

The Barn, Normanton on Trent



The Barn is a fabulous and deceptively spacious three bedroom detached family home built in the style of an old barn and completed in 2017. In addition to the three double bedrooms, the property has a lounge, a wonderful open plan kitchen/diner/family room, utility, cloakroom, first floor bathroom and en-suite. There is ample off road parking, a garage and enclosed rear garden. The property has air-source heating including underfloor heating to the ground floor, and is fully double glazed. NO CHAIN.

£400,000







Situation and Amenities

Normanton on Trent is a pretty Nottinghamshire village located around 12 miles north of Newark on Trent. Accessed by the A1 dual carriageway and country lanes, the village provides amenities including the St Matthews C of E primary school rated good by Ofsted, and two pubs, The Crown and The Square & Compass. Further amenities can be found in the nearby Sutton on Trent including a Co-op shop, doctors surgery, two hairdressers, The Lord Nelson pub and recently opened Butchers Brew Cafe. Additionally Sutton on Trent has a primary school rated good by Ofsted. Secondary schooling can be found nearby in Tuxford and the Tuxford Academy. Normanton on Trent is surrounded by beautiful countryside and is easily accessed by public footpaths, bridleways and country lanes which is ideal for those who enjoy walking and cycling.

Accommodation

Upon entering the front door, this leads into:

Entrance Hallway/Utility Room 10' 11" x 5' 10" (3.32m x 1.78m)

This multi-functional space has a window to the rear elevation and is fitted with a range of base units, complemented with square edge work surfaces and metro tiled splash backs. There is a stainless steel sink, space and plumbing for both a washing machine and tumble dryer, and the appliances in-situ are included within the sale. There is a ceramic tiled floor, recessed ceiling spotlights and an extractor fan. From here a half glazed door leads through to the kitchen/diner/family room.

Kitchen/Diner/Family Room 28' 8" x 14' 8" (8.73m x 4.47m)

This stunning and very impressive room is the heart of the home, having feature sliding windows to the front elevation, two windows to the rear, and a further set of French doors providing access to the garden. The kitchen area is fitted with an extensive range of base and wall units, complemented with square edge work surfaces and metro tiled splash backs. There is a one and a half bowl ceramic sink, and integrated appliances include a full height fridge and freezer, and a dishwasher. The electric induction Range cooker with extractor canopy is also included within the sale. The room is an eclectic mix of traditional and contemporary features, and has an exposed beam and recessed ceiling spotlights. The entire room is complemented with solid wood flooring. A door leads through to the inner hallway.

Inner Hallway

The inner hallway has a dogleg staircase rising to the first floor, beneath which is sited a useful storage cupboard. The inner hallway provides access to the cloakroom and the lounge, and has wood flooring.

Cloakroom

The cloakroom has an opaque window to the front elevation and is fitted with a pedestal wash hand basin and WC. The room has a ceramic tiled floor, a ceiling light point and an extractor fan.

Lounge 16' 9" x 14' 8" (5.10m x 4.47m)

This nicely proportioned reception room has dual aspect windows to the front and rear elevations, and French doors leading out to the front. The focal point of the lounge is the feature fireplace with multi fuel burning stove inset and sat on a stone hearth. The room has a beamed ceiling, recessed ceiling spotlights and a solid wood floor.

First Floor Landing

As mentioned, the dogleg staircase rises from the inner hallway to the first floor landing which has two useful storage cupboards and provides access to all three bedrooms and the bathroom. The landing has a skylight window to the rear elevation, feature windows to the front, recessed ceiling spotlights and a radiator.

Bedroom One 16' 9" x 14' 8" (5.10m x 4.47m) (at widest points)

An excellent sized double bedroom having dual aspect windows to the front and side elevations. Either side of the chimney breast are useful fitted storage cupboards. The bedroom has recessed ceiling spotlights and a radiator. A door leads into the en-suite shower room.

En-suite Shower Room

The en-suite has a skylight window to the rear and is fitted with a walk-in shower cubicle with mains rainwater head shower and curved shower screen, pedestal wash hand basin and WC. The room is enhanced with ceramic floor and wall tiling, together with recessed ceiling spotlights. In addition there is an extractor fan, a shaver socket and a heated towel rail.

Bedroom Two 14' 8" x 12' 9" (4.47m x 3.88m)

A further great sized double bedroom with a window to the side elevation providing open countryside views. There is also a skylight window to the rear elevation, recessed ceiling spotlights and a radiator.

Bedroom Three 9' 8" x 8' 9" (2.94m x 2.66m)

A double bedroom with a window to the rear elevation, recessed ceiling spotlights and a radiator. Access to the roof space is obtained from here.

