



Alexander Jacob
estate agents & company



Beckingham Road
Walkeringham, Nottinghamshire

Offers Over £900,000

Property & Estates Consulting
11 Grove Street, Retford, DN22 6JP

01777 566400
www.alexanderjacob.co.uk

Beckingham Road Walkeringham, Nottinghamshire

Charming Grade II Listed Detached Former Coach House Dating Back to the 18th Century

Property Overview

- ****FOR SALE VIA ONLINE AUCTION- Terms & Conditions Apply****
- Sympathetically Extended & Modernised During an Extensive Restoration
- Third Bedroom Upon Impressive Mezzanine with En Suite Access
- A Substantial Private Driveway Providing Copious Parking
- Generous Green Grounds Exceeding 3.1 Acres Exhibiting Well Kept Gardens, Magnificent Trees, Barbeque Area & Feature Duck Pond



A wonderful opportunity to acquire this very pretty, well presented smallholding, comprising a charming Grade II Listed detached former coach house dating back to the 18th Century, and offering considerable residential and equestrian appeal. We understand that in the mid 80s or thereabouts, the characterful property underwent a full modernisation programme to convert the long established coach house into a family orientated home, to include a new roof, insulation, installation of plumbing and mains water, and a full rewire. Yet the true beauty lies in the property's latest extensive restoration, having been sympathetically extended and further modernised since 2016 whilst retaining copious original elements, including exposed beams to ceilings, and continuing outside, two original stone pews, a stone drinking trough and two hay mangers, now utilised as garden features. There is also an outbuilding, newly repurposed as a home gym and handy storage space, and two neighbouring stables currently used as a workshop. Further exclusive features include a recently installed, raised Southerly aspect outdoor spa area, complete with hot tub, swim spa and summerhouse, and a feature duck pond. Both swim spa and hot tub are primarily heated by two brand new, evolutionary Diamond Spa- Aquaintel heat pumps, reducing running costs by an astonishing 80%. Measuring in excess of 1937.5 sq ft. and set over two floors, the sizeable living accommodation briefly comprises of entrance hall, lounge complete with a welcoming log burner, kitchen diner, fully equipped bootility, ground floor WC, galleried first floor landing, master bedroom, further bedroom, family bathroom, and third bedroom upon an impressive mezzanine with private en suite access. Outside and set back from the roadside, the secluded property has a quiet, picturesque approach. Upon entering onto the substantial private driveway providing copious parking, one passes through the original gates formally serving the Manor House next door, having now been refurbished and automated. Overlooking St. Mary Magdalene's Church, the Vicarage and vast views of open farmland, the generous green grounds exceeding 3.1 acres exhibit predominantly level, well kept gardens which boast magnificent trees and a barbeque area, with equestrian facilities beyond. Such facilities consist of six stables with access to electricity and water supplies, a barn, four bound paddocks suitable for all manner of livestock and a manege area equipped with floodlighting. Located on the edge of the rural village of Walkeringham, the deceptively spacious property lends itself to a family seeking a country life, with a wealth of resident wild animals and birds living off the land and the natural brook to the South of the plot. The Stables enjoys close proximity to an array of facilities to include several local shops, a village pub, a garden centre and the village hall, whilst providing purchasers with miles of walking, cycling and house riding routes on its doorstep. Walkeringham Primary School, having most recently achieved an outstanding Ofsted rating, is just a brief walk away. For secondary education, the commodious plot is also within the catchment area for the highly regarded Queen Elizabeth's Grammar School, which is easily accessible by school bus. Excellent commuter links via the A1 and A631 offer easy access to settings further afield, to include the market towns of Retford, Bawtry and Gainsborough. At selected times, Retford Train Station offers direct lines to the capital in less than ninety minutes. Furthermore, all locations showcase a further wealth of conveniences, leisure facilities, eateries, bars and educational establishments. Planning permission has been granted to allow the purchaser to build an orangery adjacent to the lounge if desired. Additional space and infrastructure exist to allow the purchaser to extend further or construct an annexe, subject to planning permission. The contemporary extension with its own annexe potential could be converted into an Airbnb if the purchaser sees fit, subject to attaining the necessary consents.

- Space & Infrastructure Exist to Allow the Purchaser to Extend Further if Desired
- Recently Installed Raised Southerly Aspect Outdoor Spa Area Complete with Summerhouse, Hot Tub & Swim Spa Primarily Heated by Two Brand New, Evolutionary Diamond Spa- Aquaintel Heat Pumps, Reducing Running Costs by an Astonishing 80%
- Equestrian Facilities to Include Six Stables with Access to Electricity & Water Supplies, Barn, Four Bound Paddocks & Manege Area Equipped with Floodlighting
- Located on the Edge of the Rural Village of Walkeringham
- Council Tax Band: E EPC Rating: C



Road links are served by the M1 & A1(M) offering greater transport links throughout the UK. Train stations in the neighbouring towns offer direct lines to King's Cross & Edinburgh. Robin Hood Airport based near Doncaster is also easily accessible by train and regular bus routes.

