



Mattersey Road, Ranskill, DN22 8NH

Offers Over **£800,000**

****THREE BEDROOM DETACHED FARMHOUSE & SELF-CONTAINED TWO BEDROOM BARN CONVERSION**** A scenically situated THREE BEDROOM detached farmhouse, dating back to the 19th Century, and sympathetically modernised over the years. With panoramic views of open fields and farmland, and large windows capturing an abundance of natural light, the main residence briefly comprises a southerly aspect entrance, sitting room, generous lounge, garden room, kitchen diner, utility room, ground floor WC, master bedroom enjoying fitted wardrobes and a WC en suite, two further bedrooms benefitting from ample storage, and a well- appointed family bathroom. Further accommodation lies in a characterful yet contemporary self-contained TWO BEDROOM barn conversion, lending itself to a family who have relatives stay with them, teenagers that require a space of their own, or may wish to make an additional income- Subject to the necessary consents. Plentiful space and infrastructure also exist to allow the purchaser to convert the double-length garage, large barn and outdoor store into additional accommodation- Subject to the necessary planning consents. Resting on approximately 0.88 acres, and approached via a sweeping private driveway, the manicured grounds offer plentiful parking, abundant lawns with a variety of trees and planting, several seating areas, and a fishpond. Quietly situated in a rural setting in the sought-after village of Ranskill, the secluded plot boasts a prime location for commuting to Bawtry, Blyth and Retford via the A638, all hosting a wealth of everyday conveniences, bars, restaurants, leisure facilities, and schools for all age groups. Additionally, Queen Elizabeth's Grammar School in Gainsborough is well within proximity. Ranskill itself is a well-served location, hosting a Post Office/ convenience store, popular village pub, playpark, and Ranskill Primary School, which has most recently received a good Ofsted rating.









- ****APPROXIMATELY FOUR ACRES OF ADDITIONAL LAND ARE AVAILABLE UNDER SEPARATE NEGOTIATION- MAY BE SUBJECT TO A CLAWBACK AGREEMENT****
- Scenically Situated **THREE BEDROOM** Detached Farmhouse Dating Back to the 19th Century
- **THREE RECEPTION ROOMS**
- Characterful yet Contemporary Self-Contained **TWO BEDROOM** Barn Conversion
- Existing Double-Length Garage, Large Barn & Outdoor Store with Further Scope for Conversion- Subject to the Necessary Planning Consents
- Panoramic Views of Open Fields & Farmland
- Manicured Grounds Measuring Approximately 0.88 Acres, Offering Abundant Lawns & Several Seating Areas
- Quietly Situated in a Rural Setting in the Sought-After Village of Ranskill
- Easy Access to Bawtry, Blyth & Retford via the A638

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: G

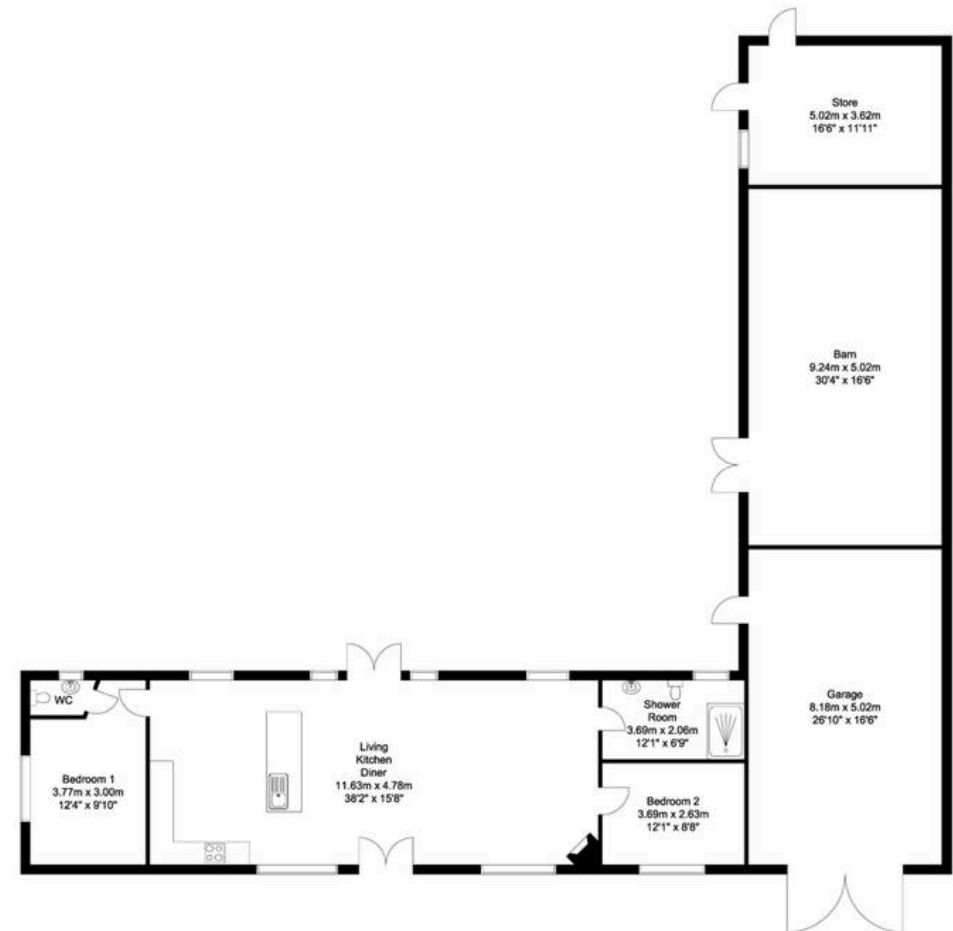
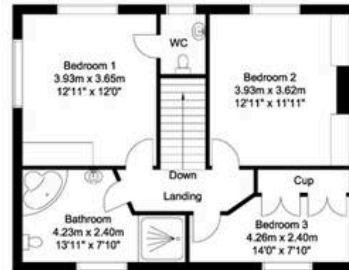
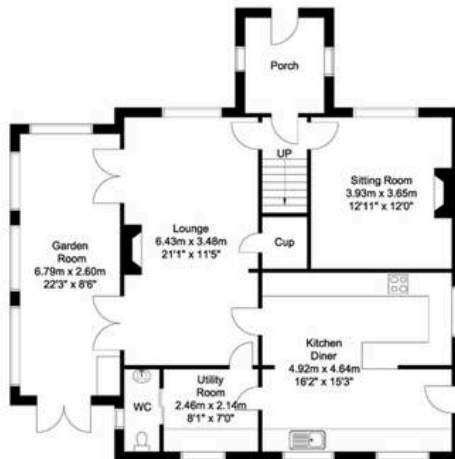




Ground Floor
97 sq m/1044.09 sq ft
Approx.

First Floor
55 sq m/592.01 sq ft
Approx.

Annexe/Outbuilding
196 sq m/2109.72 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..