



Marsh Lane
Saundby, Retford

Offers in the Region of £700,000

Marsh Lane Saundby, Retford

Charming SEVEN DOUBLE BEDROOM Detached Farmhouse Dating Back to the 19th Century

Property Overview

- Plentiful Original Features Throughout
- Self-Contained Annexe Potential Both Internally & Externally
- Sunny, South Facing Balcony with Far Reaching Views Over Adjoining Farmland to First Floor
- Substantial Off Road Parking & Detached Double Garage



We are delighted to welcome this charming SEVEN DOUBLE BEDROOM detached farmhouse to the market. Dating back to the 19th Century, the ample, adaptable living accommodation has great self-contained annexe potential both internally and externally, lending itself to a family that has relatives stay with them, or teenagers that require a space of their own. Offering plentiful original features and charm in abundance, the extensive ground floor living accommodation briefly comprises of two entrance halls, a large kitchen diner, utility room, cosy day room, snug, games room, seventh bedroom/ reception room and a handy ground floor WC. To the first and second floor reside six further generous bedrooms, one with en suite facilities, another with a sunny, South facing balcony enjoying far reaching views over adjoining farmland, and a family bathroom showcasing a roll top clawfoot bath. Accessed via a private, gated driveway and resting upon approximately 0.75 acres, the green grounds offer substantial off road parking and a detached double garage, several lawns fringed by mature trees and planting, a sheltered seating area, pigpen, and a further outbuilding currently utilised as a workshop/ storage area, with annexe or stable block potential. Quietly situated in a rural setting in the small hamlet of Saundby, the sizeable plot boasts a prime location for commuting to Bawtry, Retford and Gainsborough via the A620 & A631, and sits well within the catchment area for Queen Elizabeth's Grammar School. The nearby village of North Wheatley hosts a Post Office and shop, The Leys Café, a boutique fitness suite and North Wheatley Church of England Primary School, which has most recently achieved an outstanding Ofsted rating. For those who enjoy the outdoors, Wheatley Tennis Club, located on The Playing Fields in North Wheatley, welcomes members of all abilities and ages all year round. Retford Train Station, approximately 9 miles away offers a direct line to London King's Cross in less than 90 minutes at selected times. Viewings are highly recommended to fully appreciate the characterful accommodation and rural countryside setting being offered for sale.

- Extensive Lawns Measuring Approx 0.75 Acres with Sheltered Seating Area, Pigpen, Greenhouse, Vegetable Patches, Large Outbuilding & Outdoor Store
- Quietly Situated in the Small Hamlet of Saundby
- Prime Location for Commuting to Bawtry, Retford & Gainsborough
- Council Tax Band: E EPC Rating: D



Road links are served by the A620 & A631 offering greater transport links throughout the UK. Train stations in the neighbouring towns offer direct lines to King's Cross & Edinburgh.



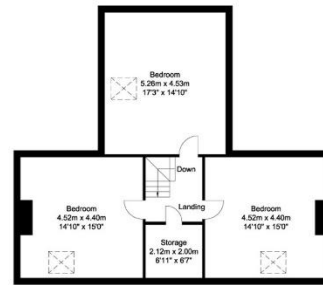
Ground Floor
138 sq m/1485.42 sq ft
Approx.



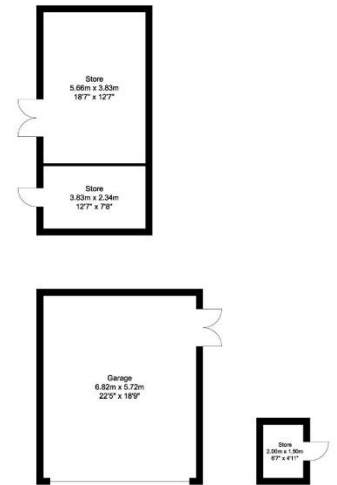
First Floor
123 sq m/1323.96 sq ft
Approx.



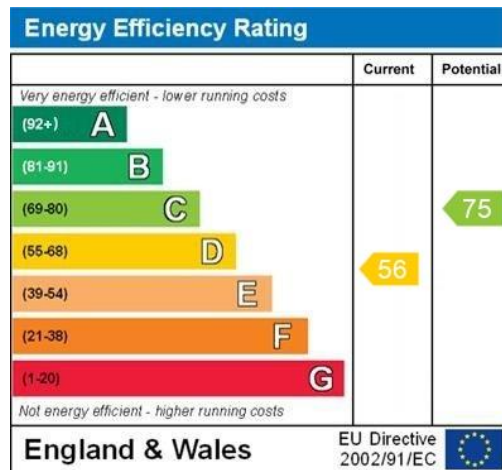
Second Floor
76 sq m/818.05 sq ft
Approx.



Outbuildings
73 sq m/785.76 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



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.