



Substantial 14 bedroom Grade II listed hall

Haygarth House, Babworth, Retford, Nottinghamshire, DN22 8ES



Grand hall • Reception rooms • Games room • Office
Dining room • Kitchen breakfast room 14 bedrooms (5 en suite) including a self-contained three bedroom apartment • Cellar • 2 Cottages • Stabling for over 60 horses • Fenced paddocks • Two garages • About 7.85 acres plus option to rent more • Potential for alternative uses, subject to planning • Proximity to Retford

Situation

Babworth is a small village on the outskirts of the busy market town of Retford which has an excellent range of amenities and a thriving local market three times a week, as well as main line rail access to London (Kings Cross from 1hr40mins) and to Edinburgh (from 3hr15mins) by train. Ranby House Nursey and Preparatory School is approximately two miles away, Worksop College lies within approximately 8 miles and Barlborough Hall School is approximately 15 miles away to name a few of the excellent schools in close proximity. For commuting further afield the A1 is accessible at nearby Markham Moor whilst the A57 gives access east to the historic Cathedral city of Lincoln, west to Sheffield and the A614 to Nottingham.

Description

Haygarth House is an impressive Grade II listed 14 bedroom hall, which was the former Rectory to All Saints Church, aggrandised in the late 18th and 19th century, the property offers 10,000 square feet of accommodation over three floors.

The property benefits from a three bedroom self-contained apartment and two cottages in the grounds. Formerly the home of a successful racing yard and stud farm, there is stabling for over 60 horses and superb equestrian facilities. Given the size and location of Haygarth House we feel it would be ideally suited for conversion to a boutique hotel or wedding venue, with its direct access to All Saints Church (Babworth Church) via a private walk way through its own woodland. Babworth is deemed to be the spiritual home of the Mayflower Pilgrims and Haygarth House was formerly the home of Reverend Richard Clyfton, who founded the Pilgrim movement. In September 2020 it will be the 400th anniversary of the Mayflower sailing from England to America.

In more detail the accommodation comprises full length grand entrance hall complete with sweeping staircase set under a glazed lantern. The 38' double aspect drawing room is set into a bay window overlooking and opening on to the gardens and the former grass tennis court. The double aspect games room is also set into a bay window and complete with a bar.





There is also a sitting room with a door to the garden, an office and a dining room with a fireplace flanked by fitted cupboards. There is a kitchen breakfast room with a good range of fitted wall and base units complete with an Aga, oak floors and a fitted kitchen/utility room. There is a second turret room and a snug. The ground floor also has a boot room, two WC's, store room and a cellar.

The first floor has a master bedroom suite with a dressing room and en suite bathroom, five further bedrooms (three en suite) and two separate WC's. Also on the first floor is a three bedroom self-contained apartment. Finally, the top floor has five further bedrooms and three bathrooms (two ensuite).

Outside the property is approached via a driveway with the pretty Gate Lodge which leads past the various stables, paddocks, the original Coach House and stables to the main house. There is stabling for over 60 horses which comprises a U-shaped timber stable block with 17 boxes and two American style barns which both have 14 stables.

