



Clay Barn
Toft-next-Newton LN8 3NE

MASONS
EST. 1850

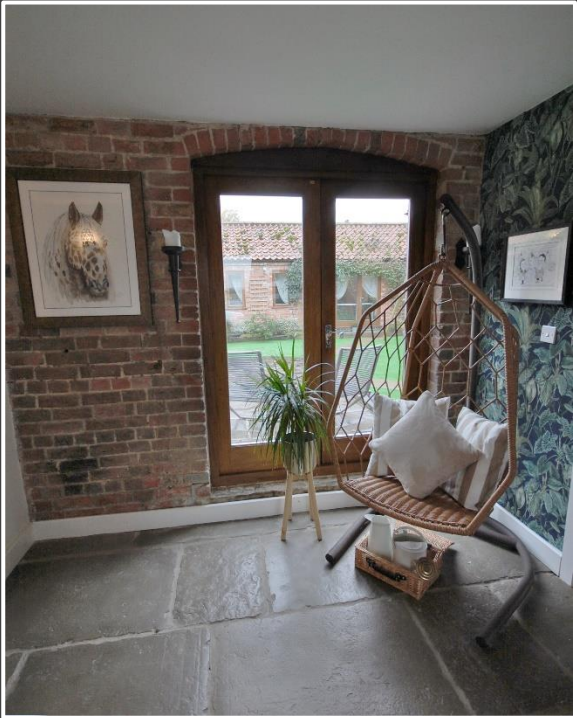


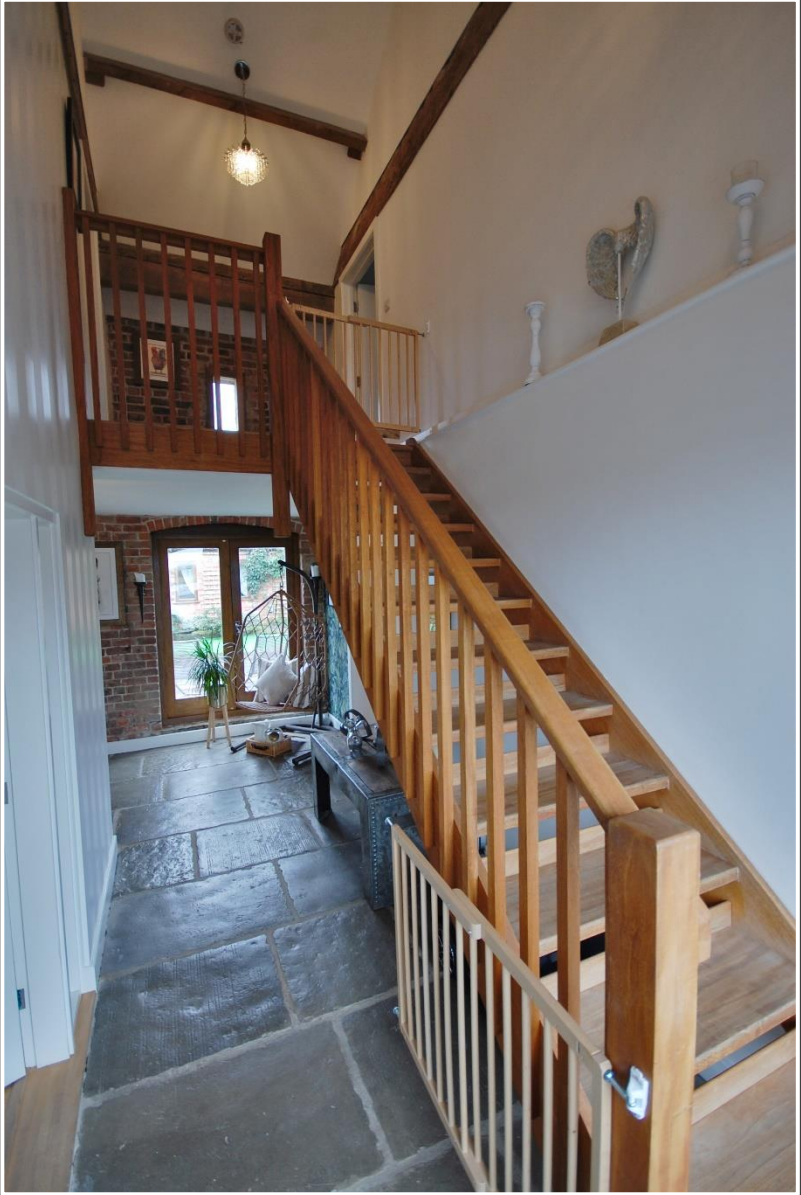
A combination of rural living with contemporary style, character and huge versatility, this substantial barn conversion features a stunning 44ft living/dining kitchen fitted with extensive units in fashionable two-tone grey and quality appliances. 5 excellent bedrooms, 2 bathrooms, 2 shower rooms, lounge, dining room/nursery and family room. Parking area for up to four cars and enclosed, secure courtyard-garden.



