

## Church View Barn, South Scarle



**GUIDE PRICE £600,000 to £625,000.** A simply stunning and very substantial barn conversion situated in the Conservation Area of this sought after village. This family home has been extended and improved by the present owners and provides very spacious and versatile accommodation including five bedrooms, four reception rooms, cloakroom, kitchen, utility, two en-suites and a bathroom. There are wonderful gardens, a series of outbuildings and a large double garage. The property is double glazed, has oil fired central heating and is augmented by solar panels. Early viewing is essential.

**Guide Price £600,000 to £625,000**

















### Situation and Amenities

South Scarle is a picturesque village and civil parish located in the Newark and Sherwood district of Nottinghamshire. Nestled near the Nottinghamshire-Lincolnshire border, it offers a tranquil rural lifestyle while remaining conveniently close to the historic market towns of Newark-on-Trent (approximately 10 miles away) and the City of Lincoln (about 13 miles away). There is a direct line rail link from Newark North Gate Station to London Kings Cross which takes from a little over an hour. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln.

### Accommodation

Upon entering the front door, this leads into:

#### Reception Area/Hallway 17' 9" x 13' 1" (5.41m x 3.98m)

Immediately there is a wow factor within the hallway with the full height windows to both aspects across the driveway and the rear garden. From the hallway a timber dogleg staircase rises to the first floor, an opening leads into the dining room and glazed French doors into the formal lounge. The hallway has light laminate flooring, a ceiling light point and a radiator.

#### Formal Lounge 16' 10" x 16' 4" (5.13m x 4.97m)

This excellent sized and well proportioned reception room has dual aspect windows to either side. The focal point of the lounge is the feature fireplace with exposed brick chimney breast and multi-fuel burning stove inset. The room has the same flooring that flows through from the reception hallway, wall light points and two radiators.

#### Dining Room 16' 9" x 10' 9" (5.10m x 3.27m)

The dining room has dual aspect windows, the same flooring flowing through from the reception hallway, a ceiling light point and a radiator. A door provides access to the kitchen giving an excellent flow to the ground floor accommodation.

#### Kitchen 16' 7" x 13' 9" (5.05m x 4.19m)

The kitchen has two windows to either elevation and is fitted with an excellent range of bespoke base and wall units complemented with square edge work surfaces and matching splash backs. There is a Belfast sink, an integrated dishwasher, space for a free standing Range cooker with extractor hood above and further space for an American style fridge/freezer. The central island incorporates a breakfast bar and further storage. The kitchen is full of character and charm with a lightly beamed ceiling, recessed ceiling spotlights, ceiling light points above the breakfast bar and a vertical panel radiator. A door leads through to the rear hallway.

## Rear Hallway

The rear hallway has two external doors, one providing access to the garden, and the other leading out to the driveway. Also accessed from the rear hallway are the utility room, sitting room and cloakroom. The staircase rises to bedroom two. The hallway has two ceiling light points and a radiator.

## Utility Room 9' 10" x 4' 2" (2.99m x 1.27m)

The utility room has a base unit with stainless steel sink, and space and plumbing for a washing machine. The central heating boiler is located here.

## Ground Floor Cloakroom

The cloakroom is fitted with a vanity unit with wash hand basin on set and storage beneath, and a WC. There is a ceiling light point, a radiator and an extractor fan. Accessed from the cloakroom and sited beneath the staircase is a useful storage cupboard.

## Sitting Room 13' 0" x 9' 11" (3.96m x 3.02m)

This cosy sitting room has dual aspect windows to the front and side elevations and is fitted with a range of bespoke storage cupboards. The room has a gas fired log burner effect stove and a ceiling light point.

## First Floor Landing

The principle staircase leads from the reception hallway to a galleried landing which has doors into four bedrooms and the family bathroom. The landing has a useful storage cupboard.

## Bedroom One 16' 8" x 10' 11" (5.08m x 3.32m)

A superb double bedroom with a window to the front elevation and a skylight window to the rear. The bedroom has exposed wooden floorboards, a ceiling light point and a radiator. A door opening leads through to the dressing room.

## Dressing Room 10' 7" x 7' 5" (3.22m x 2.26m) (including wardrobes)

The dressing room has a Velux window to the rear elevation, is fitted with two double wardrobes and has recessed ceiling spotlights and a radiator. A door leads into the en-suite shower room.

## En-suite Shower Room 10' 7" x 6' 0" (3.22m x 1.83m)

The en-suite has a Velux window to the rear elevation and is fitted with a walk-in shower cubicle with mains shower, vanity unit with wash hand basin inset and storage beneath, and a WC. The room is complemented with part ceramic wall tiling. In addition there are recessed ceiling spotlights, wall light points, an extractor fan and a heated towel rail.

## Bedroom Three 14' 6" x 9' 2" (4.42m x 2.79m) (excluding wardrobes)

An excellent sized double bedroom with a window to the rear elevation, twin fitted double wardrobes, a ceiling light point and a radiator.

## Bedroom Four 13' 6" x 7' 3" (4.11m x 2.21m) (including recess)

Bedroom four has a window to the front elevation, a ceiling light point and a radiator.

## Bedroom Five 8' 5" x 5' 4" (2.56m x 1.62m)

A small single bedroom or study with a window to the rear elevation, a ceiling light point and a radiator. Further access to the loft space is obtained from here.

## Family Bathroom 8' 3" x 7' 4" (2.51m x 2.23m)

The family bathroom has an opaque window to the rear and is fitted with a white suite comprising bath with mains shower above, pedestal wash hand basin and WC. The bathroom is enhanced with part ceramic tiling to the walls and also has a ceiling light point, an extractor fan and a radiator.

## Bedroom Two 15' 3" x 9' 11" (4.64m x 3.02m) (at widest points)

Bedroom two is accessed via the separate staircase from the rear hallway and is formed within the extended part of the home. The bedroom has a hipped roof with restricted head height, and two skylight windows to the rear elevation. There are fitted wardrobes, stripped wooden flooring, a ceiling light point and a radiator. A door leads into the en-suite shower room.

## Bedroom Two En-suite 15' 3" x 4' 1" (4.64m x 1.24m)

This en-suite has a Velux window to the rear elevation and is fitted with a walk-in shower cubicle with mains shower, vanity unit with wash hand basin on set and storage beneath, and a WC. The room has part ceramic tiling to the walls, a ceiling light point, an extractor fan and radiator.

## Outside

Church View Barn stands on a delightful plot and is approached via twin five bar gates which lead onto a sweeping gravel driveway to the front of the property providing further off road parking. A substantial block paved driveway is located to the side of the barn and this provides significant further off road parking and in turn leads down to the double garage. From the driveway twin wooden gates provide access to the rear garden.

## Double Garage 20' 0" x 19' 10" (6.09m x 6.04m)

The garage has twin doors to the front elevation, a personnel door to the side and is equipped with power and lighting.

**Workshop 12' 6" x 10' 9" (3.81m x 3.27m)**

The workshop has a personnel door from the garage and also a door leading back out onto the driveway.

**Rear Garden**

The fully enclosed rear garden has been tastefully landscaped and comprises a well maintained lawn edged with borders containing a variety of mature shrubs, plants and trees. There are two distinctive patio areas providing a choice of outdoor seating and entertaining spaces.

**Garden Store 15' 2" x 11' 2" (4.62m x 3.40m)**

This provides an excellent storage facility.

**Council Tax**

The property is in Band E.

**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.

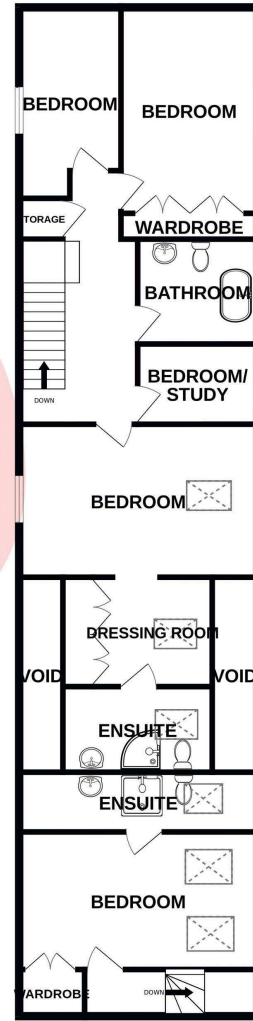
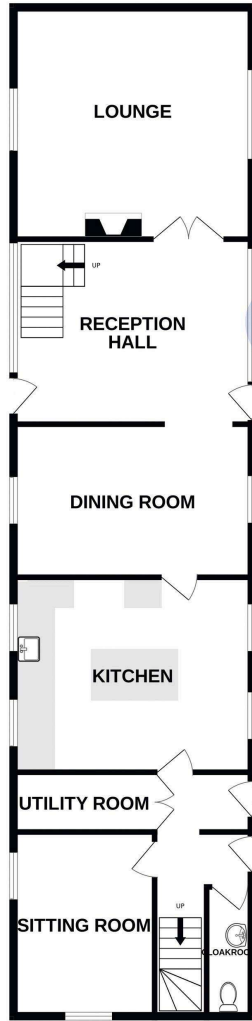
**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

**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. 00007254 19 May 2025

GROUND FLOOR  
1188 sq.ft. (110.3 sq.m.) approx.

1ST FLOOR  
1194 sq.ft. (110.9 sq.m.) approx.



TOTAL FLOOR AREA : 2382 sq.ft. (221.3 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.  
Made with Metropix 6/2025