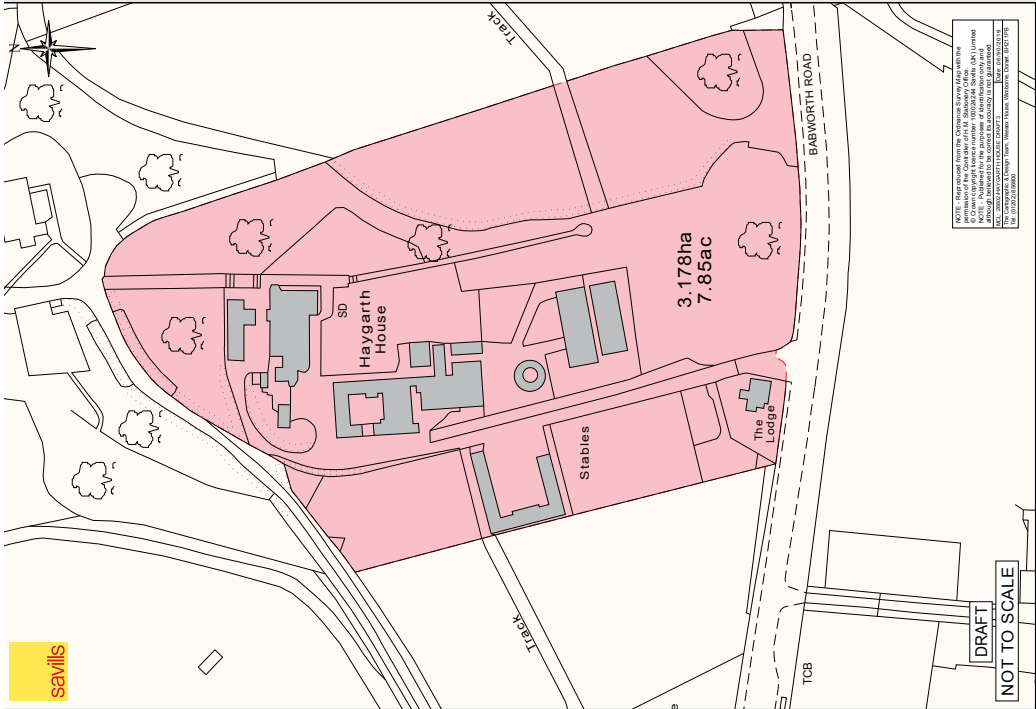
The original Coach House and stables date back to 1846 and are set around a cobbled courtyard with a variety of usable store rooms and workshops which could be converted into further accommodation (subject to planning consent), there are also 12 further attached brick stables. Behind the house there is another stable block with foaling boxes, a garden store, a boiler room under a slate roof and two garages.

The gardens that were originally designed and laid by Humphry Repton are mostly laid to lawn, split by an inviting gravel path flanked by low level box hedging. There is a paved terrace and large paved chess set. The grounds are protected on two sides by mature trees and woodland.

Gardeners Cottage is a pretty one bedroom two storey cottage which has a reception room, kitchen breakfast room, bedroom and a luxuriously appointed bathroom.

The Gate Lodge is an attractive two storey cottage which has a reception room, dining room, kitchen, three bedrooms, bathroom and a lawned garden. It has its own separate entrance and exit and was used as a former children's nurse.





Alternative Use

Haygarth House has formerly operated as a successful racing yard, stud farm and conference centre and presents a perfect opportunity for purchasers in this sector. Historically, past uses have included a wedding venue and conference centre, for which the property is ideally suited for a potential alternative use, subject to planning permission. There is a shortage of hotel accommodation in the local area, Sandra Withington Development & Marketing Officer for Bassetlaw District Council agrees it would make an ideal boutique hotel/ wedding venue.

Services

Haygarth House has mains water and bore hole, mains electricity and private digester drainage. Oil fuelled central heating.

Gardeners Cottage has mains water, electricity and private digester drainage. Propane Gas central heating.

The Gate Lodge has mains water, electricity and private digester drainage. Oil Fuelled Central heating.

Local Authority

Bassetlaw Council

Viewing Strictly by appointment with Savills.