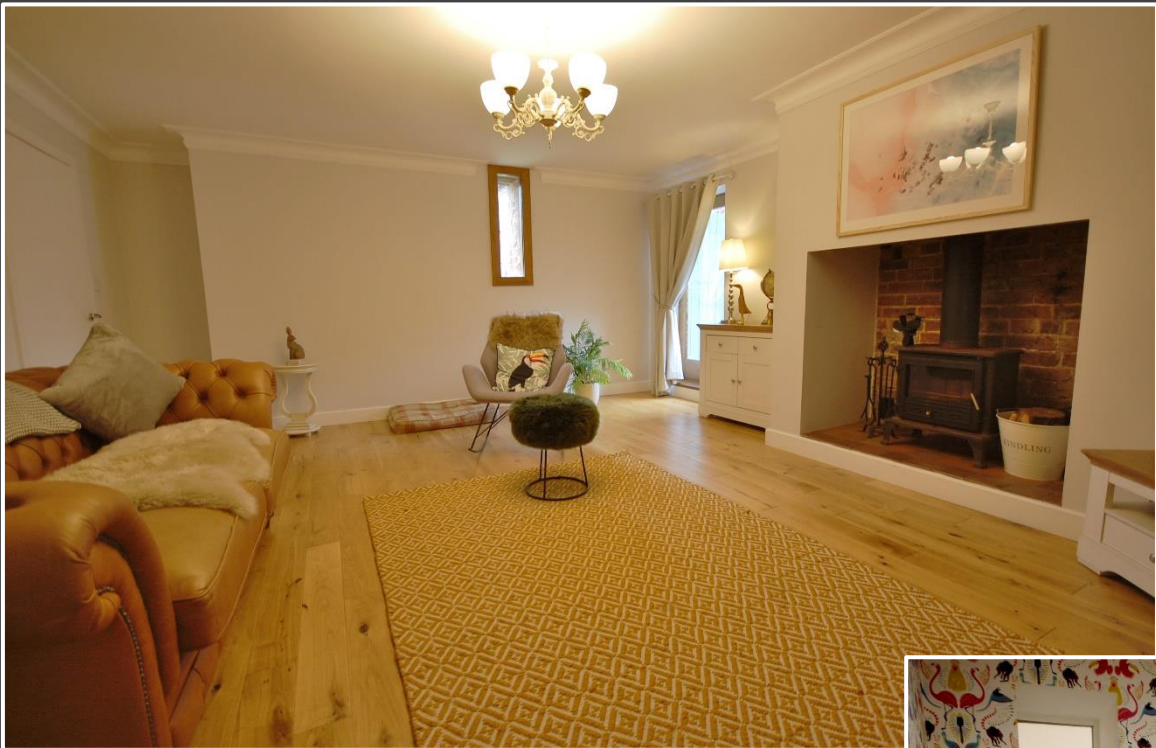
Contents

Photo Schedule
Directions
The Property
The Accommodation
Viewing
Location
General Information

















