



ROWAN HOUSE, EGMANTON
PRICE GUIDE £625,000 TO £650,000



ROWAN HOUSE

BURNMOOR LANE, EGMANTON
NEWARK, NG22 0HE

DESCRIPTION

A unique and substantial detached family home set amongst attractive and well stocked gardens. The property could provide living for multi-generational occupation or indeed a separate annexe for an elderly relative or teenager. The property was built in the mid 1990's and designed by the current owners and is being sold for the first time since newly built. There is a large family room with vaulted ceiling and a well-appointed open plan kitchen dining family room. There is a guest suite with en suite facilities as well an additional family bathroom.

The property provides ample parking and is located in this favoured village of Egmanton.

LOCATION

Rowan House is situated in the highly regarded village of Egmanton, an historic village set amidst gently undulating North Nottinghamshire countryside.

The village is largely protected by Conservation Area status and situated nearby is a scheduled ancient monument, being the remains of a former motte and bailey castle.

Local amenities of the small town of Tuxford are on hand where there are good education establishments of Tuxford Academy and Tuxford Primary Academy together with a range of shops, convenience stores, post office, doctor's surgery etc.

The village is ideally placed for accessing the areas excellent transport links. Commuting on the A1 is convenient with access points at Tuxford and Markham Moor. Both Retford and Newark have direct rail services into London Kings Cross (approx. 1hr 30 mins from Retford and less from Newark). Leisure amenities and educational facilities (both state and independent) are well catered for.

DIRECTIONS

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ACCOMMODATION

Covered entrance with stone steps up to the part glazed front door with front aspect double glazed window into

ENTRANCE HALL 10'5" x 8'9" (3.21m x 2.72m) limestone tiled flooring, moulded skirtings, ornate corning, dog legged turning staircase to gallery landing. Under stairs storage, double doors into

SITTING ROOM 22'2" x 13'6" (6.78m x 4.13m) measured to front aspect double glazed bay window. Rear aspect double glazed window and French doors into the garden. Feature sandstone fireplace with raised slate hearth and fitted log burner, moulded skirtings, ornate corning and ceiling rose. TV point.

DINING ROOM 12'2" x 11'5" (3.73m x 3.50m) two front aspect double glazed windows. Ornate corning, full fibre broadband point, exposed ceiling timber which opens to



KITCHEN BREAKFAST ROOM 20'10" x 10'0" (6.13m x 3.06m)
Breakfast Area large double glazed picture window overlooking the garden, limestone tiled flooring and this in turn leads to the Kitchen Area rear aspect double glazed window. Well-appointed cream coloured base and wall mounted cupboard and drawer units. Space for range style cooker. Inset stainless steel sink drainer unit with mixer tap, integrated dishwasher and fridge. Ample quartz working surfaces with matching upstand. Part wood working surfaces with breakfast bar. Limestone tiled flooring. Recessed lighting, brick faced walls.

INNER HALLWAY double glazed door into the garden.

LARGE WALK-IN PANTRY with shelving, tiled floor, recessed lighting.

SHOWER ROOM 5'9" x 4'5" (1.80m x 1.38m) full width walk-in shower cubicle with glazed screen and mains fed shower with raindrop shower head. Pedestal hand basin with mixer tap, low level wc, wood grain effect tiled flooring, part tiled walls, extractor and recessed lighting.

SCULLERY 14'7" x 8'3" (4.47m x 2.53m) range of matching wall and base cupboards, space for upright fridge freezer and working surfaces with matching splashback. Limestone tiled flooring. Step down to





UTILITY ROOM 16'10" x 8'2" (5.18m x 2.50m) with double glazed door into the garden. Two front aspect double glazed windows. An extensive range of cream coloured base and wall mounted cupboard and drawer units. Stainless steel sink drainer unit with mixer tap, space and plumbing for washing machine and additional appliance, ample working surfaces, matching tiled flooring, recessed lighting.

OFFICE 9'9" x 8'3" (3.03m x 2.54m) two double glazed windows to the front with views to fields beyond. A range of built-in office furniture with drawers, cupboards and working surface, TV point.

FAMILY ROOM 17'5" x 16'2" (5.34m x 4.94m) large, vaulted ceiling with high level double glazed window and sliding patio doors leading into and overlooking the garden. Three double glazed raised Velux windows. Rustic brick fireplace with raised tiled hearth and fitted wood burner. Recessed lighting, TV point, limestone tiled flooring. Steps up to

glazed windows with the front offering fields views. **Dressing Room 9'10" x 6'3" (3.04m x 1.92m)** with a range of floor to ceiling built-in wardrobes with ample hanging and shelving space. Please note there is a return door to the landing so this could be an additional bedroom or potential en suite to the master bedroom.

GUEST BEDROOM TWO 10'10" x 12'2" (3.35m x 3.70m) measured to front of range of floor to ceiling built-in wardrobes with ample hanging and shelving space. Two front aspect double glazed windows with views to the fields. Period skirtings, cornicing. Door to

EN SUITE SHOWER ROOM corner fitted tiled enclosed shower cubicle with mains fed shower and raindrop shower head. Low level wc, pedestal hand basin, mixer tap. Part tiled walls, wall mounted mirror, recessed lighting and extractor.