Photography Taken August 2019



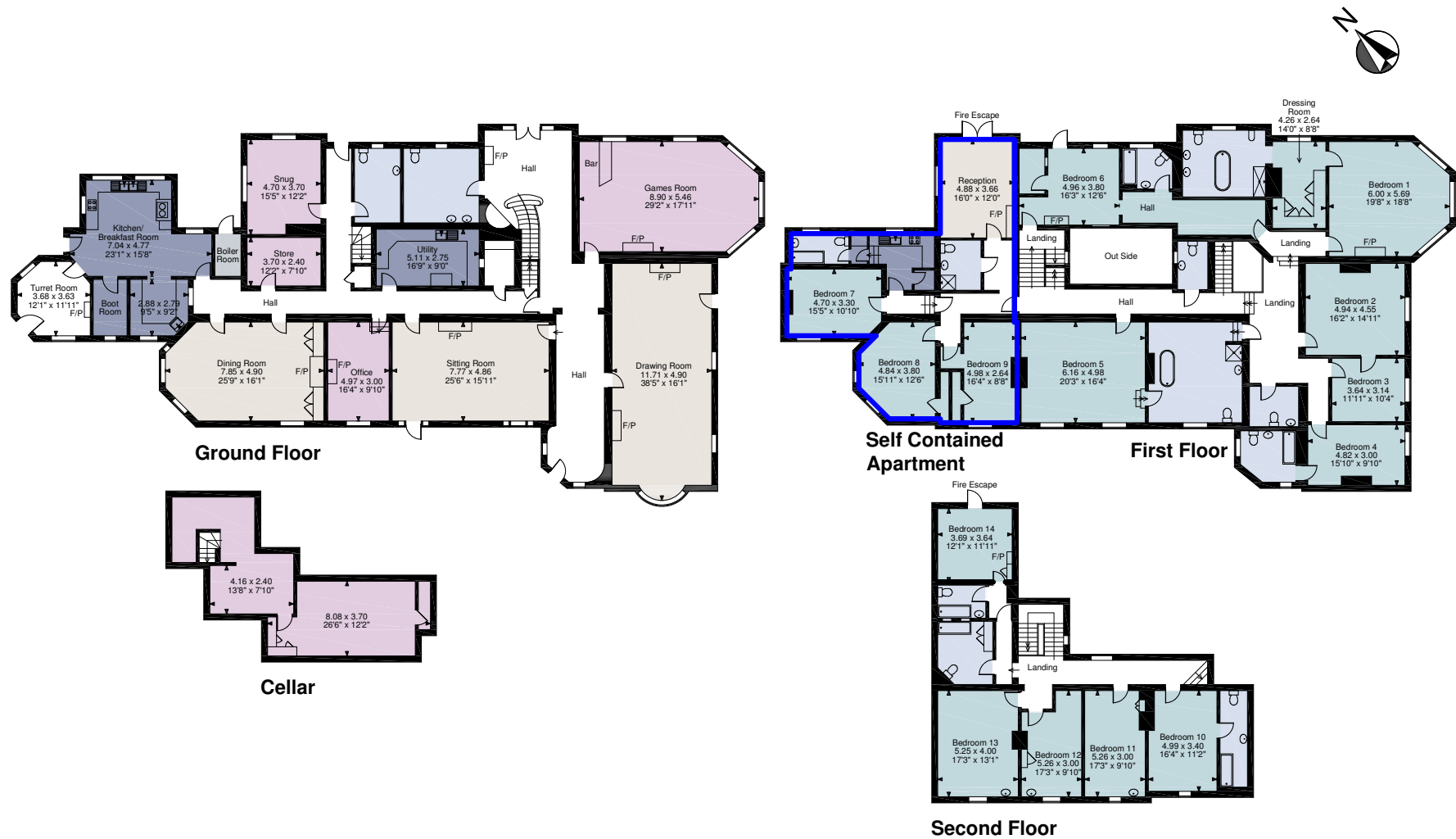




View of All Saints Church (Babworth Church)



Haygarth House, Babworth, Retford, Nottinghamshire, DN22 8ES
Main House gross internal area = 10,762 sq ft / 1,000 sq m
Boiler Room gross internal area = 30 sq ft / 3 sq m



