



**Burntleys Road  
Hayton, Retford**

**Offers in the Region of £850,000**

# Burntleys Road

## Hayton, Retford

Secluded THREE DOUBLE BEDROOM Stone Farmhouse with Uninterrupted Panoramic Countryside Views

### Property Overview

- \*\*NO UPWARD CHAIN\*\*
- Boasting 13.4 Acres of Arable & Pastoral Farmland, & a Productive Orchard
- Ample Farm Buildings, Garaging, Workshops & Stores, Several of which Enjoy Hardstanding, Power & Lighting
- Beautifully Situated on a Hillside in the Rural Village of Hayton
- Miles of Walking, Cycling & Horse Riding Routes
- Easy Access to the Neighbouring Towns of Retford, Bawtry & Gainsborough via the A620
- Council Tax Band: D EPC Rating: G

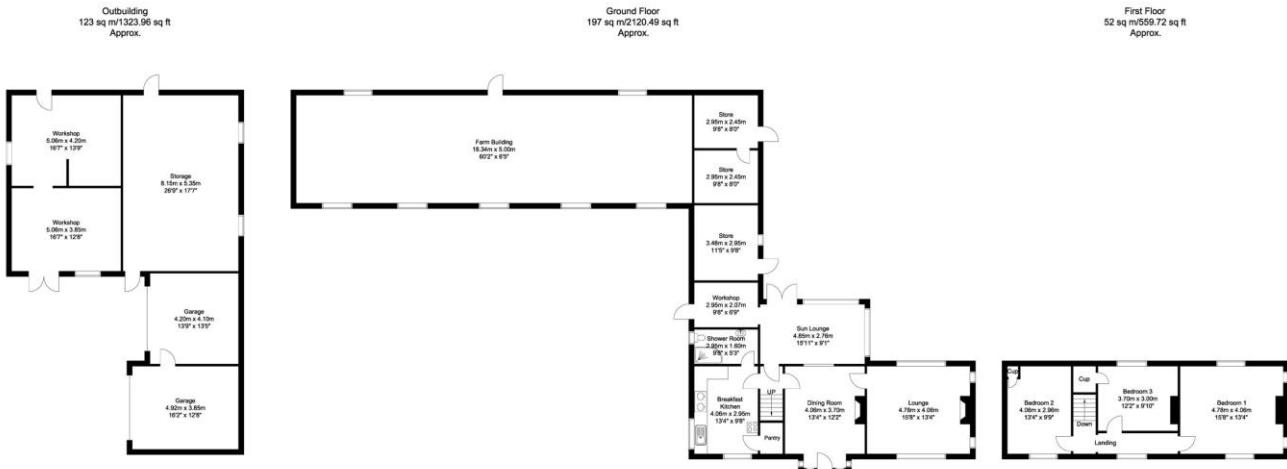


Introducing Hillside House Farm, a secluded THREE DOUBLE BEDROOM stone farmhouse, enjoying approximately 13.4 acres of mixed farmland amid rolling hills. Occupying an elevated position with uninterrupted panoramic countryside views, the main residence briefly comprises a light-flooded lounge, dining room, breakfast kitchen, ground floor shower room, sun lounge, and three generous bedrooms to the first floor. Outside, a wealth of farm buildings, garaging, workshops, and stores surround the farmyard, several of which are equipped

with hardstanding, power and lighting. Space and infrastructure exist to allow the purchaser to convert the existing outbuildings and extend if they so choose, subject to the necessary planning consents. Beyond the farmyard lies approximately 11 acres of arable land, and roughly 2.4 acres of pastoral land, alongside a fruitful orchard to include a variety of apple, pear, and plum trees. Accessed via a quiet country lane on the outskirts of Hayton, known for its close-knit community, and ever popular for its balance between practicality for commuting and rural tranquillity, Hillside House Farm enjoys a convenience store, a lively village pub hosting regular events, a playpark, and Clarborough Primary School in its locality, together with miles of walking, cycling and horse riding routes. The neighbouring towns of Retford, Bawtry, and Gainsborough are just a little further afield via the A620, showcasing a wealth of everyday amenities, leisure facilities, restaurants, and schools for all age groups, to include the well-regarded Queen Elizabeth's Grammar School. Viewings are highly encouraged to fully appreciate the privacy and opportunity being offered for sale.

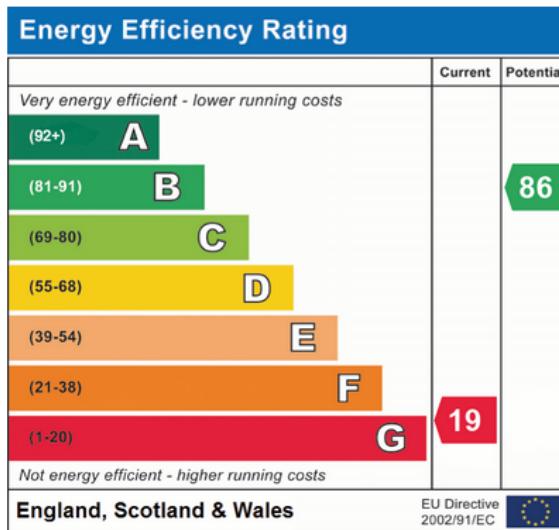
*Road links are served by the A1 & A620 which offer greater transport links throughout the UK. Retford Train Station provides a direct line to London King's Cross in less than 90 minutes at selected times.*





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 @2026



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

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## Property & Estates Consulting

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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.