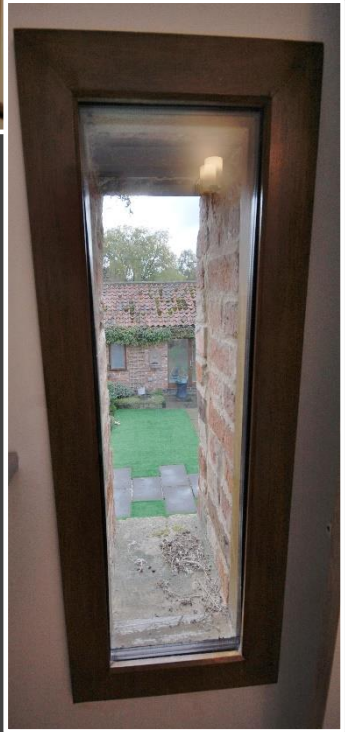




















Directions

From the centre of Market Rasen, travel west along Gainsborough Road and at the T-junction turn left onto the A46. Travel through the village of Middle Rasen then ignore the left turn onto the Lincoln Road and proceed to West Rasen. At the first sharp right bend, turn left along Toft Lane, follow the lane for some distance and then take the first right turn towards Toft-next-Newton. Proceed to the village and then keep right at the junction in the centre and continue for a short distance until Clay Barn is found on the left.

The Property

This substantial and highly individual country home has been created by the conversion and extension in 2008 of a substantial barn and crew yard which is believed to date back to the 1800's. The property has solid brick-faced and part cavity-built walls beneath pitched timber roof structures covered in clay pantiles. The windows are double-glazed, and heating is provided by a substantial oil-fired central heating boiler with insulated hot water cylinder adjacent, providing pressurized hot water. In addition, there is a wood burning stove to the fireplace in the lounge. The high efficiency of this large home can be seen by a glance at the EPC graph.

The room layout is extremely versatile with spacious and well-proportioned rooms combining the original, traditional character of the building with contemporary styling and fittings. The 44' living and dining fitted kitchen is an exceptional room with French doors onto the secure and sheltered courtyard garden with a heavy gate into this area from the parking area adjacent. The two main ensuite bedrooms are located on the first floor of the two-storey barn whilst the three further bedrooms are positioned in the far single storey wing,

together with the family bathroom and the main guest bedroom, which also has an ensuite shower room. This is an ideal arrangement for visiting guests. A second reception room or bedroom/nursery has double doors from the inner hall. Viewing is essential to appreciate the many attributes of this unique property and a more detailed account of the accommodation is provided below.

Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

Ground Floor

The main entrance to the property is through a wide, double-glazed front door with matching side panel and timber panelling over a bullnose brick step with a wall light adjacent and the entrance is announced by a name plaque to the left side with a chrome hand bell.

Entrance Hall

An impressive reception area enjoying a spacious feel with a high vaulted ceiling to part and skylight window inset. Walk-through opening to the dining/living kitchen together with a square wall opening through into the reception room/bedroom or nursery. Flagstone floor, 1.1m wide double-glazed French door onto the courtyard and double radiator. Ceiling light point to the reception area and high ceiling light point to the inner area.

Cloakroom/WC

With a white square design suite of low-level, dual-flush WC and pedestal wash hand basin with chrome

mixer tap. Radiator in decorative case and trap access to the wing roof void.

The hallway extends through a walk-through opening into a spacious L-shaped:

Inner Hallway.

Flagstone floor continuing through from the reception area and a complementary step up to a half landing from which the hardwood, open-tread staircase with pillared balustrade leads to the first-floor accommodation. Large, arched, double-glazed, hardwood window from low level adjacent to the flagstone step and feature natural brick walls with hardwood arched, double-glazed French doors into the courtyard. Double radiator, smoke alarm, two wall light points and Nest wi-fi app-controlled, digital central heating programmer/thermostat.

Lounge

A well-proportioned room sometimes used as a dining room with an oak floor and a deep, recessed fireplace with a raised quarry-tiled hearth, brick back and an inset, cast-iron log-burning stove. Ornate coving, double radiator, wall alcove and double-glazed hardwood French door from the parking area adjacent.

