



Alexander Jacob
estate agents & company



East Ferry Road
Wildsworth, Gainsborough

Offers in the Region of £450,000

Property & Estates Consulting
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East Ferry Road

Wildsworth, Gainsborough

Unique THREE DOUBLE BEDROOM Barn Conversion

Property Overview

- Sympathetically Extended to Combine Traditional Architecture with Modern Living
- Family Orientated Kitchen Living Dining Area Overlooking Breakfast Terrace
- Master Bedroom Complete with Master En Suite
- Council Tax Band: A EPC Rating: D



An exclusive opportunity to acquire a unique THREE DOUBLE BEDROOM barn conversion, sympathetically extended to combine traditional architecture with modern living. Showcasing exposed beams and vaulted ceilings, and embracing ample natural light, the extensive living accommodation measuring in excess of 1689 sq ft. briefly comprises of a family orientated kitchen living dining area, inner hallway, pantry/utility area, separate lounge featuring a recessed cast iron multi-fuel burner and glass elevation, master bedroom complete with master en suite, two further double bedrooms with built in wardrobes, and a shower room. Enjoying gated access, the generous frontage boasts plentiful parking, an oak built double garage and a York stone breakfast terrace, whilst a private, Southerly aspect courtyard garden and sunny patio area reside to the rear. Scenically situated in Wildsworth on the Eastern bank of the River Trent, and overlooking vast views of open farmland, the sizeable plot lends itself to those seeking the country life, and sits well within the catchment area for Queen Elizabeth's Grammar School. Blyton Cum Laughton C of E Primary School, having most recently achieved a good Ofsted rating, is also just a brief drive away. Residents of Wildsworth enjoy a prime location for commuting to the popular market town of Gainsborough approximately seven miles South of the rural village, which hosts an array of everyday conveniences, the highly regarded Marshall's Yard shopping outlet, recreational facilities, further schools for all age groups, and excellent road and rail links. Early viewing is considered essential to fully appreciate the charming accommodation and country lane setting being offered for sale.

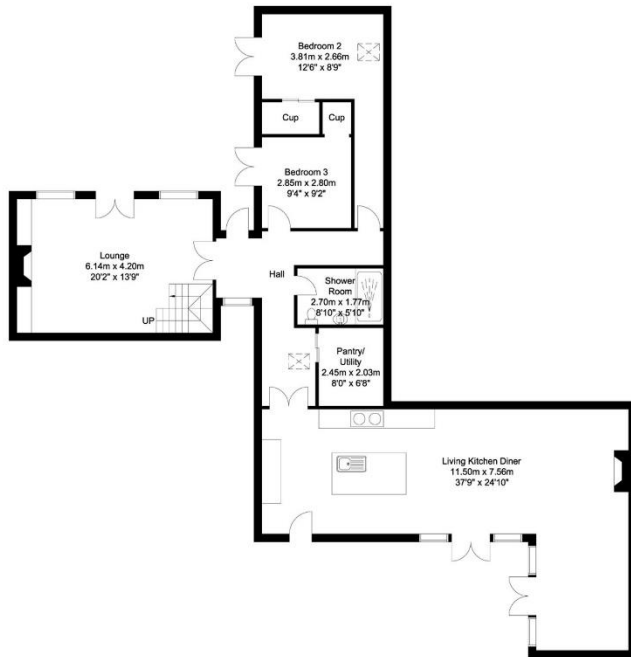
- Plentiful Parking & Oak Built Double Garage Equipped with Power & Lighting
- Southerly Aspect Courtyard Garden & Sunny Patio Area to Rear
- Scenically Situated on the Eastern Bank of the River Trent in the Rural Village of Wildsworth
- Overlooking Vast Views of Open Farmland



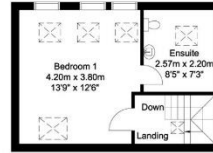
Road links are served by the A159 & A631 which offer greater transport links throughout the UK. Train stations are located in Gainsborough & neighbouring towns. Retford Train Station provides a direct line to London King's Cross at selected times.



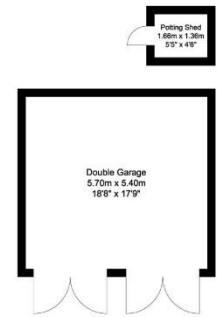
Ground Floor
131 sq m/1410.07 sq ft
Approx.



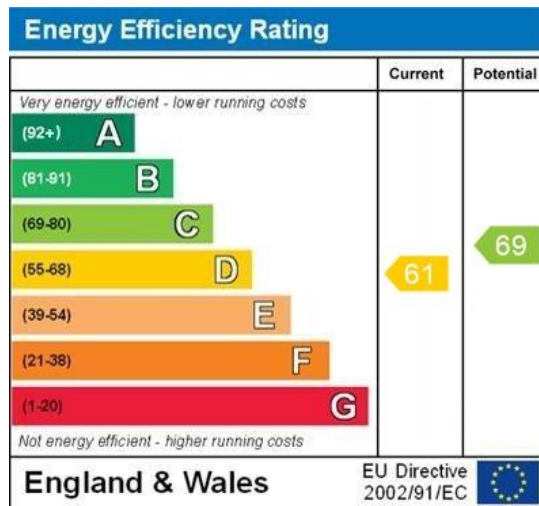
First Floor
26 sq m/279.86 sq ft
Approx.



Outbuildings
33 sq m/355.20 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 @2024



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.