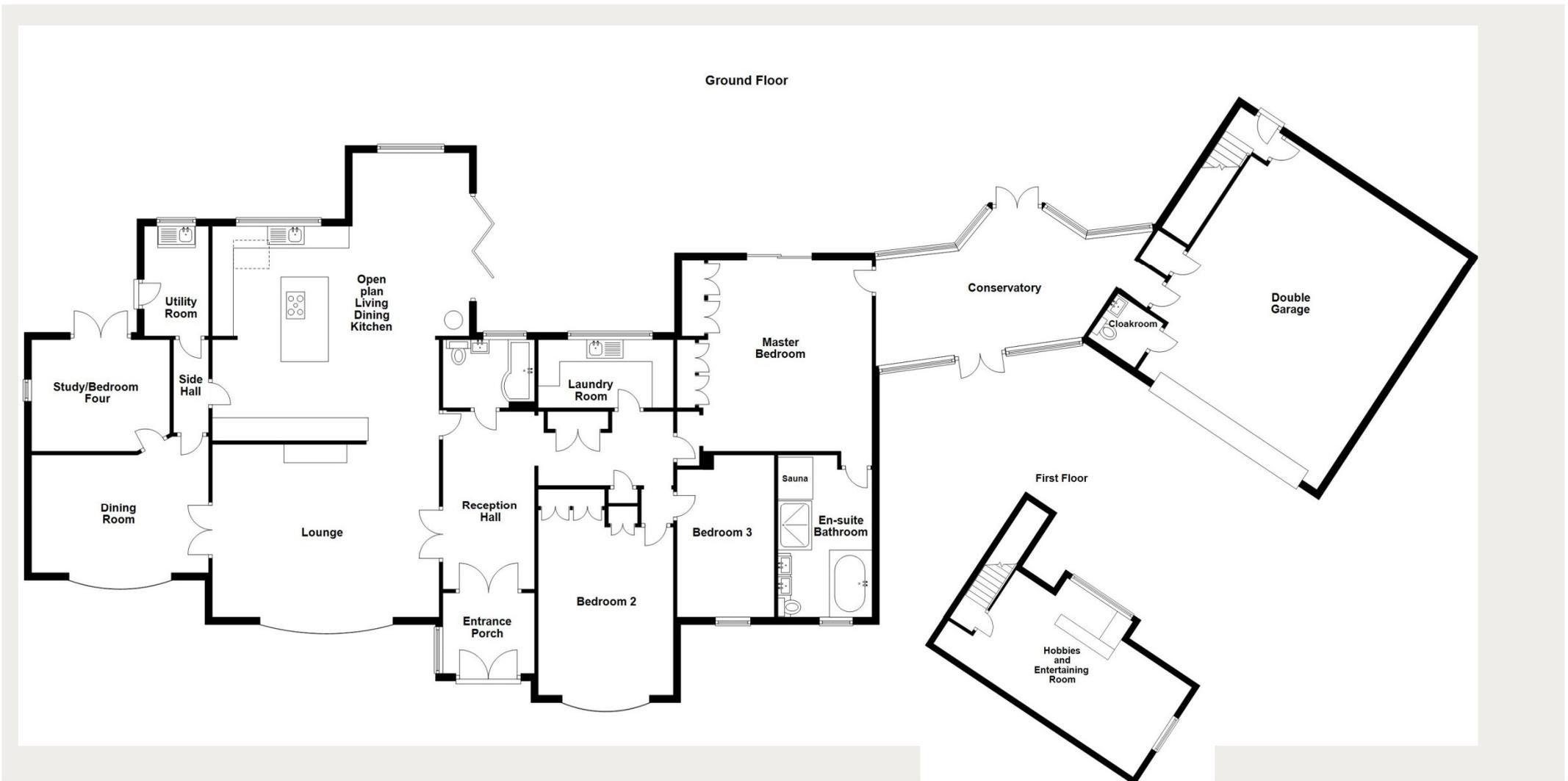
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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 December 2018.





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