

# Jon Brambles

ESTATE AGENTS



## Vine Tree Stables, Norton Disney



**GUIDE PRICE: £300,000 to £325,000.** A STUNNING AND TRULY UNIQUE two bedroom detached barn conversion situated in the heart of this tranquil village. This superb property is full of charm and character, and in addition to the two bedrooms, there is a dining kitchen, large lounge, dining room/study, utility room and ground floor bathroom. THE ROOF TERRACE ACCESSED FROM BEDROOM TWO IS 26' X 10' AND HAS FABULOUS VIEWS. The property has off road parking, a garage and delightful gardens. Double glazing and LPG heating are installed. This home is beautifully presented and early viewing is strongly recommended.

**Guide Price £300,000 to £325,000**

# Jon Brambles

ESTATE AGENTS



sales@jonbrambles.com

01636 613 513

9 Stephenson Court | Newark | Nottinghamshire | NG24 2TQ







### Situation and Amenities

Norton Disney is a largely unspoilt village situated approximately 5 miles north-east of Newark on the Notts/Lincs border surrounded by open farmland. Its popularity stems not only from its rural setting but also from its accessibility to Newark and Lincoln, both of which provide an excellent range of shopping facilities and recreational amenities. The Green Man is a real ale pub and restaurant situated in the village itself. For those commuting by road the A1/A17/A46 interchange is within a short driving distance as indeed are the stations of Newark Northgate and Castle providing east coast, main line and regional services respectively.

### Accommodation

Upon entering the front door which is located to the side of the property, this leads into:

#### Entrance Hallway

The entrance hallway provides access to the dining kitchen and also the dining room/study. The hallway has wood laminate flooring, cornice to the ceiling and a ceiling light point.

#### Dining Kitchen 21' 8" x 11' 3" (6.60m x 3.43m)

The dining kitchen has two windows to the side elevation, and a half glazed door leading out into the garden. Further doors lead to the ground floor bathroom and the utility room. The kitchen area is fitted with an excellent range of base and wall units,

including display cabinets, complemented with roll top work surfaces and metro tiled splash backs. There is a twin stainless steel sink, and integrated appliances include an eye level double oven, gas hob with extractor hood above, fridge and freezer. The kitchen area is enhanced with a ceramic tiled floor and also has cornice to the ceiling, a ceiling light point and pelmet lighting. The dining area is currently utilised as an additional sitting room but is of sufficient size to accommodate a dining table. The dining area has wood laminate flooring, a cast iron radiator, cornice to the ceiling and a ceiling light point.

**Utility Room 5' 5" x 3' 10" (1.65m x 1.17m)**

The utility room has space and plumbing for both a washing machine and a tumble dryer, a ceiling light point, extractor fan and ceramic tiled floor. The central heating boiler is located here.

**Bathroom 8' 6" x 4' 1" (2.59m x 1.24m)**

The ground floor bathroom is fitted with a white suite comprising bath with mains rainwater head shower above, pedestal wash hand basin and WC. The room is complemented with ceramic floor and wall tiling. In addition there is a ceiling light point, an extractor fan and a heated towel rail.

**Dining Room/Study 9' 1" x 8' 5" (2.77m x 2.56m)**

This versatile room has a window to the side elevation, and is currently used as a formal dining room but would serve equally well as a home office/study. This charming room has a beamed ceiling, two ceiling light points, laminate flooring and a radiator. From the dining room/study a door provides access into the lounge, and the staircase rises to first floor, beneath which is a useful storage cupboard.

**Lounge 21' 7" x 12' 9" (6.57m x 3.88m)**

This very impressive reception room has dual aspect windows to the front and side elevations. The lounge is full of character having a heavily beamed ceiling and a feature brick fireplace with multi fuel burning stove inset. The room has both wall and ceiling light points and two radiators.

**First Floor Landing**

As mentioned, the staircase rises from the dining room/study to the first floor landing which provides access to both bedrooms. The landing has a beamed ceiling and wall light points.

