

# Penryn House, Retford Road, Woodbeck, Retford, Notts DN22 0JE



A rare opportunity to acquire a spacious five bedroom Detached house now requiring a full scheme updating and improvement to profitable individual requirements with useful outbuildings and set within grounds extending to 0.22Ha(0.56Acres).

Additional agricultural land located to the rear and extending to approximately 9.48 acres available by separate negotiation making it ideal for those with equestrian or livestock interests.

The accommodation with period features .double glazing comprises Reception hall, three reception rooms, kitchen, Walk in pantry, porch, Five bedrooms outbuildings, gardens, parking is within convenient travelling distance of the areas major towns and cities

Retford 5.9miles, Tuxford 7 miles. Gainsborough 11 miles, Newark 19.6 miles, Lincoln 15.6 miles, Nottingham 37.9miles.A2 Markham Moor 7.2 miles  
(All mileages are approximate)

For sale by informal tender guide price of £300,000.Tenders writing to be received by 12 noon Friday 20th May 2022  
(Unless sold previously).Tender documents and information are available from the agents office.

Gamston Wood  
Farm  
Upton Retford  
Nottinghamshire  
DN22 0RB

t: 01777 717559  
m: 07540578530

e: [info@silcockandpartners.co.uk](mailto:info@silcockandpartners.co.uk)

[www.limeliving.co.uk](http://www.limeliving.co.uk)

[www.silcockandpartners.co.uk](http://www.silcockandpartners.co.uk)



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## LOCATION

Woodbeck is a small rural village. Local shop, primary school, garage & public house are located at nearby Rampton village. Doctor's surgeries are located at nearby North Leverton & Tuxford. A further range of shops and facilities are located at Retford & Tuxford. Local train stations are located at Retford providing a direct main line service to London King's Cross (Approx 90mins). Nottingham East Midlands airport and Doncaster Robin Hood airport. The village is conveniently situated within easy commuting distance of the historic cathedral city of Lincoln.

## DIRECTIONS

The property is easily found when leaving Retford along the A638 turn right at the mini roundabout onto Grove Road, signposted to Rampton follow the road until the village of Woodbeck is reached and the property will be found located on the left hand side identified by our sale board.

## ACCOMODATION

Side entrance door

Reception Hall.

Lounge 5.55m (18' 2") max into bay window x 4.52m (14' 9") – Modern tiled fireplace, two radiators,

Former Sales Shop 5.29m(17' 4") x 4.11m(13' 5")-Pine fire surround with cast iron grate, radiator,

Dining/Snug 5.49m (18') x 3.62m (11'10") - Stone style fireplace, cupboard housing oil fired boiler (Not Checked)

Walk in Pantry

Kitchen 5.58m (18' 3") x 3.20m (10' 5") – Double drainer sink unit, cupboards.

Bathroom 3.10m x 1.82

Side Porch 2.01m (6' 7") x 3.10m (10' 2")

Stairs from side reception hall to First floor landing walk in store cupboard

Bedroom 1(Front) 4.22m (13' 10") x 2.41m (7' 10") - radiator. Picture rail

Inner Hall- Louvered door cupboards, built in airing cupboard with lagged tank, access to roof

Bedroom 2 (Front)) 4.55m(14' 11) x 3.57m (11' 8")max into Upvc bay window –Cast iron fireplace, picture rail:

Bedroom 3 (Side) 4.21m (13' 9") x 2.77(9' 1") – Built in airing cupboard

Bedroom 4 (Rear) 5.48m (17' 11" x 3.86m (12' 7") - Built in cupboard

Bedroom 5(Side) 3.44m (11' 3") x 2.19m (7' 2")

## THE GARDENS AND GROUNDS

The property has a driveway serving Range of brick and block outbuildings. Small dilapidated brick built store, parking areas to driveway and rear. Front garden and former side orchard. The plot extends to approximately 0.22Ha (0.56acres)

Gross internal floor area approx 185.5m<sup>2</sup> (1996 ft<sup>2</sup>)

Additional approx 9.48Acres of Agricultural Land located to the rear and currently held under a Farm Business Tenancy maybe available by separate negotiation. Further Details on request.



## General Remarks

### Tenure

The property is understood to be freehold

### Services

Mains, water, electricity, are understood to be installed. Oil fired central heating system not checked or tested. Drainage is to a septic tank. Services have not been checked or tested and purchasers should make their own enquiries.

### Method of Sale

The property is to be sold by way of informal tender with a guide price of £300,000. Tenders in writing to be received by 12 noon Friday 20<sup>th</sup> May 2022 (Unless sold previously). Tender documents and information are available from the agents office.

### Plans, Areas & Schedules

These have been provided as accurately as possible from OS Data Sheets. These are published for your convenience and whilst they are believed to be accurate this is not guaranteed, nor will they form part of any contract for the sale plan.

### Easements and Rights of Way

The land is sold subject to and with benefit of all rights of way whether private or public, drainage, water, electricity and any other rights, easements, wayleaves etc whether referred to or not in these particulars.

### Special Notice

The Orchard area of the property and agricultural land will be subject to a claw back provision in respect of future residential development of 25% for a period of 30 years.