Reception Room or Bedroom/Nursery

Approached through double doors with glazed side panels from the inner hallway, the room is a good size and L-shaped overall, wrapped around a walk-in useful store cupboard or study area with an LED ceiling downlighter. The room has an oak floor, double radiator, LED downlighters and a square wall opening as previously mentioned, from the reception area of the hallway.

Store Room

With a doorway close to the main entrance this very useful store has a vinyl floor covering, ceiling spotlight downlighters and trap access to the wing roof void.

Living/Dining Kitchen

A superb, fitted kitchen/dining area and family room combined, there is an extensive range of contemporary units in two-tone grey woodgrain-effect with soft close drawers and doors to include a long range of base and wall units incorporating appliances and a long centre island unit with base cupboards and further appliances beneath.

Quartz work surfaces and upstands, together with oak dining and breakfast bars set into the island work surface. The long range of units include a Neff coffee maker, two conventional ovens, a combination microwave oven, (all finished in stainless steel and glazing), faced side-by-side tall integrated Smeg refrigerator and freezer and adjacent is a tall CDA glazed wine cooler. The island unit incorporates a faced AEG dishwasher, a faced multi-bin pull-out rack, a Neff induction hob with motorised, elevating cooker hood and an acrylic twin-bowl sink with an expensive Quooker boiling/cold tap removing the need for a kettle.

There are inset woodgrain-effect shelving units, plate and wine racks, plinth LED lights and concealed cornice uplighters. The flagstone floor extends through from the hallway and there are two wide, double-glazed French door units, each with a centre double-glazed panel allowing the light to stream into the room and giving access onto the courtyard garden.

Part-sloping ceiling with four copper-effect suspended lights, radiator in decorative case and seating area with ceiling light point, three wall light points and cable /power connections for a wall-mounted TV. Double base unit for video/hi-fi unit storage, two radiators in decorative cases, ceiling beam and a semi-circular brick pillar. Smoke alarm and curved wall leading around to the rear passageway which gives access to the ground floor bedrooms and family bathroom. Adjacent to the seating area of the living/dining kitchen is the:

Utility/Plant Room

A useful practical area with the Worcester oil-fired central heating boiler and Santon insulated hot water cylinder providing pressurised hot water. Storage rack with shelving, base and wall cupboard units in gloss black with hardwood block work surface, and twin recess for washing machine and dryer with plumbing for the former. Flagstone floor, part-sloping ceiling with light and electricity consumer unit with MCB's.

Side Passageway

Extending to some 9 metres in length with an oak floor, two double radiators, high sloping ceiling with two Velux double-glazed skylight windows and three wall light points; smoke alarm.

Family Bathroom

A spacious bathroom with a white modern suite comprising a floor-standing, double-ended tub bath with a single lever chrome mixer tap, a low-level, dual-flush WC and two shaped circular wash hand basins set onto a wide vanity unit with a hardwood block surround and two double cupboards beneath

with centre shelves. The wash basins have independent taps and spouts set into the unit above with two LED lights and there is a large walk-in shower cubicle with chrome shower mixer unit having a circular drench head and handset, all enclosed by splash boarding in a dark wood effect and a large, glazed screen; extractor fan over. The bathroom has a ceramic-tiled floor, part-sloping ceiling, two windows and a chrome ladder-style radiator/towel rail.

Guest Bedroom

A good size double bedroom with a hardwood, double-glazed French door and wide, double-glazed side panel facing the courtyard. Oak floor, double radiator, Welsh ceiling and doors off to a large wardrobe with clothes rails and shelving and to the:

Ensuite Shower Room

White suite of low-level, dual-flush WC, pedestal wash hand basin with ceramic tile splashback and corner shower cubicle with a granite-effect, splash boarded surround on two sides and a glazed enclosure with curved double doors; chrome shower mixer unit with handset on rail. Ceramic-tiled floor, extractor fan, shaver light and glass shelf over the wash basin. Part-sloping ceiling.

Bedroom 4

A double room with two windows onto the courtyard, part-sloping ceiling and double radiator.