Family Bathroom 8' 7" x 5' 6" (2.61m x 1.68m)

The well appointed bathroom has a skylight window to the rear elevation and is fitted with a white suite comprising bath with mains rainwater head shower, pedestal wash hand basin and WC. The bathroom has contemporary ceramic floor and wall tiling, recessed ceiling spotlights, an extractor fan, a shaver socket and a heated towel rail.

Outside

To the front of the property is a substantial driveway which provides off road parking for at least three vehicles, adjacent to this is an Indian sandstone footpath which leads to the front door and around to the rear.

Garage 16' 6" x 12' 9" (5.03m x 3.88m)

The garage has an electrically operated roller shutter door to the front, and is equipped with both power and lighting.

Rear Garden

The rear garden is fully enclosed and comprises primarily of a well maintained lawn. There is a large Indian sandstone patio together with covered canopy which is ideal for outdoor seating and entertaining.

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

Bassetlaw District Council, , 01909 533533

Possession/Tenure

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

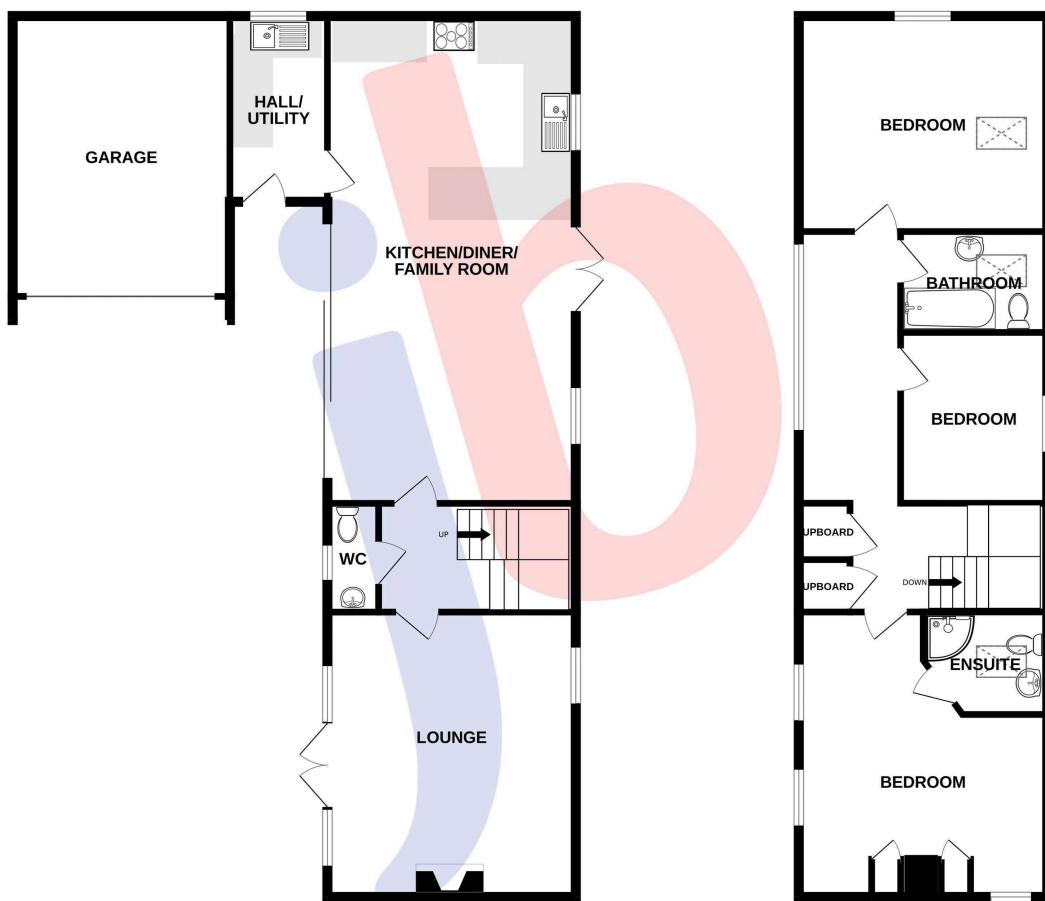
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Services/Referral Fees. Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals 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. 00007613 03 February 2026

GROUND FLOOR
1042 sq.ft. (96.8 sq.m.) approx.

1ST FLOOR
753 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA: 1795 sq.ft. (166.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements, rooms and any other items are approximate and no responsibility is taken for any error, omission or misdescription. This plan is for guidance only and should not be relied upon 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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