



THE BARN, SOUTH CLIFTON  
£625,000

**BROWN & CO**

# THE BARN, HIGH STREET, SOUTH CLIFTON, NEWARK, NG23 7AD

## DESCRIPTION

Wonderful, detached barn conversion, sympathetically converted by the sellers employing a most attractive specification and designed to capture views over its generous south facing mature gardens and parkland, suitable for creation of equine facilities, subject to any necessary consents, in all extending to approximately 1.21 acres (subject to measured site survey).

The living space is distributed over two floors commencing with a reception hall from which a feature staircase ascends to a galleried landing over. To one side is the main sitting room with garden access and contemporary raised stove.

The dining kitchen is a particular asset, well-appointed in two tone units finished in heritage colours with complementing central island and an array of integrated quality appliances. Bifold doors open to a raised patio giving access to all garden areas. A walk-in pantry leads off. To the side of the dining kitchen is a useful utility room, again with garden access and having a shower room to the rear.

At first floor level, the master bedroom benefits from an en suite shower room, tiled in natural tones. Two further bedrooms are provided together with the house bathroom, once again luxuriously appointed and boasting both contemporary bath and walk in showering area. Natural light enhanced by velux windows.

Outside the generous grounds include a driveway off High Street which sweeps around to the nicely tucked away barn. There is ample parking and manoeuvring.

Immediately adjoining the rear elevation is a lovely garden in cottage style to one side of which is a bespoke oak and slate covered entertaining area, ideal for alfresco entertaining/dining.

Beyond the parking and manoeuvring area is a fenced, gated and planted parkland, suitable for creation of paddock, stabling and equine facilities, subject any necessary consents.

## LOCATION

The Barn is tucked away nicely off High Street behind its original farmhouse, Highfield Farm in this idyllic village, a Conservation Area, surrounded by open fields and if you love getting out into the countryside, you will be able to enjoy walks along the banks of the river Trent.

This is a small village situated approximately 10 miles north of Newark and 10 miles west of the cathedral city of Lincoln. If you have young children, North Clifton Primary School is at the end of the road and within an approximate 2 minute drive/12 minute walk. For older children, Tuxford Academy (rated Good by Ofsted) is approximately 14 minutes away by car.

A full range of residential amenities through retail, leisure and healthcare are all within comfortable travelling distance. The A57 to the north, A1 intersection at Markham Moor and A46 to the south is a good road network. Newark has a direct rail service into London Kings Cross (approx. 1hr 20 mins).

## DIRECTIONS

what3words:///duos.essays.status

## ACCOMMODATION

**RECEPTION HALL** feature oak staircase to galleried landing, limestone flooring, walk in airing cupboard.

**SITTING ROOM 15'6" x 15'2" (4.72m x 4.63m)** garden access, contemporary raised stove.



**DINING KITCHEN 23'9" x 15'2" to 13'10" (7.25m x 4.63m to 4.23m)** well-appointed with two-tone units finished in heritage colours with complementing central island and oak worktops. Bifold doors to cottage garden. Limestone flooring. Natural toned tiling, Ribchester double bowl sink.. Array of integrated appliances including Neff induction hob with integral extractor, Neff steam oven and conventional oven, integrated full height larder fridge and dishwasher. Feature exposed brick walling.



WALK-IN PANTRY

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**UTILITY ROOM 9'5" x 6'6" (2.88m x 1.98m)** door to garden. Range of ivory units, Belfast sink unit, plumbing for washing machine.

**SHOWER ROOM** tiled in natural tones with quadrant tiled shower enclosure, vanity basin, wc.

#### FIRST FLOOR GALLERIED LANDING

**BEDROOM ONE 15'6" x 15'3" (4.72m x 4.69m)** part vaulted ceiling, velux windows, beam accent and lovely garden views. Off to



**EN SUITE SHOWER ROOM 1400** tiled showering enclosure, walk-in frameless screening, rainfall and handset shower. Vanity basin, wc, natural toned tiling to floor, velux window, beamed accent.



**BEDROOM TWO 12'10" x 11'8" (3.92m x 3.55m)** part vaulted ceiling, velux window, beamed accents, garden views.



**BEDROOM THREE 15'4" x 8'9" to 12'0" (4.67m x 2.67m to 3.66m)** part vaulted ceiling, beamed accents, velux window, garden views.

**HOUSE BATHROOM** luxuriously appointed with white suite including double ended contemporary bath, separate 1750 walk-in showering area with frameless screening, tiled to complement and rainfall and handset shower. Vanity basin, wc, part vaulted ceiling, beamed accent, velux window, storage niches.



## OUTSIDE

The property is tucked away nicely from High Street amidst generous grounds in all extending to approximately 1.21 acres.

The driveway sweeps around to the rear of the property delivering ample parking and manoeuvring space. The drive is owned by The Barn with Highfield Farm House having a right of way over the first part.

Adjoining the rear elevation is a lovely south facing cottage garden, walled to either side, beautifully landscaped and stocked including winding gravel pathways. To one side is a bespoke oak and slate covered entertaining area perfect for family gathering and alfresco entertaining.

A timber Groundsman workshop 10' x 8' is tucked away to the other side.

Adjoining the parking court is a useful amenity area, the sellers advise water and power are laid on making this versatile area suitable for creating workshop, stabling and adjacent parkland to paddock, subject to any necessary consents.

The property is equipped with oil fired central heating via Worcester Bosch boiler, character column radiators throughout.

External power points, lights and water supply.

## GENERAL REMARKS & STIPULATIONS

**Tenure and Possession:** The Property is freehold and vacant possession will be given upon completion.

**Council Tax:** We are advised by Newark & Sherwood Council that this property is in Band F.

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

**Floorplans:** The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

**Hours of Business:** Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

**Viewing:** Please contact the Retford office on 01777 709112.

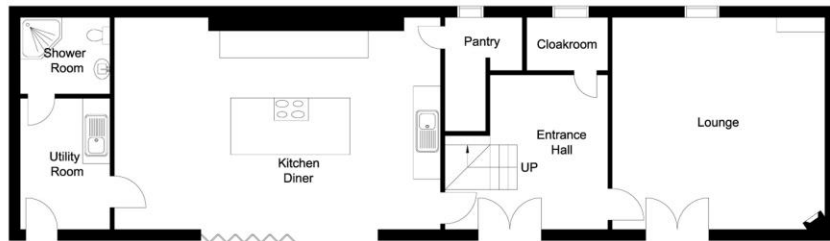
**Free Valuation:** We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

**Agents Note:** In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed. These particulars were prepared in October 2024 and amended in December 2024.

First Floor

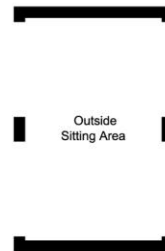


Ground Floor



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

Outbuilding



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 rooms 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 a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan. CP Property Services @2024



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