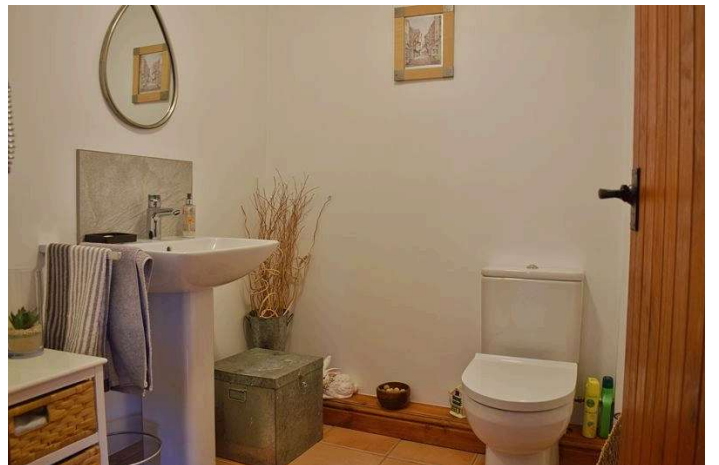


## The Old Stables, Barnby in the Willows

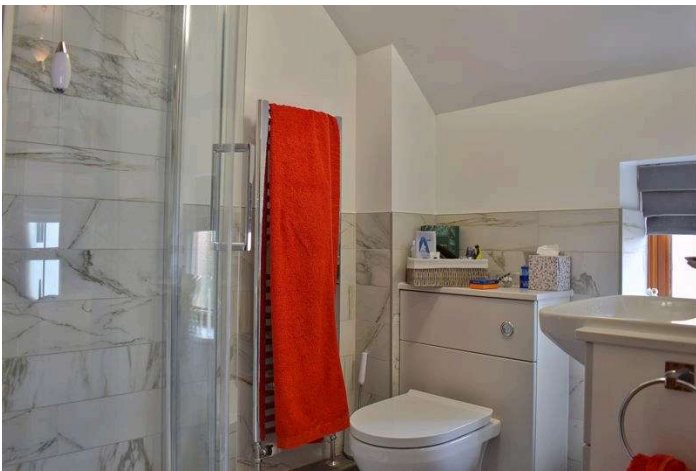


Early viewing is essential to appreciate this charming and unique two/three bedroom conversion situated in an enclave of similar properties within this very quiet and sought after village location. The accommodation briefly comprises two excellent sized reception rooms, fabulous kitchen, cloakroom and bedroom three/study on the ground floor, with two double bedrooms, a bathroom and en-suite on the first floor. The property has off road parking, a garage and a delightful landscaped garden. Double glazing and oil fired central heating are installed.

**£425,000**









### **Situation and Amenities**

Barnby in the Willows is located approximately 4 miles from Newark on Trent and has a church and The Willow Tree public house. Further and more comprehensive amenities can be found in Newark which has excellent shopping facilities with major retail chains and supermarkets, as well as smaller boutiques. The commuter is well served with excellent transport links. The A1, A46 and A17 trunk roads are all easily accessible. There is a direct rail link from Newark Northgate Station to London Kings Cross which takes from a little over an hour.

### **Accommodation**

Upon entering the front door, this leads into:

#### **Dining Hall 14' 3" x 12' 1" (4.34m x 3.68m)**

This superb reception room has a window to the front elevation and is complemented with an exposed beam and solid wood flooring. The dining hall is open plan through to an inner hallway and study area, and has a useful fitted storage cupboard and a ceiling light point.

#### **Inner Hallway**

The inner hallway provides access to the lounge, cloakroom and bedroom three/study.

#### **Bedroom Three/Study 12' 7" x 8' 10" (3.83m x 2.69m)**

This room has a window to the rear elevation and, whilst currently utilised as a home office/study, it would serve equally well as a ground floor double bedroom. There is a ceiling light point and a radiator.

#### **Cloakroom 6' 4" x 5' 9" (1.93m x 1.75m)**

The cloakroom is fitted with a pedestal wash hand basin and WC, and is of sufficient size to form an en-suite to the ground floor bedroom if required, and subject to any consents. The room has a ceramic tiled floor, a ceiling light point, an extractor fan and a radiator.

#### **Lounge 23' 1" x 14' 1" (7.03m x 4.29m)**

This fabulous sized and well proportioned reception room has full width windows to the front elevation enjoying views of the landscaped garden. The focal point of the lounge is the feature brick fireplace. The room has a ceiling light point and two radiators.

#### **Inner Lobby/Study Area 14' 1" x 8' 1" (4.29m x 2.46m)**

This versatile space has a window looking towards the front garden, the staircase rising to the first floor and a door leading into the kitchen. The inner lobby/study area has an exposed beamed ceiling, a ceiling light point and a radiator.

#### **Dining Kitchen 15' 5" x 14' 0" (4.70m x 4.26m)**

This fabulous dining kitchen has two windows to the front elevation and two high level windows to the rear. The kitchen is full of character and is an eclectic mix between the old and the new, having a heavily beamed ceiling and yet a contemporary kitchen fitted with an excellent range of base and wall units with contrasting square edge work surfaces and matching splash backs. There is a sink, and integrated appliances include a ceramic hob with extractor hood above, an eye level double oven, dishwasher and washing machine. In addition there is a useful integrated breakfast bar. The room has a ceramic tiled floor, multiple ceiling light points and a radiator.

