



PORTFOLIO
from



william h brown

The Furrows, Mill Lane, Caunton, NG23 6AJ

The Furrows, Mill Lane, Caunton, NG23 6AJ

This spacious, beautifully presented, individual, four bedroom detached barn conversion which offers considerable character having a wealth of features and being situated in the sought after village of Caunton.



The Furrows, Mill Lane

Over 3700 sq. ft set over three floors, with a further single storey wing ideal for multi-generational living. Reclaimed Cast iron radiators throughout (except the heated towel rails) and all internal doors made from reclaimed pitch pine.

Entrance Hall

Opening into the entrance hall with oak staircase leading to the first floor, under stairs cupboard, tiled flooring and radiator.

Cloakroom/WC

Leading off the entrance there is a separate cloakroom with tiled flooring/walls, low level Roca WC, Roca wash hand basin, towel heated rail and wall mounted storage cupboard (Duravit).

Kitchen/Diner

22' 10" x 15' 7" (6.96m x 4.75m)

This superb, bespoke built kitchen boasts a beamed ceiling, range of wall and mostly soft close base farmhouse style units (most with pull out drawers or carousels) , granite worktops throughout, a central island integrated Siemens dishwasher, Siemens fan oven (self-clean), Combination Microwave oven, induction hob and extractor, warming drawer and appliance drawer (again



all Siemens) plus an Amana fridge/freezer. Furthermore, the kitchen offers a tri-fold Butlers pantry unit and a double door oak larder cupboard. Franke double sink. Two double glazed windows and French doors leading out onto the front elevated patio area (former bull pen) and courtyard. Tiled floor.

Dining Area

19' 8" x 10' (5.99m x 3.05m)

Dining room with reclaimed pitch pine herringbone parquet flooring, a central fireplace with log burner, feature squat radiator and double glazed floor to ceiling windows to the front elevation.

Sitting Room

19' 10" x 19' 8" (6.05m x 5.99m)

Continued reclaimed pitch pine herringbone parquet flooring, central fireplace with log burner, beamed ceiling and double glazed floor to ceiling window and French doors to the front elevation.

Utility Room

11' x 9' (3.35m x 2.74m)

Utility room with tiled flooring, a range of wall and base units one of which houses the boiler, Rangemaster Belfast style sink and drainer, plumbing for a washing machine and space for tumble dryer plus an integrated freezer,

radiator, double glazed window to the rear elevation and side door leading out into the rear courtyard.

Single Storey Wing

Boot Room

The boot room offers Velux skylight to the side elevation and radiator. Flagstone steps to tiled floor.

Additional Lounge/Games Room

21' 2" x 12' 7" (6.45m x 3.84m)

Perfect for a games room or additional sitting room, this third reception room benefits from beamed ceiling, access into the loft space, a radiator, double glazed window to the side elevation and French doors allowing access into the courtyard.

Study/Office

13' 9" x 12' 7" (4.19m x 3.84m)

This spacious study provides the perfect home office space with French doors to the side of the property, a double glazed window to the front elevation which offers open field views of the surrounding countryside, complete with radiator. Beamed ceiling. This room could also be used as a 5th bedroom if required.

Bedroom Four

12' x 8' 4" (3.66m x 2.54m)

This Ground Floor Bedroom is complete with a radiator, double glazed window to the side elevation and ensuite.

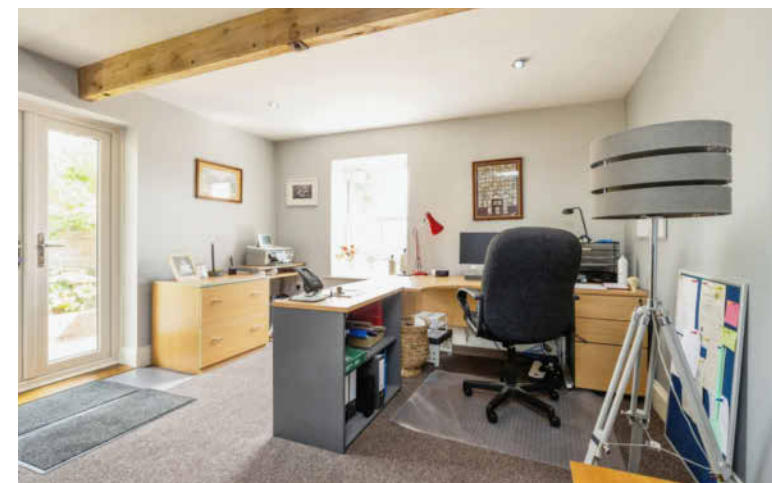
En-Suite

Ensuite comprising of a double walk in shower, Porcelanosa low level wc, Laufen wash hand basin, radiator, part tiled walls and flooring and a double glazed window to the side elevation.