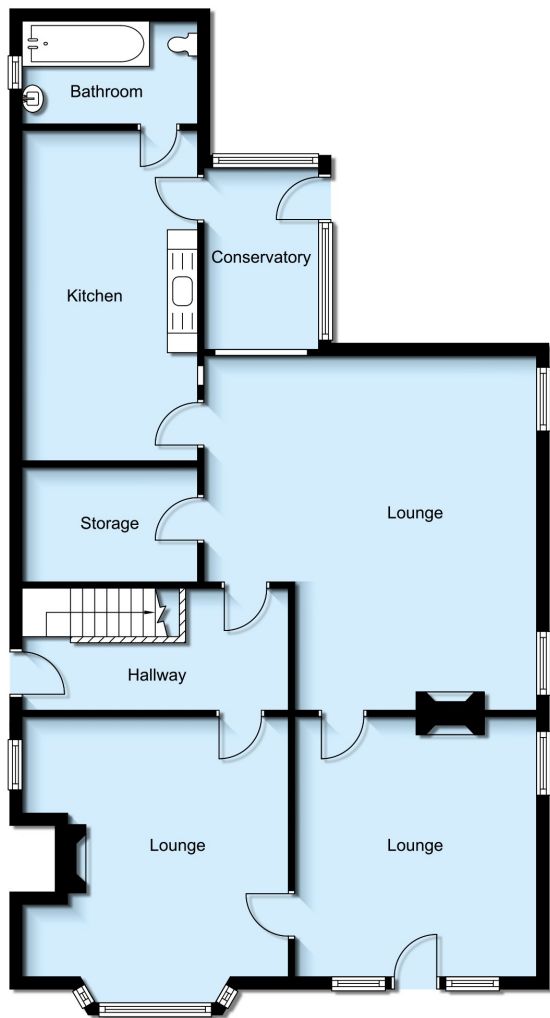
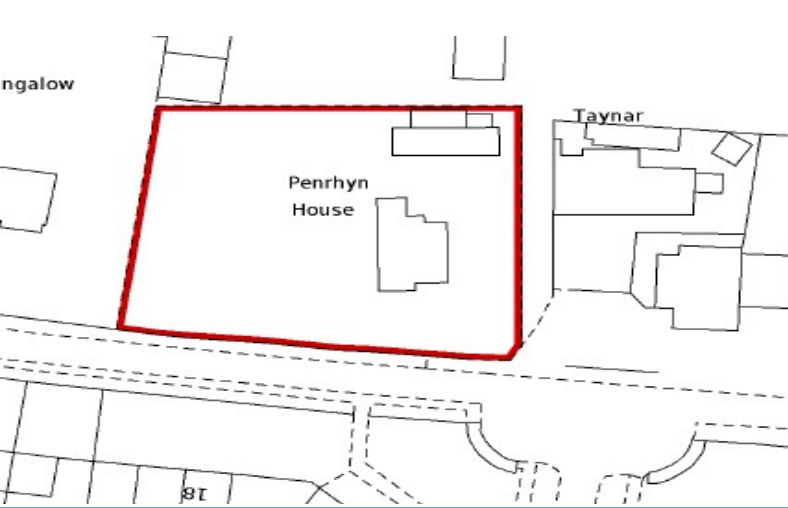
Viewing- All viewing will be accompanied at own risk.

### EPC Rating Certificate

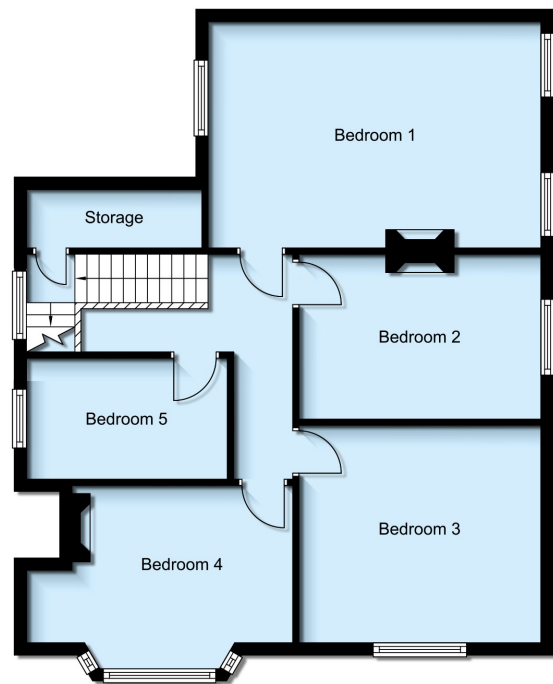
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61   D
39-54	E		
21-38	F	21   F	
1-20	G		

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Ground Floor



First Floor

Illustration for identification purposes only, not to scale.

**Purchasing This Property**

If you are interested in making an offer on this property, please contact us at your earliest convenience. Failure to do so could result in losing the property or costs being incurred unnecessarily. In order to help our Clients decide on the acceptability of any offer you might make, we will need to obtain from you certain details and information. Although some of this can be taken over the telephone, you will be asked to make an appointment with our Independent Mortgage Advisor. Purchasing a house can be complex and stressful. We try very hard to make the transaction as smooth and trouble free as possible for Purchasers by guiding them through the process at every stage, including assisting them with their mortgage arrangements. If you are making cash offer, we shall require confirmation of the source and availability of your funds in order that our client may make an informed decision.

**Money Laundering Regulation 2003**

Prospective purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing a sale. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors. These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any warranty or representation in respect of the property.