



Hallgarth House, 22 Main Street,
Hayton, DN22 9LL



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£775,000

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Hallgarth House is a substantial family home, occupying grounds of approximately three acres and nestled in the heart of the rural village of Hayton. Built in the early 1990s, the property features ample living accommodation consisting of three formal reception rooms, a contemporary dining kitchen, utility room and w.c, four bedrooms (one of which benefits from an en-suite bathroom), and a house bathroom. The aforementioned grounds are ideally suited for equestrian purposes; featuring a substantial brick-built stable block with concrete apron, a field shelter, hay barn, and paddock-land.





ENTRANCE LOBBY

2.11m x 1.37m (6.9ft x 4.5ft)

Composite double-glazed side entrance door with matching sidelight.

RECEPTION HALL

3.65m x 2.69m (12ft x 8.8ft)

Stairs leading to the first floor, full-length uPVC double-glazed window to front aspect, double panel radiator.

SITTING ROOM

5.36m x 4.77m (17.6ft x 15.6ft)

An excellent-sized reception room with solid wood flooring, television point, coving to ceiling, two single panel radiators, substantial brick fireplace with 'Arrow' cast iron multi-fuel stove within and decorative truss-work, sliding patio door leading into:

GARDEN ROOM

5.25m x 2.57m (17.2ft x 8.4ft)

Tiled floor covering, double-glazed windows to rear and right aspects, column style radiator, double-glazed French doors to rear aspect.

DINING ROOM

3.59m x 3.46m (11.8ft x 11.4ft)

Upvc double glazed rectangular bay window to front aspect, timber effect floor covering, double panel radiator, moulded coving to ceiling.

BREAKFAST KITCHEN

5.57m x 5.54m (18.3ft x 18.2ft)

Fitted with a range of contemporary base and wall units consisting of soft-close cupboards and drawers underneath solid quartz work surfaces with matching upstands. The units have been consciously fitted to include a full-height larder unit with drawers, a corner unit with pull-out storage, cutlery/utensil drawers and substantial pan storage. Appliances include a dishwasher, as well as an extractor hood with space and supply underneath for a dual-fuel range cooker. The kitchen also has space and supply for an American-style fridge freezer, two column style radiators, uPVC double glazed window to rear aspect, an under-mounted sink with chrome mixer tap, ceiling-mounted downlights, a decorative brick-built bread oven.

UTILITY ROOM

2.94m x 2.75m (9.6ft x 9ft)

Fitted with a further range of base, tall and wall units with roll-top work surfaces. Space and plumbing for a washing machine and tumble dryer, stainless steel sink and drainer with pull-out mixer tap, double glazed window to left aspect and matching door to left, column-style radiator, cupboard housing 'Worcester' gas-fired central heating boiler, laundry cupboard with chute.

STUDY

2.74m x 2.11m (9ft x 6.9ft)

Upvc double glazed window to right aspect, timber effect floor covering, panel radiator, hatch accessing roof space.

W.C.

1.94m x 1.8m (6.4ft x 5.9ft)

Low-level flush w.c., circular wash hand basin with toiletry storage below, tiled walls to right aspect, uPVC double glazed window to right aspect.

PLAY ROOM

6m x 4.98m (19.7ft x 16.3ft)

The garage has been converted to create a useful reception space with two uPVC double glazed windows to the left aspect, timber effect laminate floor covering, a bar area with a range of solid wood shelving and work surfaces, bar seating, hatch accessing roof space, column style radiator.

1ST FLOOR-GALLERIED LANDING

3.77m x 3.77m (12.4ft x 12.4ft)

Panel radiator, upvc double glazed window to front aspect, coving to ceiling, cupboard housing hot water cylinder tank, laundry cupboard with chute.

BEDROOM ONE

5.54m x 3.58m (18.2ft x 11.7ft)

Upvc double glazed window to rear aspect, panel radiator, ceiling mounted downlights.

EN-SUITE BATHROOM

3.4m x 2.28m (11.2ft x 7.5ft)

Four-piece suite consisting of a walk-in shower enclosure with mains fed shower above, panel bath, low-level flush w.c. and a wash hand basin with toiletry storage below. Fully tiled walls with complementary tiled floor covering, chrome ladder style towel radiator, uPVC double glazed window to left aspect, laundry cupboard with chute.





**NEWTON
FALLOWELL**



**NEWTON
FALLOWELL**

BEDROOM TWO

4.11m x 3.7m (13.5ft x 12.1ft)

Upvc double glazed window to rear aspect, panel radiator.

BEDROOM THREE

3.67m x 3.22m (12ft x 10.6ft)

Upvc double glazed window to front aspect, double panel radiator, hatch accessing roof space, storage cupboard.

