



Offers In The Region Of £550,000 Freehold

MANOR BARN CHURCH LANE | BOUGHTON | NEWARK | NG22 9JU

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CHARMING BARN CONVERSION WITH A TRADITIONAL TWIST!!..

There's more than meets the eye with this stunning four-bedroom detached barn conversion, beautifully presented with a double garage, spacious driveway, and a generous, landscaped rear garden! Tucked away in a peaceful setting yet just a short drive from local amenities, this home is perfect for families seeking space, character, and countryside charm.

Step inside and you'll immediately be impressed by the spacious living room, boasting rustic tiled flooring, exposed brick and beams, and a traditional log burner. With dual-aspect windows, the room is flooded with natural light—ideal for cosy evenings or entertaining guests.

The kitchen diner is a true highlight, featuring sleek black gloss units, wooden worktops, and a central island offering extra storage and prep space. There's room for a large dining table, and French doors lead out to the rear garden, creating a seamless indoor-outdoor feel that's perfect for family living or summer hosting. Just off the kitchen is a separate utility room, while a ground floor WC adds everyday convenience.

Upstairs, you'll find four well-proportioned bedrooms, all lovingly maintained. The master bedroom enjoys its own private ensuite and built-in storage, while the remaining bedrooms offer flexibility for family life, guests, or a home office. The family bathroom, located off the landing, is fitted with a stylish three-piece suite.

Outside, the landscaped rear garden offers a private, peaceful space with a neatly kept lawn, mature shrubs and trees, and a patio seating area ideal for alfresco dining. The driveway provides ample off-road parking for multiple vehicles, perfect for growing families or visitors, and is complemented by a double garage offering even more practicality.

This charming home blends character features with comfort and space—ready to move in and enjoy.

Call our team today to arrange your viewing!





Living Room 20'11" x 23'0"

Complete with tiled flooring, a log burner fireplace, exposed wooden beams and dual aspect windows.

Kitchen/Dining Room 16'10" x 24'10"

The kitchen is complete with tiled flooring, a log burner fireplace, exposed wooden beams and dual aspect windows.

Utility 6'10" x 10'3"

Complete with units and cabinets for extra storage space.

Landing

With access to;

Bedroom One 14'10" x 21'0"

Complete with carpeted flooring and central heating radiators. With dual aspect windows and built in wardrobes for ample storage.

Bedroom Two 13'7" x 14'4"

Including carpeted flooring, central heating radiator and windows to rear elevation.



Bedroom Three 9'8" x 17'5"

Including carpeted flooring, central heating radiator and window to rear elevation.

Bedroom Four 8'9" x 9'6"

Including carpeted flooring, central heating radiator and window to rear elevation.

Ensuite 4'5" x 7'6"

Complete with a three piece suite. Including a bath tub, hand wash basin and low flush WC.

Bathroom 7'2" x 8'11"

Including a shower cubicle, hand wash basin and low flush WC.

Outside

The rear offers a double garage and ample driveway offering parking for multiple vehicles. The lovely lawn has been well maintained and is surrounded by planted trees and shrubs. There is also a patio seating area.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	58	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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