



**Main Street**  
**Laneham, Retford**

**Offers Over £200,000**

# Main Street Laneham, Retford

Cosy ONE DOUBLE BEDROOM Grade II Listed Cottage

## Property Overview

- Dating Back to the 1700s, & Bursting with Character & Charm
- TWO RECEPTION ROOMS
- Study/ Games Room with Second Bedroom Potential
- Ample Storage Space Both Indoors & Outdoors
- Private Driveway Catering for Two Vehicles
- Southerly Aspect, Well Stocked Courtyard Garden
- Neighbouring Open Countryside on the Edge of the Rural Village of Laneham
- Council Tax Band: A EPC Rating: F

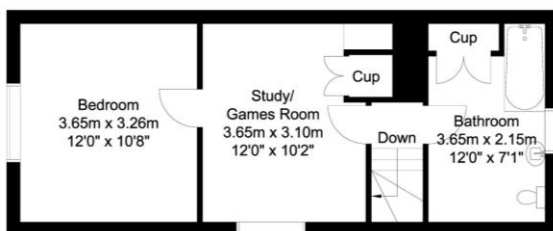


An excellent opportunity to acquire a cosy ONE DOUBLE BEDROOM Grade II Listed cottage, dating back to the 1700s, and bursting with character and charm. Boasting plentiful original features, and benefitting from full fibre ultra fast broadband, an oil Combi Boiler, secondary glazing to the ground floor, bar the kitchen, and double glazing to the first floor, the living accommodation briefly comprises of a dining room, lounge, kitchen, pantry, double bedroom, study/ games room with second bedroom potential, and a bathroom with ample storage. Further handy storage space resides in an adjacent utility room and sizeable store. Outside sees a private driveway catering for two vehicles, and a southerly aspect, well stocked courtyard garden. Neighbouring open countryside on the edge of Laneham, the property lends itself to a purchaser seeking a country life, with miles of walking and cycling routes on its doorstep. Enjoying close proximity to a traditional village pub, Willow Tree Cottage also boasts easy access to Retford via Grove Road, a Georgian market town renowned for offering a wealth of everyday amenities, restaurants, bars, leisure facilities, and excellent commuter links. Viewings are highly recommended to fully appreciate the characterful accommodation and rural village setting being offered for sale.

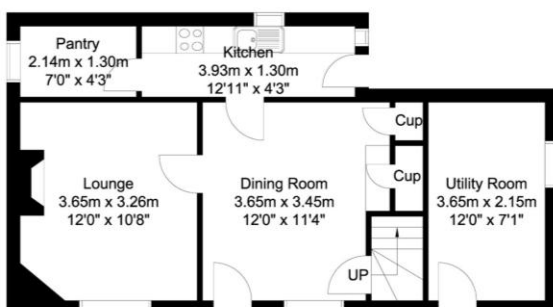
*Road links are served by the A1 & A57 which offer greater transport links throughout the UK. Train stations are located in Retford & neighbouring towns, providing direct lines to King's Cross in less than ninety minutes, & Edinburgh.*



**First Floor**  
35 sq m/376.73 sq ft  
Approx.



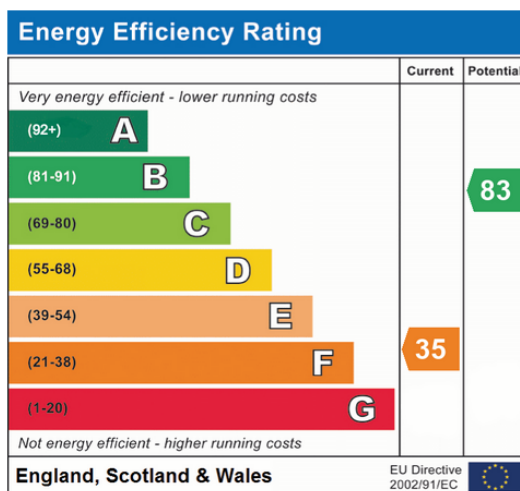
**Ground Floor**  
44 sq m/473.61 sq ft  
Approx.



**Outbuilding**  
11 sq m/118.40 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



**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.