BEDROOM FOUR

3.58m x 3.43m (11.7ft x 11.3ft)

Upvc double glazed window to front aspect, panel radiator, coving to ceiling.

BATHROOM

2.94m x 2.92m (9.6ft x 9.6ft)

Four-piece suite consisting of a fully tiled shower enclosure, freestanding roll-top bath with handheld shower attachment, pedestal wash hand basin and a low-level flush w.c. Upvc double-glazed obscure window to rear aspect, wall-mounted extractor fan, ceiling-mounted downlights, tiled floor covering.

GARDENS & GROUNDS

The property can be accessed through a pair of wrought iron gates, which lead to a brick-paved courtyard providing ample off-road parking. This leads to the front entrance door, and forms a driveway leading along the left aspect of the property to the rear garden, stable block and land. The garden to the rear features both a lawned area and a raised decked area. The remainder of the plot features paddock areas suitable for horses, and a further raised seating area in the centre of the land. A gate to the furthest rear boundary provides direct access to byways.

OUTBUILDINGS-TACK ROOM

3.86m x 1.81m (12.7ft x 5.9ft)

Power and light, door accessing courtyard area of stable block.

STABLE ONE

3.87m x 2.81m (12.7ft x 9.2ft)

STABLE TWO

3.87m x 2.82m (12.7ft x 9.3ft)

STABLE THREE

3.87m x 3.03m (12.7ft x 9.9ft)



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HAY BARN

5.05m x 3.87m (16.6ft x 12.7ft)

TENURE

Freehold

COUNCIL TAX

Band F

SERVICES

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

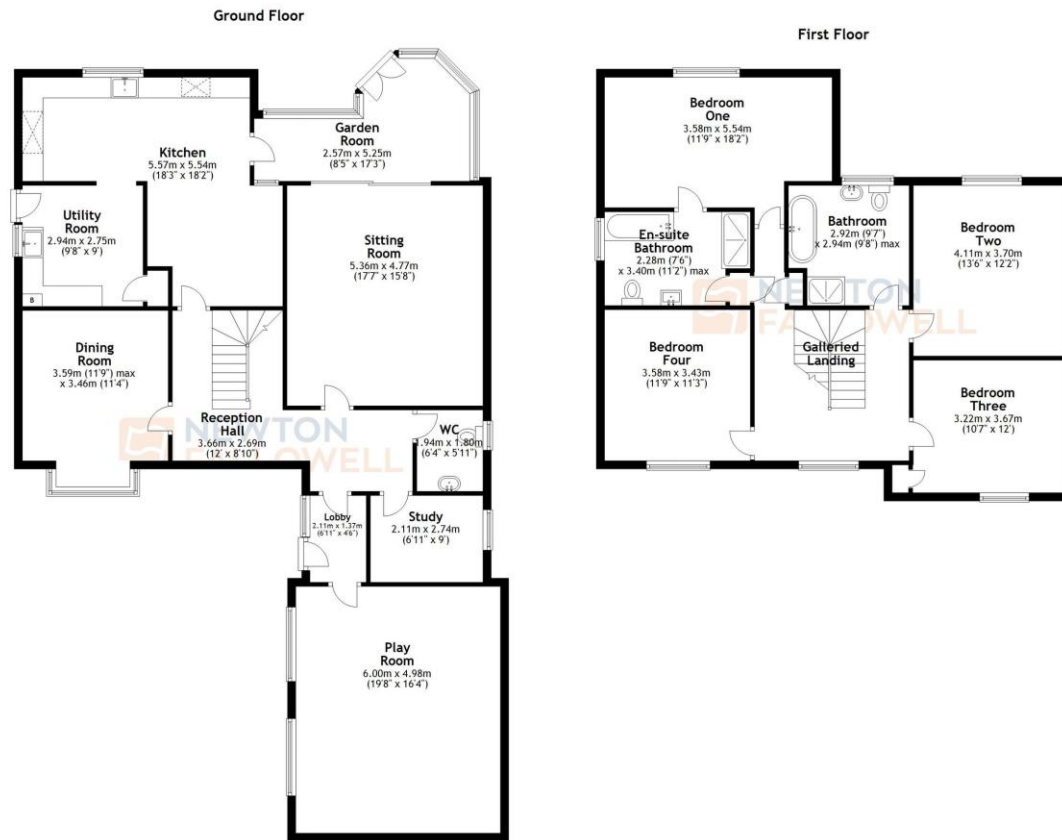
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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing.





Floorplan



Total area: approx. 235.8 sq. metres (2538.0 sq. feet)



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