Alexander Jacob
estate agents & company

Broadings Lane
Laneham, Retford

Offers Over £450,000

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

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www.alexanderjacob.co.uk

Broadings Lane
Laneham, Retford
Charming THREE DOUBLE BEDROOM Detached Period Property Measuring Approximately 173 Sq M.

Property Overview

- Detached Arts & Crafts Shop with Self-Contained Annexe or Airbnb Potential
- FOUR RECEPTION ROOMS
- Ample Storage Throughout
- Oversized Single Garage & Private Driveway Catering for Several Vehicles

A unique opportunity to acquire a charming THREE DOUBLE BEDROOM detached period property, dating back to the late 19th Century. The ample plot boasts a detached building, currently operating as an arts and crafts shop, which could be repurposed as a self-contained annexe or Airbnb, lending itself to a family that have relatives stay with them, or wish to make an additional income- Subject to the necessary planning consents. Boasting ample storage throughout, the substantial ground living accommodation briefly comprises of an entrance hall, characterful lounge, study/ versatile reception room, breakfast kitchen, adjoining dining room, sunny conservatory, utility room, pantry, and a handy ground floor WC. To the first floor, a sizeable landing gives access to the master bedroom, two further bedrooms, one having a dressing room with walk in wardrobe potential, and a generous family bathroom. Outside, parking is well catered for on a private driveway leading to an oversized single garage, with wrap around gardens measuring approximately 0.27 acres, showcasing well stocked borders, two summerhouses, a greenhouse and several seating areas. Neighbouring open countryside on the edge of the rural village of Laneham, the property is ideal for a growing family seeking a country life. Enjoying miles of walking, cycling and horse riding routes on its doorstep, and close proximity to a play park and traditional village pub, Fair View also boasts easy access to the Georgian market town of Retford via Grove Road. Retford is renowned for offering a wealth of everyday amenities, restaurants, bars, leisure facilities, and schools for all age groups. Rampton Primary School and Dunham-on-Trent C of E Primary School, both having most recently achieved good Ofsted ratings, are just a brief drive away. Viewings are highly recommended to fully appreciate the charm, business opportunity, and peaceful countryside setting being offered for sale.

- Wrap Around Gardens Measuring Approximately 0.27 Acres, Boasting Well Stocked Borders, Two Summerhouses, Greenhouse & Several Seating Areas
- Neighbouring Open Countryside on the Edge of the Rural Village of Laneham
- Easy Access to the Georgian Market Town of Retford
- Council Tax Band: F EPC Rating: E

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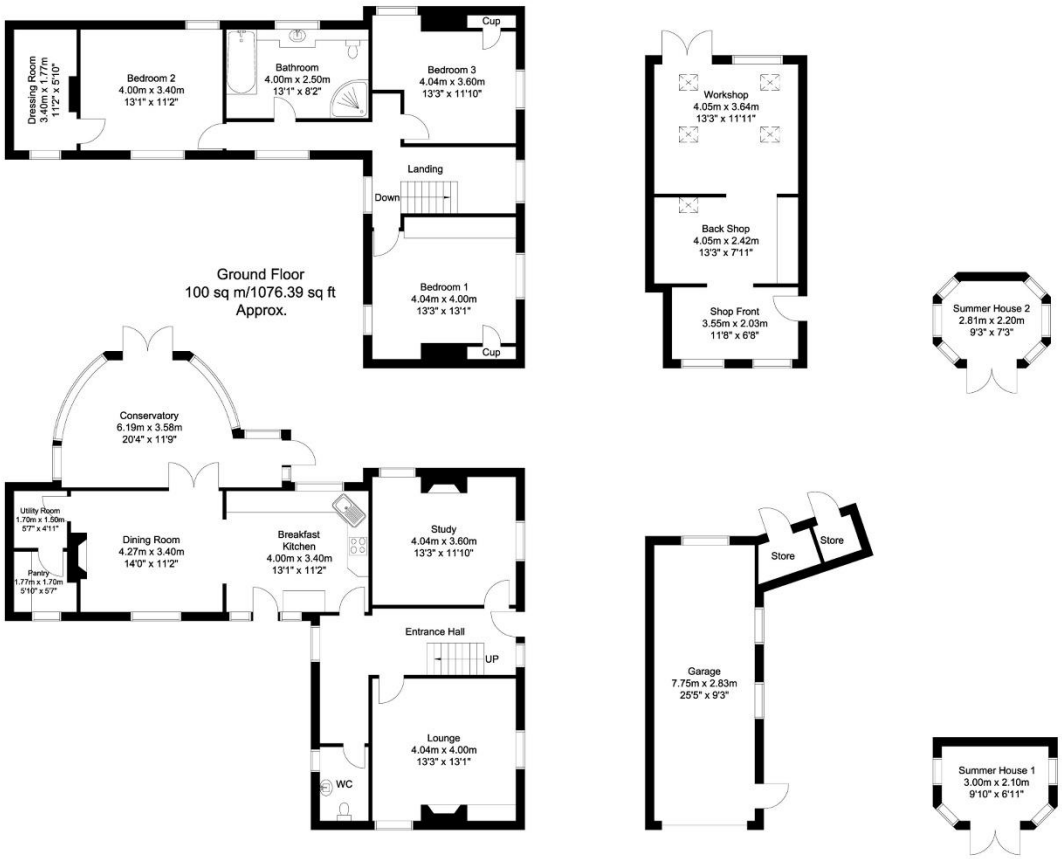
Road links are served by the A1 & A57 which offer greater transport links throughout the UK. Train stations are located in Retford & neighbouring towns, providing direct lines to King's Cross in less than ninety minutes, & Edinburgh.

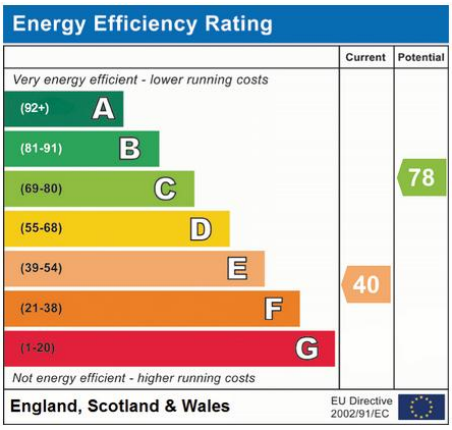
ALEXANDER JACOB
ESTATE AGENTS & COMPANY

First Floor
73 sq m/785.76 sq ft
Approx.

Outbuildings
69 sq m/742.70 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.