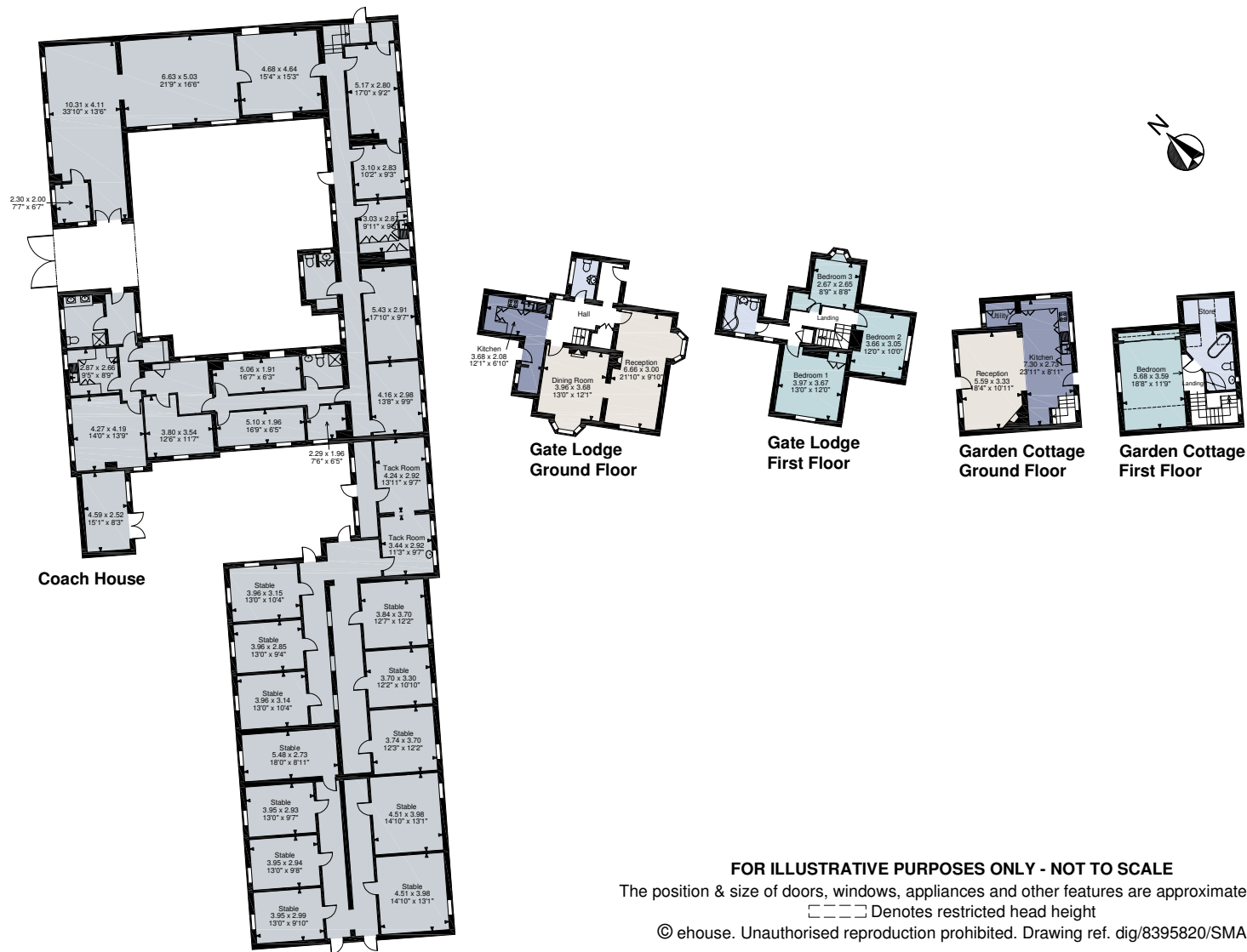
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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Haygarth House, Babworth, Retford, Nottinghamshire, DN22 8ES
Garden Cottage gross internal area = 784 sq ft / 73 sq m
Gate Lodge gross internal area = 1,256 sq ft / 117 sq m
Cottage & Workshop gross internal area = 3,358 sq ft / 312 sq m
Stables gross internal area = 2,977 sq ft / 277 sq m
External Room gross internal area = 125 sq ft / 12 sq m

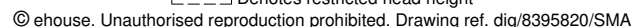


Boiler Room gross internal area = 140 sq ft / 13 sq m



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