Bedroom 5 (presently a home office)

Also with a hardwood, double-glazed French door and wide matching side panel onto the courtyard-garden. Double radiator and part-sloping ceiling.

First Floor

Landing

With oak floor, double-glazed window, exposed brick wall to each side, purlin beams, wall beams and two chandelier points. The hardwood pillared balustrade extends from the staircase to form a gallery over the inner hallway below.

Master Bedroom

A superb L-shaped bedroom with a high vaulted ceiling featuring exposed purlin, rafter, hip, collar and wall beams with an extractor fan and high light point. Oak floor, double-glazed window and wall alcove.

En Suite Shower Room

With a white corner ceramic-tiled and glazed shower cubicle having a modern wall-mounted, square design shower mixer unit with drench head and handset. White suite of low-level, dual-flush WC and vanity wash hand basin with waterfall mixer tap and white gloss double doors to cupboard beneath. Chrome ladder-style radiator, high sloping ceiling with Velux double-glazed skylight window and narrow double-glazed window peephole to the courtyard. Exposed wall beam, purlin, hip and collar timbers, high light point and extractor fan.

Bedroom 2

An L-shaped mirror image of the master bedroom, this further spacious double bedroom has the same exposed ceiling and wall beams, a wall recess, double-glazed window and high-level ceiling light point together with a radiator.

En Suite Bathroom

White suite of low-level, dual-flush WC, panelled bath with chrome shower mixer unit over and glazed side screen and a pedestal wash hand basin with glass mosaic splashback. Extractor fan, high sloping ceiling with Velux double-glazed skylight window and small double-glazed window facing the courtyard. Oak-effect floor covering, ceramic tile splashbacks in white and high-level light point together with wall light point.

Outside

To the south of the two-storey barn there is an owned, block-paved parking area for up to four cars and which also provides space to store wheelie bins, with a timber garden shed for tools and the modern oil storage tank. From this area, Clay Barn can be entered by walking to the main entrance, by opening the heavy ledged and braced arched door into the courtyard or by entering through the French door into the lounge.

The courtyard enclosed by the three wings of the property and the two-storey barn opposite, forms a sheltered and secure garden ideal for a young family. There are areas of maintenance free artificial lawn surrounded by well stocked flower and shrubbery borders, lined with timber sleepers and many climbing plants to wall trelliswork. Deep flagstone steps form a seating area by the French doors from the inner hallway and lead down to a circular patio with radiating paving slabs and pathways leading to the numerous French doors. There is a further patio by the dining/living kitchen and various wall lights, an outside tap and satellite dish.

Viewing

Strictly by prior appointment through the selling agent.

Location

The parish of Toft Newton is about 4 miles to the west of Market Rasen and encompasses the small villages of Toft-next-Newton, Newton-by-Toft and the hamlet of Newtoft.

Market Rasen is a bustling market town standing on the western edge of the Lincolnshire Wolds and is famous for the National Hunt racecourse. The town is popular with walkers with Willingham woods to the east. Weekly markets take place and the High Street is home to many independent shops and businesses. There is a primary school in Middle Rasen and Market Rasen has its own primary school and the De Aston secondary school.

General Information

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains water and electricity whilst drainage is to a shared private system, but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band F.

