

The Stables, Elston NG23 5PJ



GUIDE PRICE £325,000 to £350,000. A stunning single storey three bedroom conversion situated in the Conservation Area in the heart of this popular village location. In addition to the three bedrooms, the property has two excellent sized reception rooms, a wonderful kitchen and bathroom. This unique family home is full of character and charm, is double glazed and has gas central heating. Early viewing is essential to appreciate this idyllic property.

Guide Price £325,000 to £350,000







Situation and Amenities

Elston is a favoured rural village with a thriving community and amenities including a community centre, shop and a very popular church. The village also has a highly regarded primary school. Elston is situated just to the south of the market town of Newark which has an excellent range of services and amenities. There is ease of access to the recently improved A46 which in turn links to the A1 and M1 motorways which open up to the regions commercial and retail centres. There is a direct line rail connection to London Kings Cross from Newark train station which takes from a little over an hour.

Accommodation

Upon entering the front door, this leads into:

Entrance Porch

The entrance porch is of timber construction with triple aspect windows looking out over the garden. The porch provides an excellent storage facility and has a ceramic tiled floor, a ceiling light point and vaulted ceiling. A glazed door provides access through to the entrance hallway.

Entrance Hallway

This family home is linear in design, the entrance hallway has two windows and provides access to the majority of all rooms. The hallway has a ceramic tiled floor, cornice to the ceiling, recessed ceiling spotlights and two radiators. There are three useful

storage cupboards, one of which also houses the central heating boiler. A further half glazed door leads out into the garden.

Dining Room 15' 7" x 10' 5" (4.75m x 3.17m)

This delightful reception room has windows looking out towards the garden, and glazed French doors leading out into the garden. The dining room has oak flooring, cornice to the ceiling, recessed ceiling spotlights and a radiator. Access to the loft space is obtained from here. The dining room is linked through to the lounge.

Lounge 15' 7" x 14' 8" (4.75m x 4.47m)

This excellent sized reception room is full of character and charm and has windows looking over the garden, and French doors providing access to the garden. In addition there are two high level windows to the rear elevation. The lounge has a beamed ceiling and the focal point is the substantial brick fireplace with multi-fuel burning stove inset and sat on a tiled hearth. The lounge has the same oak flooring that flows through from the dining room, a ceiling light point and two radiators.

Kitchen 12' 0" x 11' 10" (3.65m x 3.60m)

The kitchen has a high level window to the rear elevation, a Velux skylight, and also a window to the front making it particularly bright and airy. This Howdens kitchen, which was fitted in 2023, comprises an excellent range of base and wall units, complemented with square edge work surfaces and tiled splash backs. There is a stainless steel sink, and integrated appliances include Neff eye level oven and induction hob with extractor hood above. There is a central island which also forms a useful breakfast bar and has additional storage. There is space and plumbing for a washing machine and further space for a vertical fridge/freezer. The kitchen has a ceramic tiled floor, cornice to the ceiling, recessed ceiling spotlights and a radiator.

Bedroom One 16' 0" x 10' 3" (4.87m x 3.12m)

A superb sized double bedroom with dual aspect windows to the front and rear elevations, cornice to the ceiling, a ceiling light point and a radiator.

Bedroom Two 12' 9" x 7' 9" (3.88m x 2.36m)

A further double bedroom having a window to the rear elevation and a Velux skylight window. The bedroom has cornice to the ceiling, a ceiling light point and a radiator.

Bedroom Three 10' 3" x 5' 9" (3.12m x 1.75m)

This bedroom has a high level window to the rear elevation, cornice to the ceiling, a ceiling light point and a radiator. The bedroom is currently utilised as a home office/study.

Bathroom 7' 2" x 6' 1" (2.18m x 1.85m) (plus door recess)

This well appointed bathroom has an opaque window to the rear and is fitted with a white suite comprising bath with electric shower above, pedestal wash hand basin and WC. The bathroom is complemented with a ceramic tiled floor and part ceramic tiling to the walls. In addition there is cornice to the ceiling, a ceiling light point, an extractor fan and heated towel rail. Further access to the loft space is obtained from the bathroom.

Outside

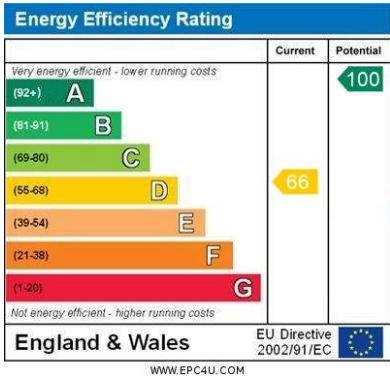
This truly unique home is accessed via twin wooden gates which lead onto a substantial gravel driveway providing off road parking. This in turn leads into the enclosed garden.

Garden

The enclosed garden is landscaped in a courtyard style and has a number of distinctive seating and entertaining areas. The garden comprises raised beds containing a variety of mature shrubs, plants and trees.

Council Tax

The property is in Band C.



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

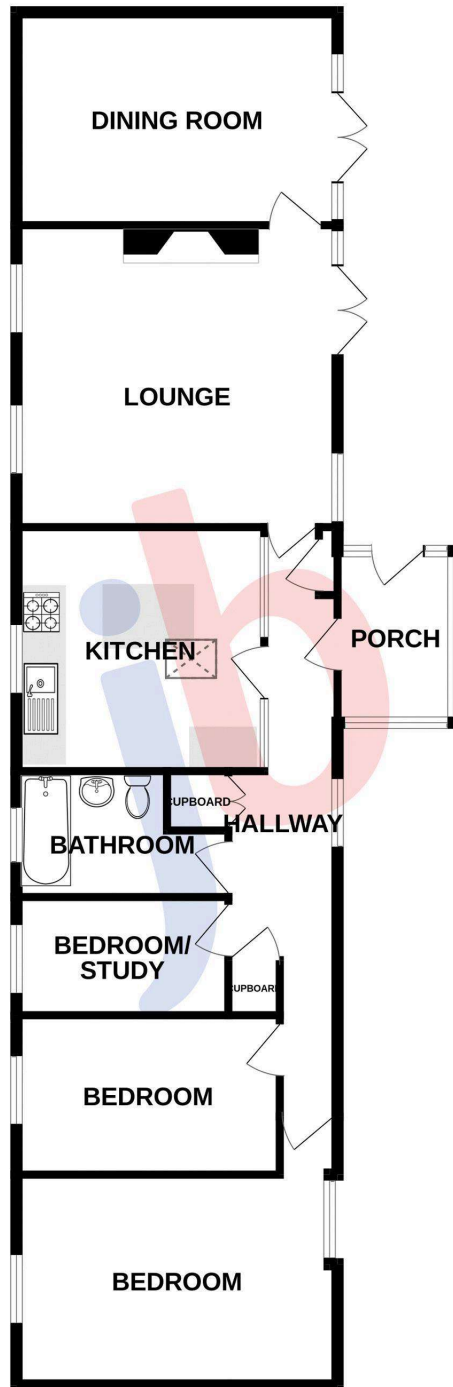
Newark & Sherwood District Council, Notts, 01636 650000

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. 04 March 2025

GROUND FLOOR
1072 sq.ft. (99.6 sq.m.) approx.



TOTAL FLOOR AREA : 1072 sq.ft. (99.6 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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