



2 Park Farm Main Street
Carlton-On-Trent, Newark, NG23 6NW

Guide Price £400,000

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*****ELEGANCE, CHARACTER & CHARM*****
GUIDE PRICE £400,000-£425,000. Prepare to fall head over heels for this stunning three bedroom converted Grade II listed building which has been fully renovated and tastefully refurbished by the current owner. Their attention to detail is noticeable the moment you enter this magnificent home, effortlessly blending rustic charm with modern features.

Upon entering you are greeted by the fabulous open plan living kitchen diner which extends over 36ft and oozes a light, warm and inviting atmosphere. The bespoke handmade kitchen area is a great space for cooking a culinary treat whilst the seating area is a place you can enjoy relaxing or entertaining guests. The ground floor boasts a utility/boot room, a luxurious Lusso bathroom and bedroom three which offers versatility of a bedroom or snug.

The first floor galleried landing would be a good place to put a desk for those who work from home. The first floor is a place to appreciate the character of the building with exposed beams, vaulted ceilings, and Yorkshire sash windows. The landing leads to the master bedroom with an ensuite shower room, bedroom two and a wet room. A ladder allows access to a mezzanine landing with a vaulted ceiling leading to an attic space offering a wealth of versatility.

The property benefits from oil fired central heating, computerised underfloor heating to the ground floor and sandstone tiled flooring.

Outside there are double gates leading to the enclosed block paved driveway. There is a private and enclosed rear garden which is paved for low maintenance providing a seating area and external lighting.

Location

Open Plan living Kitchen Diner
36'1 x 18'3 (11.00m x 5.56m)





Boot/Utility Room
12'9 x 6'10 (3.89m x 2.08m)

Bathroom
12'9 x 6'1 (3.89m x 1.85m)

Bedroom Three
13'4 x 12'10 (4.06m x 3.91m)

Mezzanine Landing

Bedroom Two
14'9 x 9'2 (4.50m x 2.79m)



Ensuite
6'2 x 4'10 (1.88m x 1.47m)

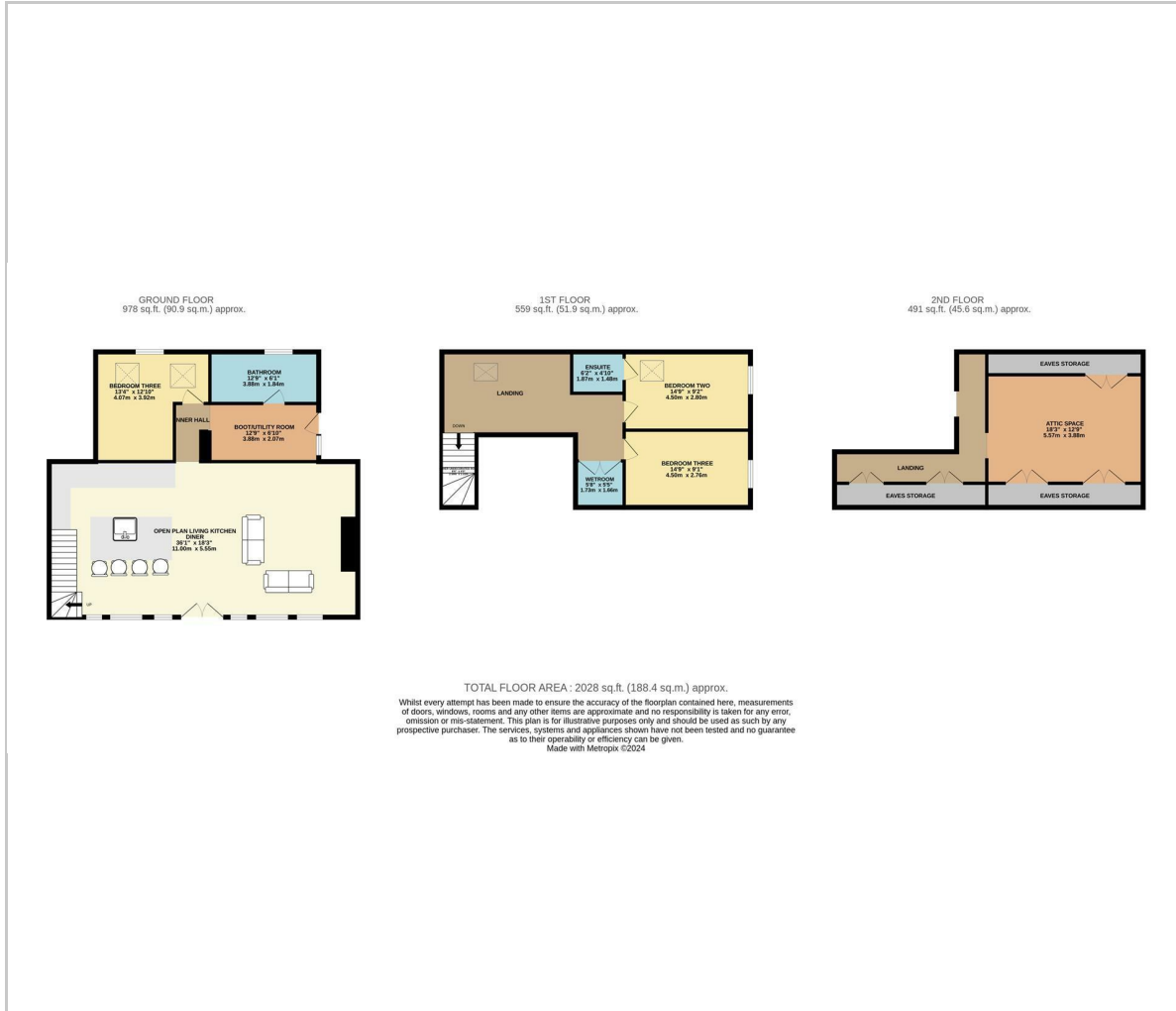
Bedroom One
14'9 x 9'1 (4.50m x 2.77m)

