



Temperance Lane, Collingham



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Guide Price £650,000 to £675,000



Key Features

- Individual Detached Barn Conversion
- Planning Permission for Detached Bungalow
- Three Bedrooms
- Ensuite, Bathroom & G/F Shower Room
- Granite Dining Kitchen
- Large Lounge & Home Office
- Council Tax Band: E
- Tenure: Freehold
- EPC Rating: C





Occupying a delightful tranquil position in the heart of the sought after village of Collingham, lies this superb detached barn conversion, which offers a unique development opportunity for a self-build project or a buyer looking to create multigenerational living, with foundations already set in the garden for a detached bungalow, with water connected.

The Old Barn has been sympathetically renovated to high standard whilst retaining an abundance of character and charm, and the property's immaculate accommodation comprises to the ground floor: inviting entrance hallway, large lounge with beams, feature fireplace and French doors opening to the rear garden, quality kitchen with Silestone quartz worktops, a central breakfast island, pantry cupboard and a range of appliances to include a Neff five ring induction hob, Bosch electric pyrolytic fan assisted oven, Bosch oven with integrated microwave and an integrated dishwasher, and with opening to a home office. From the entrance hallway there is also access to a utility room with further boiler room and a luxurious shower room. To the first floor, there is a study area off the landing, marvellous family bathroom suite and three bedrooms, with the master benefiting from built in storage and a wonderful ensuite shower room.

Externally, this home has the unusual benefit of two driveway entrances with one from Temperance Lane and another from the High Street. The gravelled driveway wraps around the front of the property, providing ample off street parking, and gives access to the garage and brick store. The garden to the front is where the foundations can be found, with a lawned area surrounding the plot and a greenhouse. Between the main entrance door to The Old Barn and the

garage, a lovely block paved courtyard area provides a super outdoor entertaining space, whilst the rear garden provides a beautiful degree of privacy with a lawned area and a variety of plants, shrubs and trees to borders. Other features of this home include double glazing and gas central heating with an Ecocent Hot Water System. Viewing is key to appreciate the unique nature of this property, and to get a true feel of the character and charm this home benefits from.

ACCOMMODATION - Rooms & Measurements

Entrance Hall 4.80m x 2.51m (15'9 x 8'3)

Lounge 7.39m x 4.70m (24'3 x 15'5)

Dining Kitchen 5.36m x 5.05m (17'7 x 16'7)

Home Office 5.38m x 2.31m (17'8 x 7'7)

Utility Room 2.97m x 2.49m (9'9 x 8'2)

Boiler Room 1.96m 0.86m (6'5 x 2'10)

Shower Room 2.08m x 1.96m (6'10 x 6'5)

First Floor Landing

Master Bedroom 5.38m x 5.11m (17'8 x 16'9)
maximum measurements





Ensuite 2.49m x 1.78m (8'2 x 5'10)

Bedroom Two 3.40m x 2.69m (11'2 x 8'10)

Bedroom Three 6.35m x 2.26m (20'10 x 7'5)

Bathroom 3.28m x 1.78m (10'9 x 5'10)

Study Area 2.72m x 2.49m (8'11 x 8'2)

Garage 6.58m x 3.07m (21'7 x 10'1)

Brick Store 4.34m x 2.26m (14'3 x 7'5)

Agent's Note - Planning Permission

Planning permission has been granted under Application No. 12/01103/FUL. Copies of full plans and planning permission are available through the Newark & Sherwood District Council website.

Services

Mains gas central heating with an Ecocent Hot Water System. Electricity, water and drainage are connected.

Collingham

Having a great location and range of amenities, it is easy to understand why Collingham is such a popular village. Situated just 6 miles north of Newark with great transport links including easy access to the A46 and A1, its own train station which offers services to, Nottingham, Lincoln, and Newark which in turn has an East Coast mainline station linking it to London's Kings Cross. Amenities include a good sized Co-op, family butchers, Post Office, takeaways, dining/socialising establishments with 'The Royal Oak' Public House being community owned, and a variety of sports and leisure clubs. Collingham has its own medical centre incorporating a doctor's surgery, dentist and pharmacy and there is also a primary school.



Agent's Note – Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.

Interactive Property Report)

An Interactive Property Report for this property can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla and Newton Fallowell. The report includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc. PLEASE NOTE THE FRONT GARDEN FOR THIS PROPERTY IS ON A SEPARATE TITLE TO THE PROPERTY – Title no NT510151

Anti-Money Laundering Regulations

Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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