First Floor

Landing

With beamed ceiling, radiator and double glazed windows to the front and rear elevations.





Master Bedroom

20' 1" x 19' 9" (6.12m x 6.02m)

Generous master bedroom suite with beamed ceiling, partial reclaimed maple wooden flooring, a spiral staircase leading to the second floor, two radiators and double glazed windows to the front and rear elevations.

En-Suite One

Ensuite with free standing Kohler bath and mixer taps, shower cubicle with shower over plus hand held shower, Roca low level wc, Roca wash hand basin with vanity unit, Fitted tall cupboard unit and further vanity unit with seat. Tiled flooring and walls and a Velux roof skylight.

Bedroom Two

14' 6" x 15' 7" (4.42m x 4.75m)

Beamed ceiling, radiator, two Velux skylights to the front elevation and one to the rear elevation.

En-Suite Two

Ensuite with corner shower cubicle, Roca low level wc and hand wash basin, generous number of vanity storage units, heated towel rail, tiled walls and flooring and a Velux skylight to the rear elevation.



Bedroom Three

13' 5" x 12' 11" (4.09m x 3.94m)

Beamed ceiling, feature squat radiator and a double glazed arch window to the front elevation.

En-Suite Three

Third ensuite with corner shower cubicle, low level wc, pedestal wash hand basin, wall mounted Laufen vanity unit, radiator, tiled walls and flooring and a double glazed window to the front elevation.

Second Floor

Landing

Spiral staircase leading from the Master bedroom to the second floor landing/study area with radiator and Velux Skylight to the rear elevation.

Dressing Room/Store Room

17' 3" x 9' 11" (5.26m x 3.02m)

Dressing room/store room to the second floor, with Velux Skylight to the rear elevation. Potential for further bedroom.



welcome to

The Furrows, Mill Lane, Caunton, NG23 6AJ

This spacious, beautifully presented, individual, four bedroom barn conversion which offers considerable character throughout and having a wealth of features, combining both traditional and contemporary elements to create a beautiful, well thought out, energy efficient and unique home. The ground floor briefly comprises of Entrance hall, Cloakroom/WC, Lounge/Diner with double sided log burner, reclaimed pitch pine herringbone parquet flooring and two sets of French doors to the courtyard, Kitchen/Diner with bespoke kitchen and beautiful beams to the ceiling. The property further benefits from a Utility room, Boot room/hallway, Study/Office, Bedroom four with En-suite bathroom and a further Reception room (Games Room/ additional Lounge). The first floor has a Landing, vast Master bedroom with beamed ceilings and spiral staircase to the second floor and En-suite bathroom, Bedroom two benefits from three Velux windows and En-suite bathroom and Bedroom three also benefits from En-suite bathroom with a beautiful arched window overlooking the front of the property. The second floor has Landing/Study, Dressing room/Store room, Solar control/store room and a further storage room. Outside the property has a beautifully landscaped fully enclosed courtyard garden with circular water feature, raised flowerbeds, patio area, mature trees and shrubs and a 0.3 acre paddock.

£950,000

- INDIVIDUAL BARN CONVERSION
- FOUR BEDROOMS ALL WITH EN-SUITE BATHROOMS
- DRIVEWAY WITH AMPLE PARKING FOR 3/4 CARS & OAK FRAMED CAR PORT FOR TWO CARS
- SOUTH FACING PROPERTY WITH STUNNING FIELD VIEWS

Tenure: Freehold

EPC Rating: B



To find out more information or to arrange a viewing call

01636 640473

or email newark@williamhbrown.co.uk

47-48 Market Place, Newark, Nottinghamshire NG24 1EG

williamhbrown.co.uk

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

