



Retford Road

Tuxford, Newark, NG22 0NW

£625,000



This stunning newly extended and renovated detached house offers a perfect blend of modern living and spacious comfort. With four generously sized bedrooms, this property is ideal for families seeking a welcoming home. The two well-appointed reception rooms provide ample space for relaxation and entertaining, ensuring that there is room for everyone to enjoy.

The house boasts two contemporary bathrooms, designed with both style and functionality in mind, catering to the needs of a busy household. The thoughtful layout of the property maximises natural light, creating a warm and inviting atmosphere throughout.

One of the standout features of this home is the extensive parking available for up to approximately six vehicles, making it a practical choice for those with multiple cars or for hosting guests. The surrounding area of Tuxford offers a delightful community feel, with local amenities and schools within easy reach, making it an excellent location for families.

This property represents a fantastic opportunity to acquire a modern home in a desirable area, combining convenience with a touch of elegance. This house is sure to impress.



Description

The original Brickyard Cottage has been renovated and extended to an exceptional standard by a local renowned builder, creating a four double bedroom, two reception rooms, two bathrooms, cloak room and utility room whilst blending timeless character with refined modern craftsmanship. Throughout the property, solid oak doors set the tone for quality, their warm grain complementing the cottage's traditional masonry and adding a sense of enduring elegance. Beneath the floors, a discreet underfloor heating system provides consistent, efficient comfort, allowing each room to maintain its historic charm without the intrusion of radiators to the ground floor.

Bespoke joinery is featured at every turn, from hand-crafted cabinetry and built-in storage to custom made Oak sliding doors, all tailored to maximise space and functionality while elevating the cottage's aesthetic. The renovation preserves the soul of the original building while introducing premium materials and thoughtful design, resulting in a home that feels both authentically historic and unmistakably high-end.

Entrance

Upon entering the property through the front door into the under floor heated tiled hallway with bespoke cabinetry and Oak coat unit, understairs storage and access to all rooms to the ground floor.

Kitchen / Diner 23'1" (11'8") x 21'9" (11'8") (7.05m (3.57m) x 6.65m (3.58m))

This kitchen showcases a beautifully executed, high-quality renovation with a blend of traditional bespoke craftsmanship and modern elegance. Soft earth green, muted cabinetry in a classic shaker style creates a calm, timeless aesthetic, complemented by polished cup handles and understated detailing, benefiting from integral fridge / freezer and dishwasher. The central island, crafted from natural oak with panelled joinery adds warmth and texture while serving as a focal point for the room with additional breakfast seating and drinks fridge underneath. Quartz worktops run throughout, giving a clean, refined finish that brightens the space. Three pendant lights with ribbed glass shades hang above the island, adding a touch of contemporary character and drawing attention to the room's symmetry. A six ring, double oven and warming drawer is framed neatly by built-in cabinetry, while the farmhouse-style ceramic double Belfast sink beneath the window enhances the cottage feel. The exposed timber beam overhead adds an authentic rustic feature, tying the new elements back to the building's original charm.

The tiled flooring, with its natural stone tones, grounds the space and pairs seamlessly with the cabinetry and woodwork. Overall, the room reflects thoughtful craftsmanship, bespoke joinery, and premium materials—an elegant, high-standard renovation that respects the cottage's heritage while elevating its functionality and style.

Reception Room 19'0" x 17'11" (5.81m x 5.48m)

The reception room is a spacious, modern-yet-rustic living space with a blend of contemporary design and traditional elements. The rooms focal points is the red-brick chimney breast with a recessed fireplace alcove and stone stepped hearth housing a modern multi fuel burning stove and the striking exposed wooden ceiling beam which stretches across the room, adding character and a barn-style touch. The room is a bright living space with dual windows to the front aspect and large patio doors over looking the South facing rear garden.

Utility Room 8'7" x 7'10" (2.63m x 2.39m)

The utility room is entered off the hallway and in keeping with the kitchen there is range of bespoke units; an additional larder cupboard and base units housing the Belfast sink with quartz work surfaces, plumbing for a washing machine, extractor and front facing window.

Ground Floor Cloak Room 5'7" x 5'0" (1.71m x 1.53m)

The cloak room features a traditional high-level cistern, mounted high on the wall with an exposed flush pipe descending to the pan. The elevated header tank adds a charming vintage character, complete with classic metal brackets and a pull chain that gives a satisfying, old-world feel. This heritage detail brings authenticity and nostalgia to the space, while the surrounding finishes traditionally styled highlight the unique blend of period charm and contemporary comfort with a Burlington ceramic sink, extractor and part tongue and groove walls.