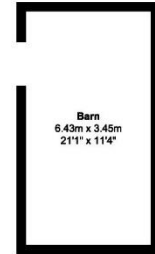
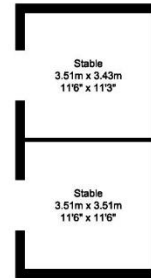
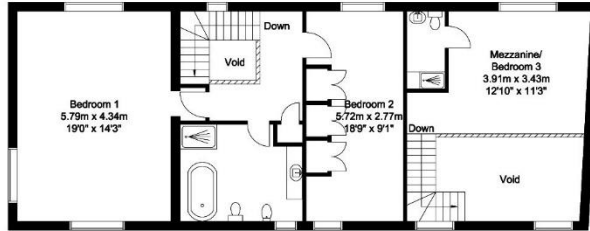


Outbuilding 2
25 sq m/269.09 sq ft
Approx.

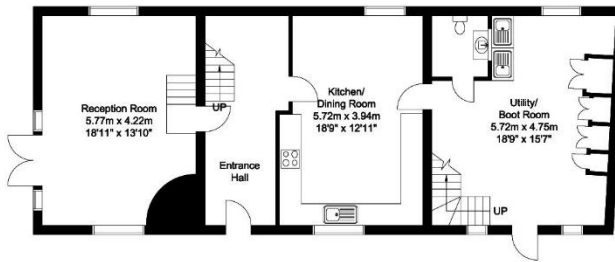
First Floor
90 sq m/968.75 sq ft
Approx.

Outbuilding 3
25 sq m/269.09 sq ft
Approx.

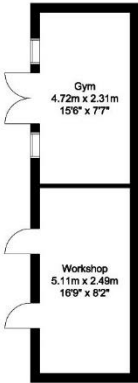
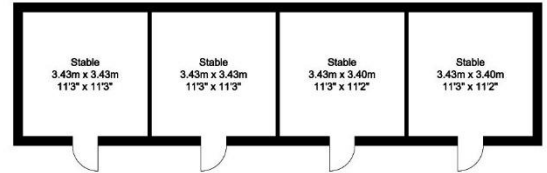
Outbuilding 4
22 sq m/236.80 sq ft
Approx.



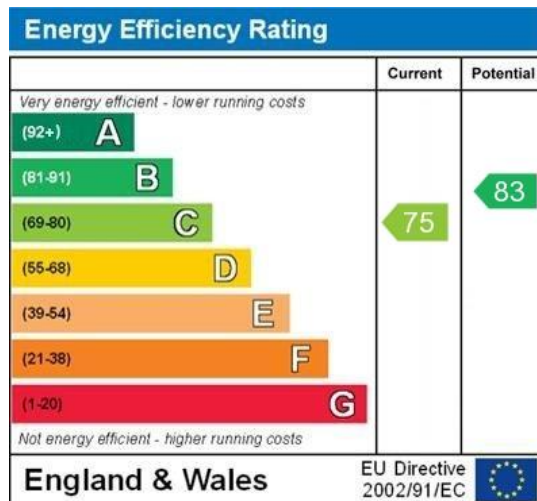
Ground Floor
90 sq m/968.75 sq ft
Approx.



Outbuilding 1
48 sq m/516.66 sq ft
Approx.



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. CP Property Services @2022



Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

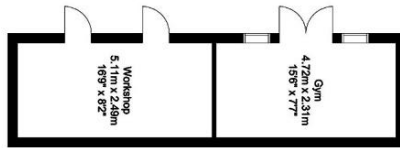
Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

Tel: 01777 566400

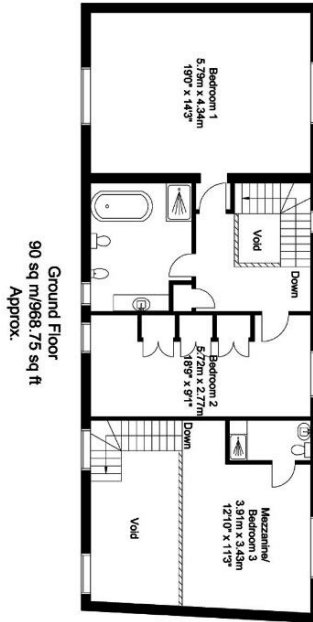
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

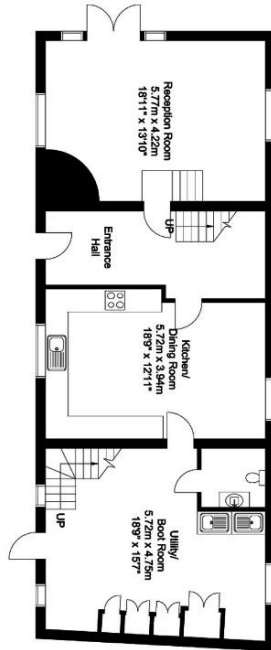
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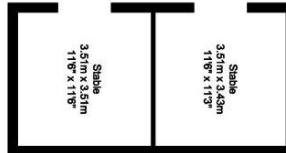
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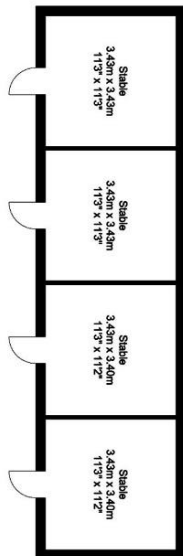
Outbuilding 3
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Approx.



Outbuilding 4
22 sq m/236.80 sq ft
Approx.



Outbuilding 1
48 sq m/516.66 sq ft
Approx.



Tenure & Charges: Freehold- Vacant possession will be given upon completion

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