



Alexander Jacob  
estate agents & company



**Treswell Road**  
**Rampton, Retford**

**Offers in the Region of £600,000**

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

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# Treswell Road Rampton, Retford

Extensive FIVE BEDROOM Period Property Dating Back to the 19<sup>th</sup> Century

## Property Overview

- THREE RECEPTION ROOMS
- Self- Contained ONE DOUBLE BEDROOM Annexe Currently Achieving £115 Per Night on Booking.com
- Space & Infrastructure to Covert the Attached Wood Store & Workshop into Additional Accommodation
- Ample Driveway Accommodating Multiple Large Vehicles



An extraordinary opportunity to acquire an extensive FIVE BEDROOM period property, dating back to the 19<sup>th</sup> Century, and sympathetically extended over the years. Set over two storeys and measuring a substantial 2529 sq ft., the family orientated ground floor accommodation briefly comprises of a welcoming entrance hall, breakfast kitchen, garden room, ground floor WC, dining room, lounge, and a characterful living space with vaulted ceilings and exposed original beams, currently utilised as a guest bedroom. To the first floor, a sizeable landing, master bedroom complete with master en suite, three further bedrooms and a family bathroom. Further accommodation lies in a recently built, self- contained annexe, consisting of an open plan kitchen lounge diner, ONE DOUBLE BEDROOM and a wet room, lending itself to a family that have relatives stay with them, or may wish to make an income from the accommodation as an Airbnb. The annexe, known as Rose Cottage is currently advertised on Booking.com with use of the balcony, WiFi, driveway and a section of the garden, appealing especially to local contractors. The owners charge £115 per night at present, offering a discount for extended stays, amounting to a gross earning potential of more than £40,000 per annum. Space and infrastructure also exist to allow the purchaser to convert the attached wood store and workshop into additional accommodation, subject to the necessary planning consents. Outside, parking is well catered for on an ample driveway to the frontage, which features a unique water well, whilst an enclosed, low maintenance garden with several rainbow sandstone seating areas resides to the rear. Set in the heart of the idyllic village of Rampton, the well placed plot enjoys close proximity to the village Post Office, and a popular village pub. Rampton Primary School, having most recently achieved a good Ofsted rating, is just a brief drive away. The bustling market town of Retford is easily accessible via Grove Road, hosting a wealth of amenities, recreational facilities, bars, restaurants and schools for all age groups. Viewings are highly recommended to fully appreciate the character, and versatile accommodation with income potential being offered for sale.

- An Enclosed, Low Maintenance Rear Garden with Several Rainbow Sandstone Seating Areas
- Located in the Heart of the Idyllic Village of Rampton
- Close Proximity to a Village Post Office, Popular Village Pub, Rampton Primary School & Retford
- Council Tax Band: D EPC Rating: E



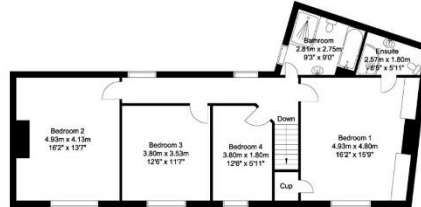
*Road links are served by the A1 & A57 which offer greater transport links throughout the UK. Train stations are located in Retford & neighbouring towns, providing direct lines to King's Cross & Edinburgh.*



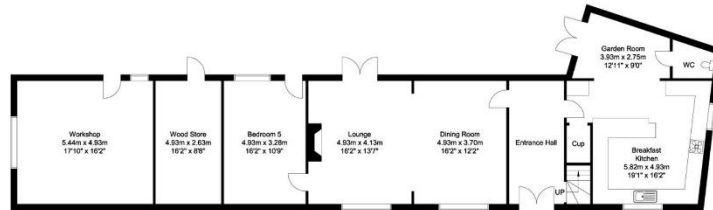
Annex  
35 sq m/376.73 sq ft  
Approx.



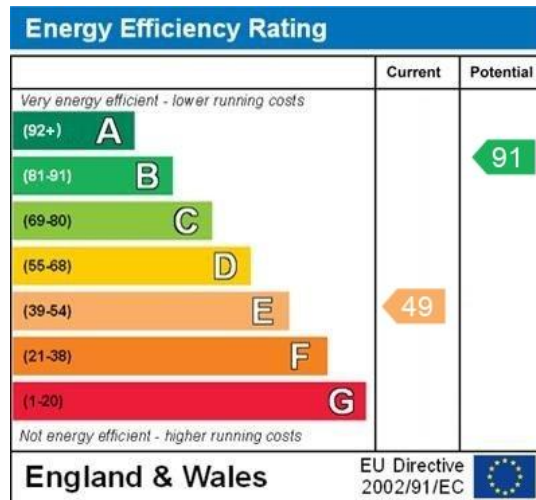
First Floor  
89 sq m/957.98 sq ft  
Approx.



Ground Floor  
146 sq m/1571.53 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



## 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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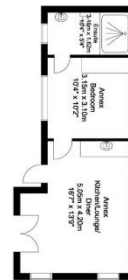
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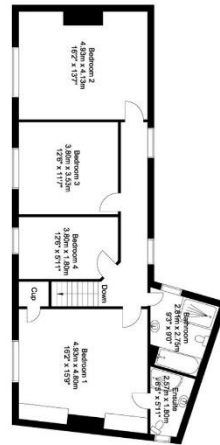


IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.

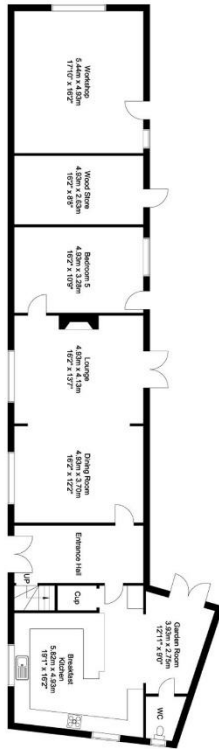
Approx  
35 sq m/373 sq ft  
Approx.



First Floor  
89 sq m/957.98 sq ft  
Approx.



Ground Floor  
146 sq m/1571.53 sq ft  
Approx.



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

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