## **First Floor Landing**

The staircase rises from the inner lobby/study area to the first floor landing which provides access to both double bedrooms and the family bathroom. The landing has exposed roof trusses and wall light points. Access to the loft space is obtained from here.

## **Bedroom One** 16' 1" x 14' 7" (4.90m x 4.44m) (at widest points)

A large double bedroom having dual aspect windows to the side and rear elevations, exposed roof trusses, a ceiling light point and a radiator. A door leads into the en-suite shower room.

## **En-suite Shower Room**

The en-suite has an opaque window to the front elevation and is fitted with a walk in shower cubicle with mains shower and curved shower screen, vanity unit with wash hand basin inset and storage beneath, and a WC. The room is complemented with a porcelain tiled floor and part porcelain tiling to the walls. In addition there is a ceiling light point, an extractor fan and a heated towel rail.

## **Bedroom Two** 14' 7" x 11' 8" (4.44m x 3.55m)

Bedroom two is also a wonderful sized double and has dual aspect windows to the front and rear elevations, exposed roof trusses, a ceiling light point and a radiator. Further access to the roof space is obtained from here.

## **Family Bathroom** 7' 11" x 6' 1" (2.41m x 1.85m)

The bathroom has a skylight window to the rear elevation and is fitted with a white suite comprising bath with hand held shower attachment, vanity unit with wash hand basin inset and storage beneath, and WC. The bathroom is enhanced with part porcelain tiling to the walls, a porcelain tiled floor, exposed roof trusses and recessed ceiling spotlights. There is also an extractor fan and a heated towel rail.

## **Outside**

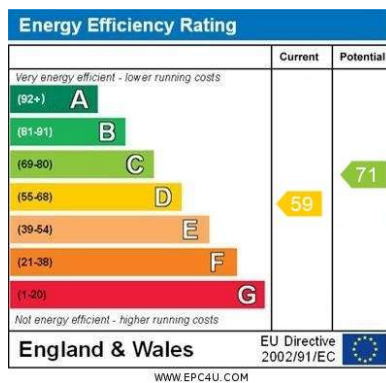
The Old Stables stands on a delightful plot and is accessed via twin wooden gates which lead onto a gravelled driveway providing off road parking for two vehicles and in turn leads to the garage. The fully enclosed south east facing garden is located adjacent to the driveway and in front of the property, the garden is beautifully landscaped and comprises a shaped lawn interspersed with a number of well stocked beds containing mature shrubs, trees, plants and flowers.

## **Garage** 15' 7" x 10' 2" (4.75m x 3.10m)

The garage has twin wooden doors to the front elevation and is equipped with power and lighting.

## **Council Tax**

The property is in Band F.



### **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**

Newark & Sherwood District Council, Notts, 01636 650000

### **Possession/Tenure**

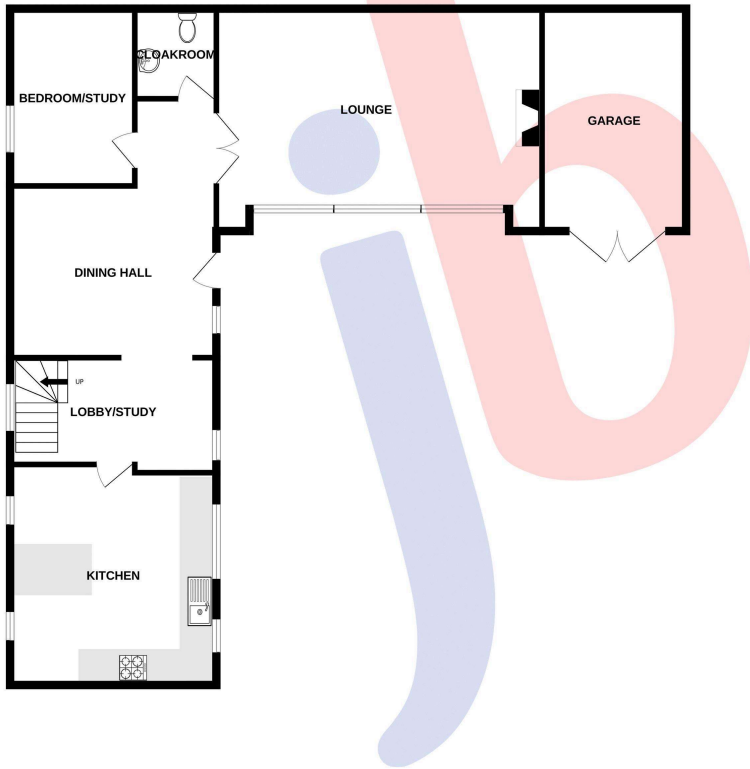
Vacant possession will be given upon completion. The tenure of the property is Freehold.

**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. 00007195 15 February 2025

GROUND FLOOR  
1173 sq.ft. (108.9 sq.m.) approx.



1ST FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA: 1682 sq.ft. (156.3 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.  
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