Wet Room
5'8 x 5'5 (1.73m x 1.65m)

Attic Space
18'3 x 12'9 (5.56m x 3.89m)



Floor Plan



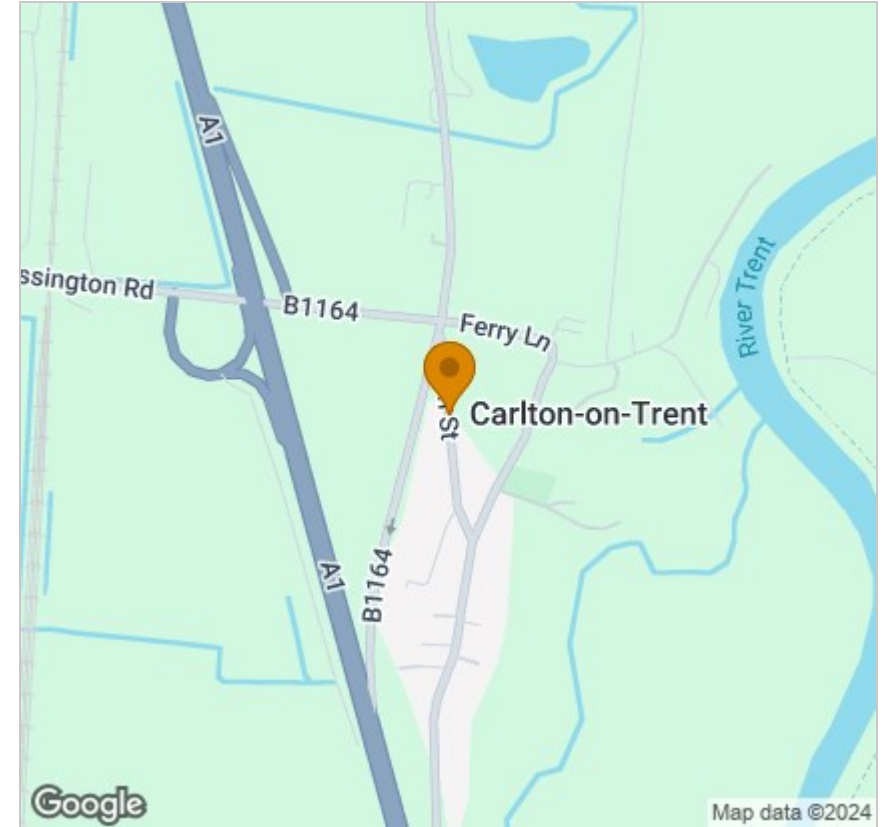
Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

