



Guide Price £500,000 Freehold

2 CHURCH VIEW | BILSTHORPE | NEWARK | NG22 8TB

BuckleyBrown
ESTATE AGENTS

**** GUIDE PRICE £500,000 - £525,000 ****

A CHARACTERFUL FOUR-BEDROOM BARN IN A SECLUDED SETTING!

Nestled in the heart of Bilsthorpe in a peaceful, sought-after location, this stunning four-bedroom barn style home offers the perfect blend of rustic charm and modern comfort. With a spacious interior, beautifully maintained gardens, and ample off-road parking, this home is ideal for families or anyone seeking a countryside retreat with style.

Step inside to find a warm and welcoming lounge, where a cosy log burner takes centre stage along with the large feature window that bathes the space in natural light. French doors lead directly to the garden, creating a seamless connection between indoor comfort and outdoor living.

At the heart of the home is the impressive kitchen diner, complete with classic shaker-style units, ample work surfaces, and a beautiful central island offering extra storage and space to gather. Integrated appliances, room for a range cooker, and stylish tiled flooring make this kitchen both functional and beautiful. There's ample room for a dining table—perfect for hosting family or friends.

A second sitting room provides even more versatility—a lovely space for reading, relaxing, or enjoying garden views through yet another set of French doors.

Down the hall, four generously sized bedrooms offer comfort and flexibility, with space to truly make them your own. The master bedroom boasts a fantastic footprint, its own private ensuite with a four-piece suite, and French doors that open onto garden views—a serene spot to start or end your day.

Outside, the lifestyle continues. The rear garden is wonderfully private, with a manicured lawn, mature trees, and well-established borders. To the front, enjoy picturesque views of the local church, while a large gravel driveway provides parking for multiple vehicles and leads to a double garage.

A rare find in a charming village—this one is not to be missed!

Book your viewing today!





Living Room 17'0" x 19'5"

Complete with carpeted flooring, central heating radiator and a log burner fireplace. With window to rear elevation and french doors to side elevation.

Kitchen 17'10" x 14'3"

Complete with a range of cabinetry and units with work surfaces above, integrated appliances, and island which includes storage and tiled flooring. Including ample space for a dining room table and windows to front elevation.

Utility 9'5" x 5'6"

Including additional cabinetry with work surfaces above and an inset sink and drainer. With a window to front elevation.

Living Room Two 9'4" x 21'1"

Complete with tiled flooring, central heating radiator and french doors leading onto the garden.

WC

Complete with low flush WC and hand wash basin.

Bedroom One 20'8" x 22'0"

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

Ensuite 13'10" x 6'0"

Complete with a four piece suite. Including a shower cubicle, bathtub, low flush WC and hand wash basin. With window to front elevation.



Bedroom Two 12'11" x 11'6"

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

Bedroom Three 12'11" x 9'5"

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

Bedroom Four 10'5" x 9'6"

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

Bathroom 8'7" x 9'6"

Complete with a three piece suite. Including a bathtub, low flush WC and hand wash basin. With window to front elevation.

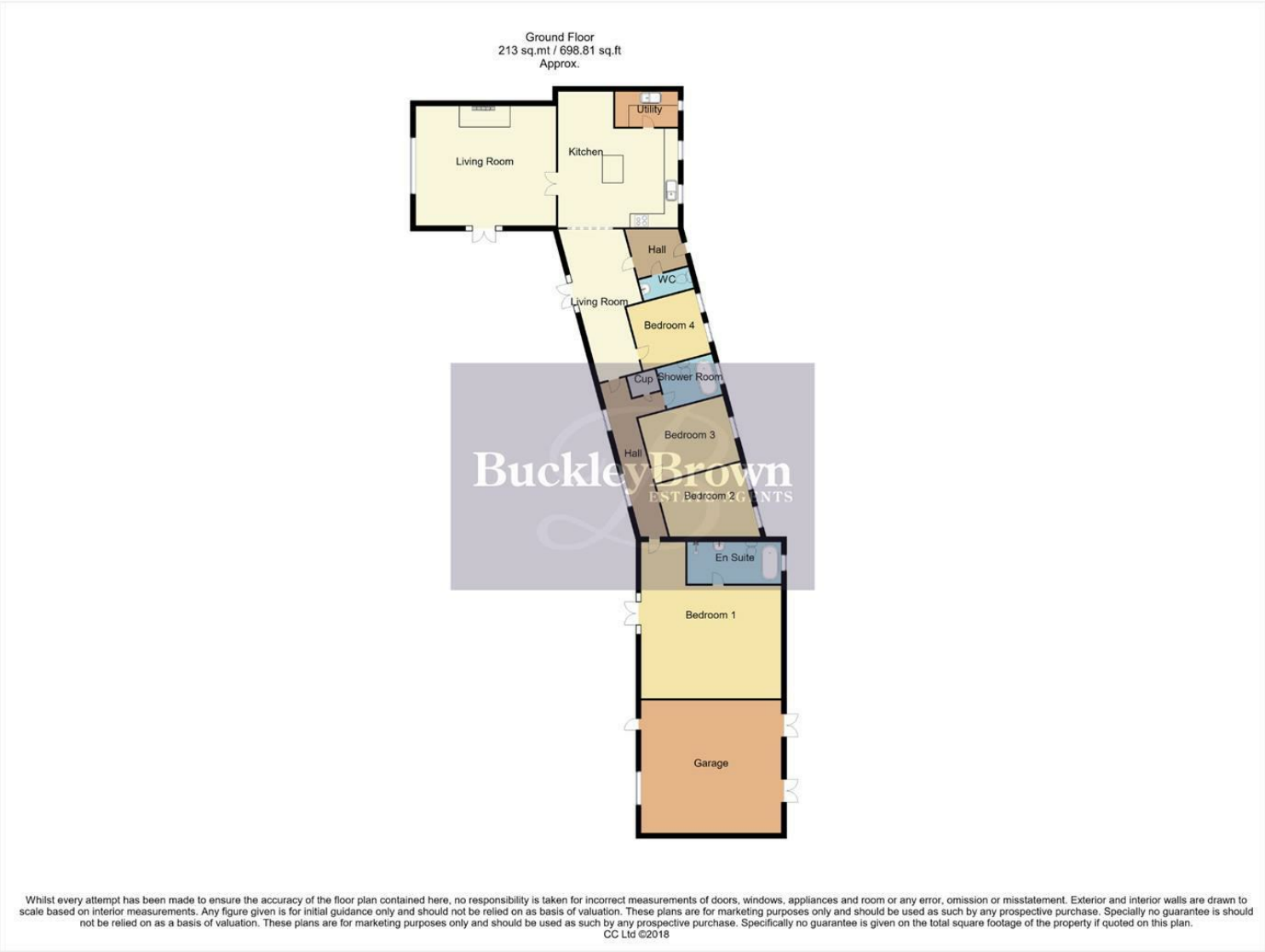
Outside

To the front offers a large gravel driveway with generous parking for plenty of cars. There is also the added bonus of a double garage allowing for plenty of storage. To the rear of the property hosts a beautiful garden area with a lovely lawn and well established trees and plants.









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		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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