Stairs & Landing

The split stair case leads to the first floor with carpet, Oak wooden spindles, window over looking the rear fields and original external exposed brick work as a feature wall leading to the first floor where there is a substantial storage cupboard with carpet and Oak door.

Master Bedroom & En Suite 18'2" (13'1") x 13'9" (13'0") (5.54m (3.99m) x 4.20m (3.97m))

The master bedroom is a generous double bedroom entered through an Oak door with carpet, radiator with TRV for comfort, two Velux windows and access to the en suite shower room.

The en suite has a walk in shower cubicle with a rain shower, glass opening door, combi towel and radiator rail, soft closing toilet and a sink encased in a vanity unit with drawers and spot lights to either side. The Velux window allows the natural light to flood within.

Bedroom Two 11'9" x 11'9" (3.60m x 3.60m)

A double bedroom front facing over looking the fields with an Oak door, carpet, radiator with TRV and centre ceiling light and wall mounted TV socket.

Bedroom Three 11'7" x 12'0" (3.55m x 3.68m)

A double bedroom front facing with an Oak door, carpet, radiator with TRV and centre ceiling light and wall mounted TV socket.

Bedroom Four 11'8" x 8'8" (3.57m x 2.66m)

A double bedroom rear facing with an Oak door, carpet, radiator with TRV and centre ceiling light and wall mounted TV socket.

Family Bathroom

The family bathroom comprises of a white traditional bathroom suite, bath with retractable shower hose, wc and hand basin and a double walk in shower cubicle with an over head rain shower, part tiled walls and floor and wood tongue and groove panelling.

Outside

To the front of the property you approach Brickyard Cottage along the private gated driveway for several cars, leading to the block paved driveway to the tandem garage. A dwarf perimeter wall separates the driveway from the house to the front with external wall lights. To the rear of the property there is a good size garden, with lawn, shrubs and borders with views over looking the fields. Outside electrics and cold water supply to the rear of the property.

Garage

Then tandem Oak framed garage allows for undercover parking for one vehicle and the potential to convert the open plan side area into what ever you desire; a work from home office, games area, outdoor living area.

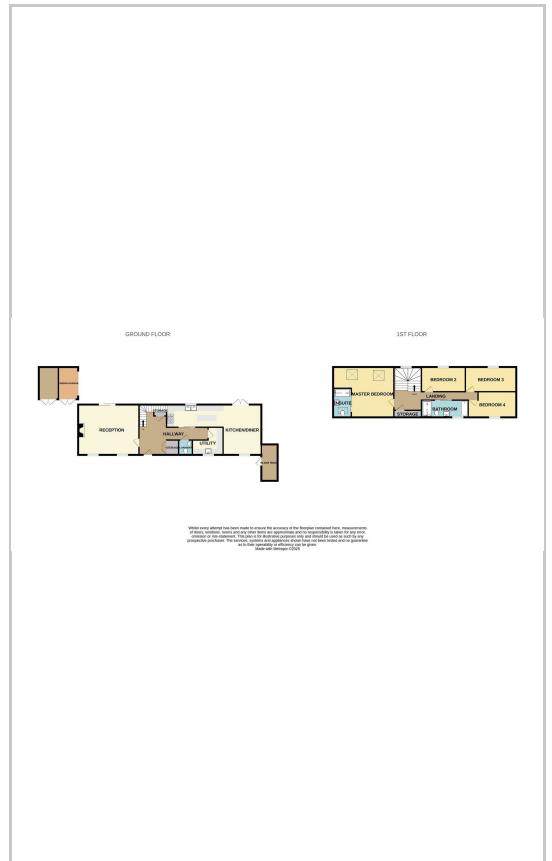
Additional Benefits

The property benefits from additional land being a possibility to purchase at an additional cost. There is underfloor zone heating through out the ground floor and air source heat pump.

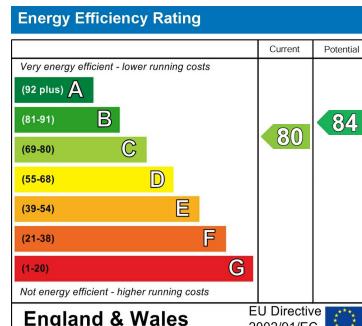
Area Map



Floor Plans



Energy Efficiency Graph



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