**Bedroom One 16' 5" x 14' 10" (5.00m x 4.52m)**

A fabulous double bedroom with a large skylight window to the side elevation. The bedroom has a pitched roof with exposed trusses, and located either side within the eaves are built-in wardrobes. There are both wall and ceiling light points, and a radiator.

**Bedroom Two 10' 8" x 10' 0" (3.25m x 3.05m) (at widest points)**

An 'L' shaped bedroom, once again full of character and charm having exposed roof trusses. This bedroom has a glazed door leading out to the roof terrace, a ceiling light point and a radiator.

**Roof Terrace 26' 0" x 10' 0" (7.92m x 3.05m) (approximate measurements)**

This superb roof terrace provides a wonderful outdoor seating and entertaining area, and enjoys fantastic views towards the village, the rear garden and open countryside beyond.

**Outside**

Vine Tree Stables stands on a delightful plot, and to the front is a small enclosed hard landscaped garden, adjacent to which is the driveway accessed via twin five bar gates. The driveway provides ample off road parking. A further set of wooden gates lead into the rear garden.

**Rear Garden**

The fully enclosed rear garden is a further feature of this home. The garden is tastefully landscaped and gives a high degree of privacy. There is a decked area adjacent to the rear of the property, and the remainder of the garden comprises a shaped lawn edged with well stocked borders containing a number of mature shrubs, plants and trees. The detached single garage is located in the rear garden.

**Detached Single Garage**

The garage has an up and over door to the front elevation, a window to the side, and is equipped with both power and lighting.

**Council Tax**

The property is in Band B.

**VIEWING**

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

**THINKING OF SELLING?**

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

**Local Authority**

North Kesteven District Council, Lincs, 01529 414155

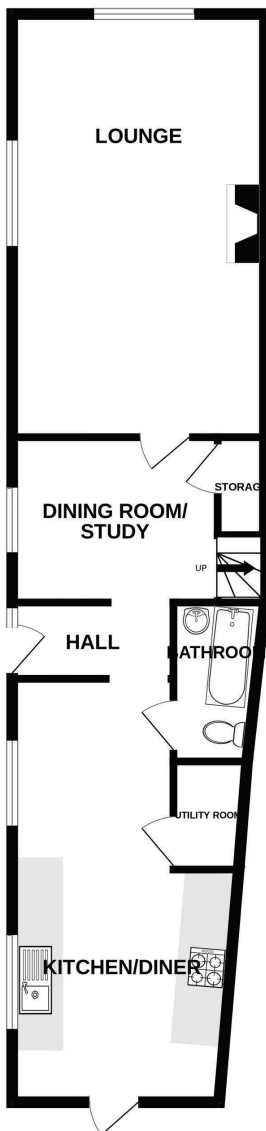
### Possession/Tenure

Vacant possession will be given upon completion. The tenure of the property is Freehold.

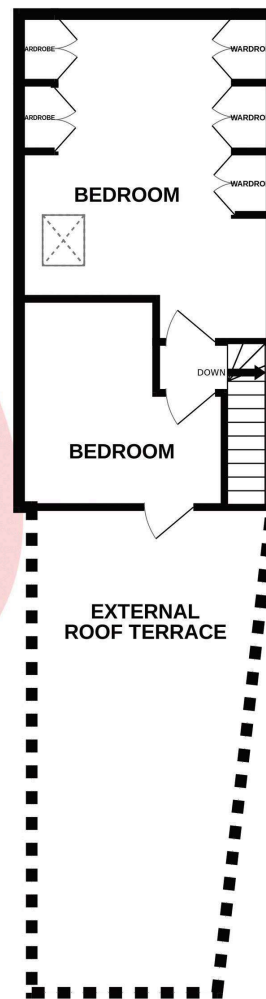
**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed. **Services/Referral Fees.** Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted.

**Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00003873 04 April 2024

GROUND FLOOR  
673 sq.ft. (62.5 sq.m.) approx.



1ST FLOOR  
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 1262 sq.ft. (117.2 sq.m.) approx.

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.

Made with Metropix ©2024