BEDROOM THREE 11'4" x 10'0" (3.48m x 3.06m) two rear aspect double glazed windows with views to the garden. Built-in floor to ceiling double wardrobe, cornicing and access to large roof void which is boarded, light and ladder, this offers scope for additional accommodation, subject to planning, if required.

FAMILY BATHROOM 10'9" x 6'8" (3.31m x 2.08m) rear aspect obscure double glazed window. Four piece white suite of panel enclosed bath with mixer tap and handheld shower attachment, separate walk-in shower cubicle with glazed screen, mains fed shower with raindrop shower head. Circular sink with mixer tap and space below for cupboards. Low level wc. Built-in airing cupboard with slimline unvented electric water system. Tiled flooring and walls, recessed lighting, extractor and chrome towel rail radiator.



FIRST FLOOR

BEDROOM FOUR 17'2" x 11'1" (5.24m x 3.35m) front aspect Velux double glazed window and side aspect double glazed window with views to open fields. Eaves storage cupboard, recessed lighting, moulded skirtings, door to

MEZZANINE SITTING AREA 12'4" x 7'8" (3.78m x 2.37m) with Velux window to the side and railings overlooking the family room.

From the Entrance Hall is a dog legged turning staircase to

FIRST FLOOR

GALLERY STYLE LANDING two double glazed windows overlooking the front and fields beyond. Orate cornicing, moulded skirtings.

BEDROOM ONE 13'6" x 10'7" (4.13m x 3.25m) dual aspect to front and side with four double

OUTSIDE

The front is screened by fencing and high hedging, double wrought iron gates giving access to the driveway which is pebbled for low maintenance and provides parking for several vehicles.



Electric points, hot and cold taps and CCTV is installed.

The front garden is well stocked with a good selection of established shrub, flower beds and borders. External lighting, side patio and path to the front.

Pedestrian access to the rear and side gardens which are undoubtedly one of the main features of the property, screened to all sides with high hedging. There is a southerly facing patio with external lighting. The gardens are well manicured, well stocked and established with good areas of sculptured lawn, matching sculptured shrub, flower beds and borders. Raised seating area by way of a pagoda. Ornamental pond as well as another rear patio to the rear with steps up to the higher patio, which is pebbled, Gate to the rear courtyard with a range of four brick built outbuildings with power and lighting.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised by Newark & Sherwood Council that this property is in Band E.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

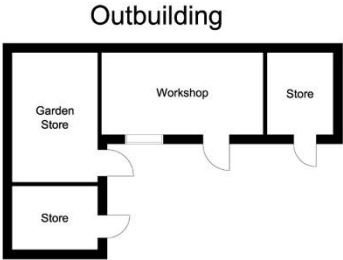
Viewing: Please contact the Retford office on 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

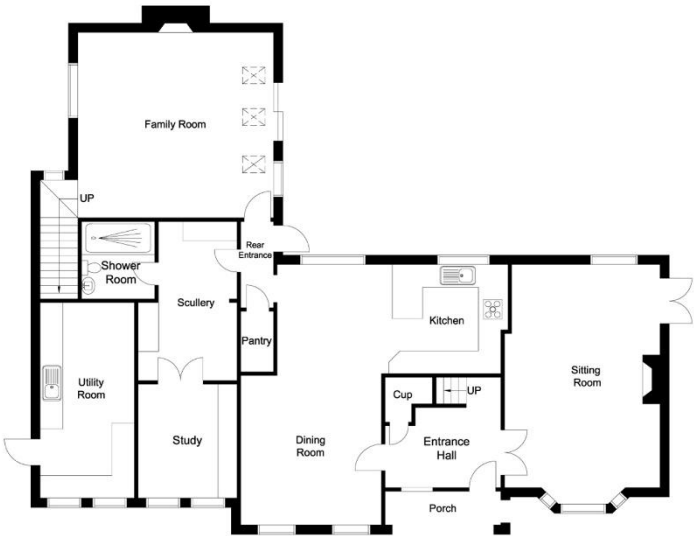
These particulars were prepared in May 2026.



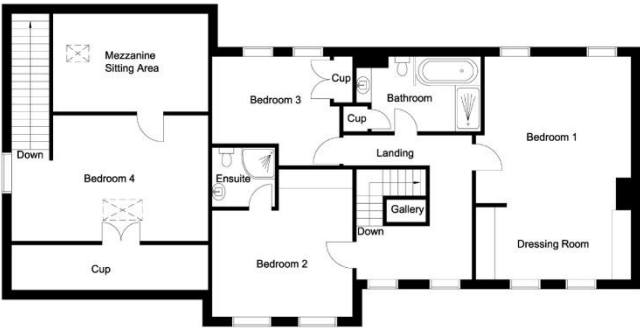
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



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No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.
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