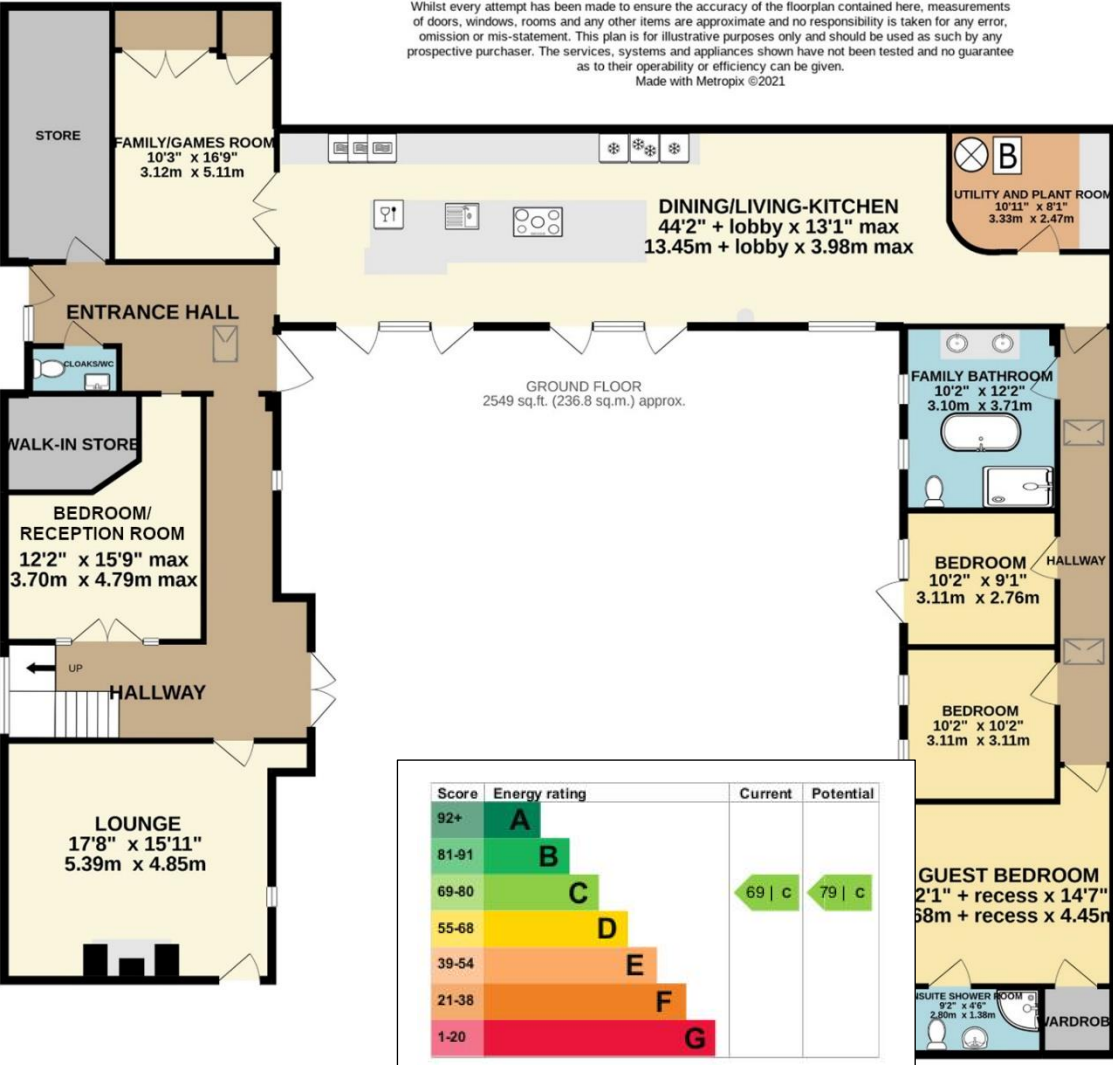
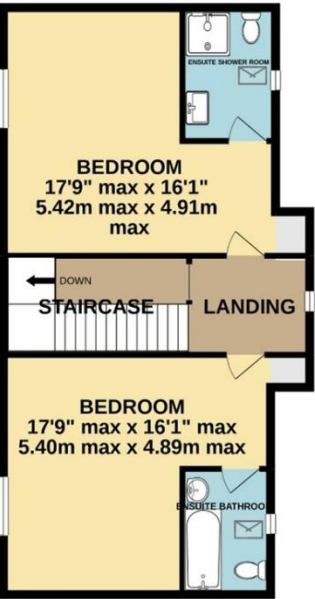
Floorplans And EPC Graph

A copy of the full energy performance certificate can be emailed as a PDF on request

TOTAL FLOOR AREA : 3270 sq.ft. (303.8 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.
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1ST FLOOR
721 sq.ft. (67.0 sq.m.) approx.



GROUND FLOOR
2549 sq.ft. (236.8 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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