



Alexander Jacob
estate agents & company



Church Lane
Gamston, Retford

Offers in Excess of £475,000

Property & Estates Consulting
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Church Lane Gamston, Retford

Imposing THREE BEDROOM Period Property

Property Overview

- Sympathetically Reconfigured & Modernised whilst Retaining Ample Original Features
- Master Bedroom & Second Bedroom Benefitting from En Suite Facilities
- Private, Well Maintained Country Gardens with Several Seating Areas, Handy Outdoor Store & Long Established Potting Shed



An exclusive opportunity to acquire an imposing THREE BEDROOM period property, sympathetically reconfigured and modernised in recent years, whilst retaining ample original features to include cast iron fireplaces and more subtle traditional details. Ideal for buyers seeking character and comfort, the charming ground floor living accommodation briefly comprises a welcoming entrance hall, dining room, newly installed breakfast kitchen boasting plentiful storage, conservatory, utility room, and a ground floor WC. To the first floor, a galleried landing leads to the master bedroom enjoying a large, well appointed en suite, second bedroom also benefitting from contemporary en suite facilities, and a third bedroom. Approached via a quiet lane in the esteemed rural village of Gamston, this characterful mid-19th Century family home exhibits private, well maintained country gardens, with well placed seating areas, and a beautiful assortment of flowers and greenery, alongside off road parking for two vehicles, a detached single garage, handy outdoor store and a long established potting shed. Ever popular for its balance between practicality for commuting and rural tranquillity, Gamston boasts easy access to the wealth of everyday conveniences, recreational facilities, traditional pubs, restaurants, and educational establishments the historic market town of Retford has to offer. Gamston St Peter's C of E Primary School, having most recently achieved a good Ofsted rating, is just a brief walk away. Viewings are highly recommended to fully appreciate the extensive accommodation and idyllic village setting being offered for sale.

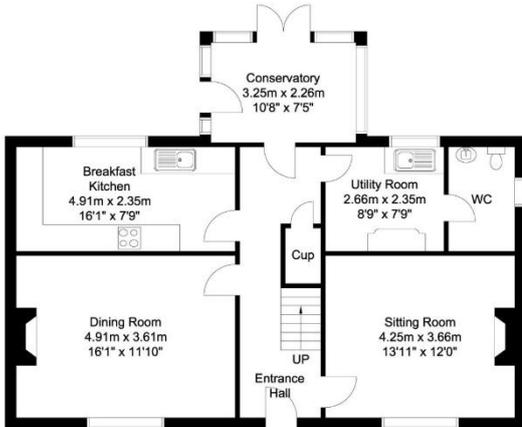
- Off Road Parking for Two Vehicles & Detached Single Garage
- Resting on a Quiet Lane in the Esteemed Rural Village of Gamston
- Easy Access to Retford's Everyday Conveniences, Recreational Facilities, Traditional Pubs, Restaurants, & Schools for All Age Groups
- Excellent Commuter Links via the A1 & A638
- Council Tax Band: E EPC Rating: E



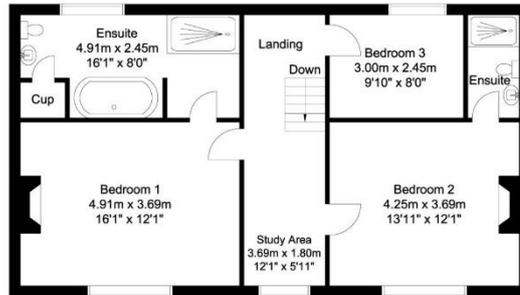
Road links are served by the A1 & M18 which offer greater transport links throughout the UK. Train stations are located in Retford & neighbouring towns, providing direct lines to King's Cross & Edinburgh.



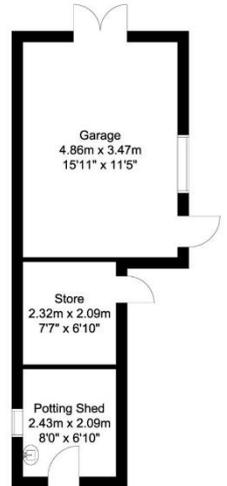
Ground Floor
76 sq m/818.05 sq ft
Approx.



First Floor
68 sq m/731.94 sq ft
Approx.



Outbuilding
27 sq m/290.62 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 @2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

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.