



‘The Manor Barn’ | Manor Farm Rise Wellow NG22 0ER



Jonathan Fitzpatrick  
VILLAGE & COUNTRY HOMES

**£465,000** Freehold

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**A** most attractive and well appointed barn conversion situated in a delightful picturesque setting with views towards the village green and Maypole. The barn dates back to 1875 and was professionally converted in 1989 and includes a separate converted 'cow barn' outbuilding (with business usage) - making it ideal for those either working from home or as a hobbies/garden room. The property has been much improved by the current owners and briefly comprises covered entrance porch, spacious reception hallway with stairs to the first floor and downstairs w/c, beautifully presented lounge with feature fireplace and wood burner, newly fitted Wren kitchen with adjoining dining room, plus separate utility room. The first floor originally comprised 3 bedrooms (easily reinstated) and features an attractive galleried landing and feature windows, superbly spacious principal bedroom (formerly two rooms) with walk-in wardrobe, large guest bedroom (presently used a study) and modern family bathroom. Outside there is gated driveway parking and a private landscaped garden with two patios for morning and afternoon/evening sun. A wonderful and unique home worthy of immediate viewing.

Wellow is a picturesque village in Nottinghamshire, known for its traditional maypole, one of the few remaining in the country. Nestled near Sherwood Forest, it features charming red-brick cottages, a historic church, scenic countryside walks, traditional pubs (The Olde Red Lion and The Maypole) and the annual Maypole Festival, celebrating the village's heritage with traditional dancing and festivities.

*Viewing note - interested parties should be in strong purchasing positions .*

**Asking price : £465,000**

Tenure : Freehold

Council tax band : D

Flood Risk : Very low

Listed Building : The property is 'curtilidge listed'  
(being part of the listing of the adjoining Manor Farmhouse)

Conservation area : Yes

Air source heating system / double glazing / mains drainage

Electric under floor heating to the Cow Barn.

Construction : Brick under tiled roof including the Cow Barn

Viewing by appointment through

Jonathan Fitzpatrick Village & Country Homes

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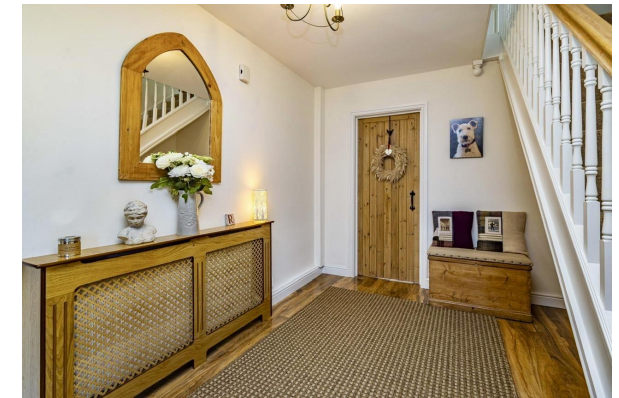
Web : [jfea.co.uk](http://jfea.co.uk)





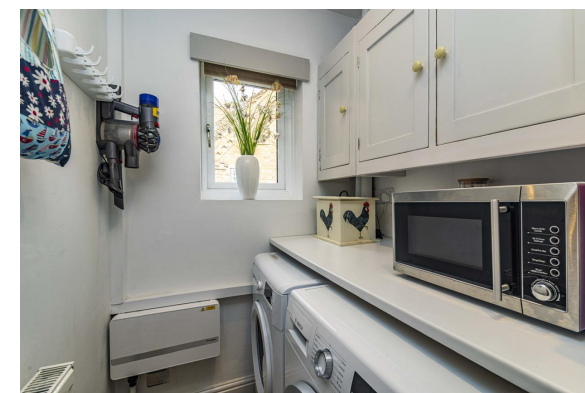






The generously proportioned lounge is accessed from the reception hallway and features a brick fronted fireplace with wood burner, beamed ceiling, bespoke cabinetry with hidden motorized TV lift system and illuminated display shelving. The hardwood floors create a warm and inviting atmosphere and there are two full height windows and French doors leading to the rear patio and garden.





The recently re-fitted kitchen offers excellent storage, quality built-in appliances and access to a separate utility room for washing machine, tumble dryer etc. The open plan design into the dining room, makes for a more social space and ideal for entertaining.



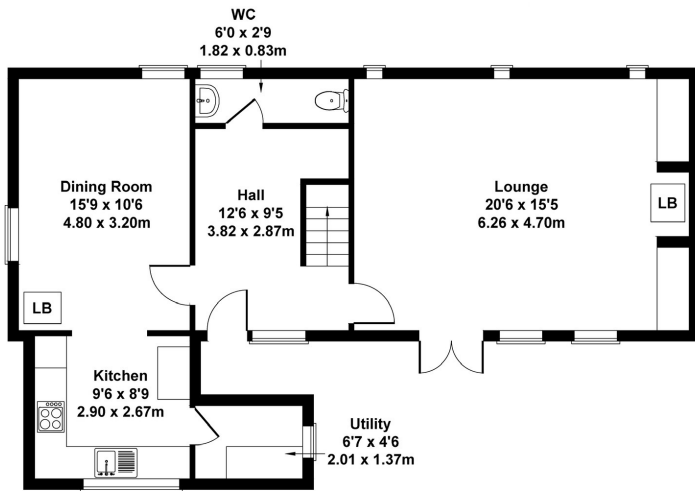


The superbly spacious principal bedroom with walk-in wardrobe is actually two bedrooms combined but could be easily re-instated as two separate bedrooms if desired.



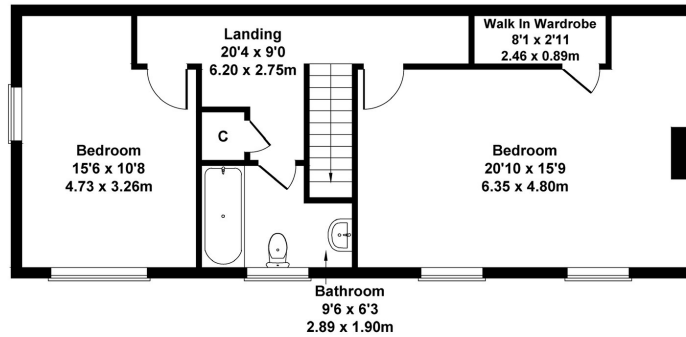




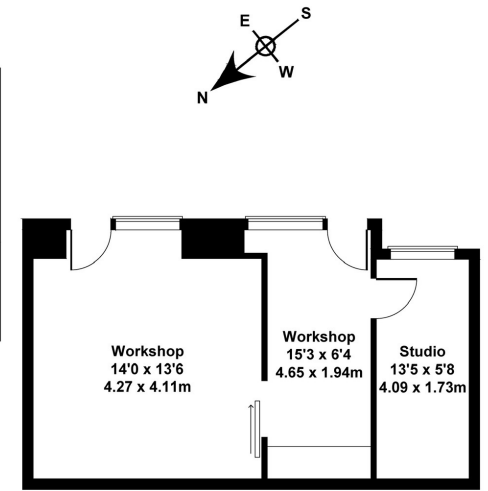


GROUND FLOOR

Approximate Gross Internal Area  
1787 sq ft - 166 sq m



FIRST FLOOR



OUTBUILDING

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



## Energy performance certificate (EPC)

1 Manor Farm Rise  
Wellow  
NEWARK  
NG22 0ER

Energy rating

**D**

Valid until: 23 January 2035

Certificate number: 9435-5929-1400-0612-5226

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements