



The Granary Church View

Egmanton, Newark, NG22 0HN

Offers In The Region Of £650,000



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**\*ELEGANT, STYLISH & CONTEMPORARY LIVING\*** A unique opportunity to own this delightful five/six bedroom detached family home nestled in a quiet cul de sac location of executive built properties in the highly sought after village of Egmanton. This beautiful family home sits on a secluded plot of approximately 0.22 acres offering peace, tranquillity, and privacy from trees. The current owners have extended, refurbished, and modified this property to make a spectacular place to call home to a very high standard of living. Their attention to detail is noticeable the moment you enter this magnificent property. The property oozes space, character yet contemporary features and gives a touch of joie de vivre as soon as you step inside. The hub of the home is the fabulous lounge diner which has a barn conversion feeling with its high ceilings, beams and windows filling the room with light. The sumptuous breakfast kitchen is a space to create a culinary treat for those who like to entertain guests and family.

The west wing on the first floor offers versatility for multi generation living as bedroom three is currently used as a sitting area with a mezzanine above and access to bedroom two which is currently a dressing room that leads to an ensuite shower room.

The ground floor accommodation boasts an entrance hall, lounge diner, breakfast kitchen, utility room, office, games room, family room and a WC. The first floor landing leads to the master bedroom with a balcony to enjoy your morning coffee whilst listening to the birds, a dressing area and a four piece ensuite bathroom. There are a further two double bedrooms, with a mezzanine above bedroom three, a shower room and a study which could also be used as bedroom six. The second floor landing provides to further double bedrooms with fitted wardrobes and a shower room.

The front is gravelled and provides off road parking for several vehicles and gives access to the detached double garage which has storage above, power and lighting.

The Granary is located in the heart of the picturesque village of Egmanton and offers beautiful countryside walks for the outdoor enthusiast. Egmanton has a local church and a village hall. Tuxford is 1.4 miles away and offers more amenities including CO-OP, Post office and butchers. Tuxford also has a Primary School, Nursery and the highly regarded Tuxford Academy. Private schooling is well catered for with Wellow School, Ranby House and Worksop College all within easy reach. There are plenty of sporting facilities locally with Football clubs, Bassetlaw Bulldogs Rugby League and Milton cricket club all offering options for boys and girls of all ages.

The market towns of Retford and Newark offer a wealth of shops, supermarkets, bars and restaurants. As well as both having direct train links to London Kings Cross within one hour and 30 mins. The A1 at nearby Tuxford gives links to the regions major towns and cities. Local tourist attractions are all a short drive away including Sherwood Forest, Clumber Park, Sundown Adventure and Yorkshire Wildlife Park.

### Entrance Hall







**Lounge Diner**  
30'8 x 13'3 (9.35m x 4.04m)

**Breakfast Kitchen**  
15'9 x 12'10 (4.80m x 3.91m)

**Utility Room**  
7'9 x 4'6 (2.36m x 1.37m)

**Office**  
8'10 x 7'6 (2.69m x 2.29m)

**WC**  
5'3 x 3'10 (1.60m x 1.17m)

**Games Room**  
15'9 x 12'0 (4.80m x 3.66m)

**Family Room**  
16'6 x 15'9 (5.03m x 4.80m)

**Landing**

**Bedroom One**  
15'9 x 12'1 (4.80m x 3.68m)

**Dressing Area**  
7'9 x 6'3 (2.36m x 1.91m)

**Ensuite**  
9'9 x 8'4 (2.97m x 2.54m)  
max measurements

**Balcony**

**Bedroom Two**  
12'6 x 12'3 (3.81m x 3.73m)

**Shower Room**  
11'0 x 4'3 (3.35m x 1.30m)

**Bedroom Three**  
15'9 x 12'0 (4.80m x 3.66m)

**Mezzanine Above Bedroom Three**  
11'8 x 7'9 (3.56m x 2.36m)

**Study/Bedroom Six**  
8'10 x 7'6 (2.69m x 2.29m)

**Second Floor**

**Bedroom Four**  
14'6 x 12'10 (4.42m x 3.91m)  
max measurements into wardrobes

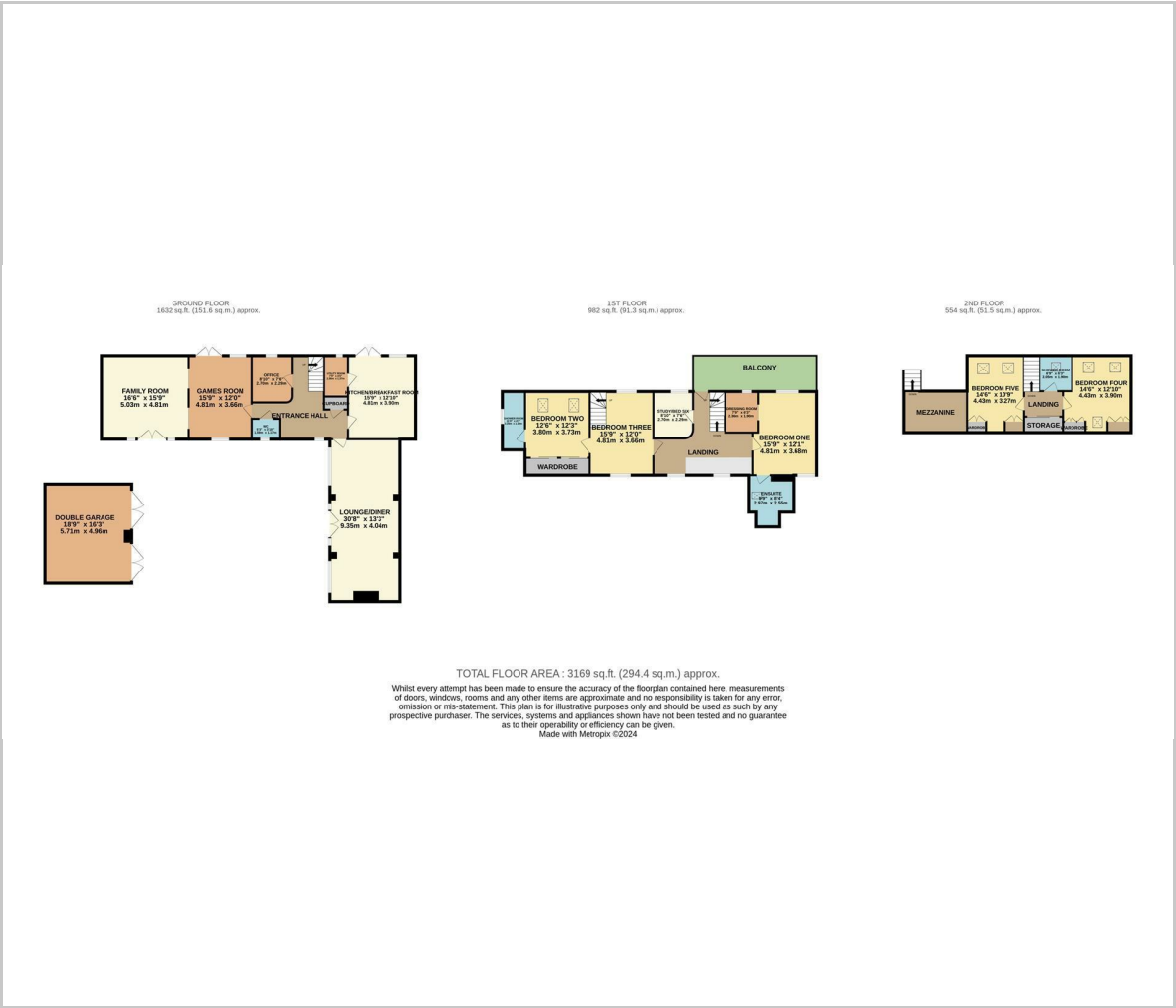
**Bedroom Five**  
14'6 x 10'9 (4.42m x 3.28m)  
max measurements into wardrobes

**Shower Room**  
6'9 x 6'3 (2.06m x 1.91m)

**Double Garage**  
18'9 x 16'3 (5.72m x 4.95m)



Floor Plan



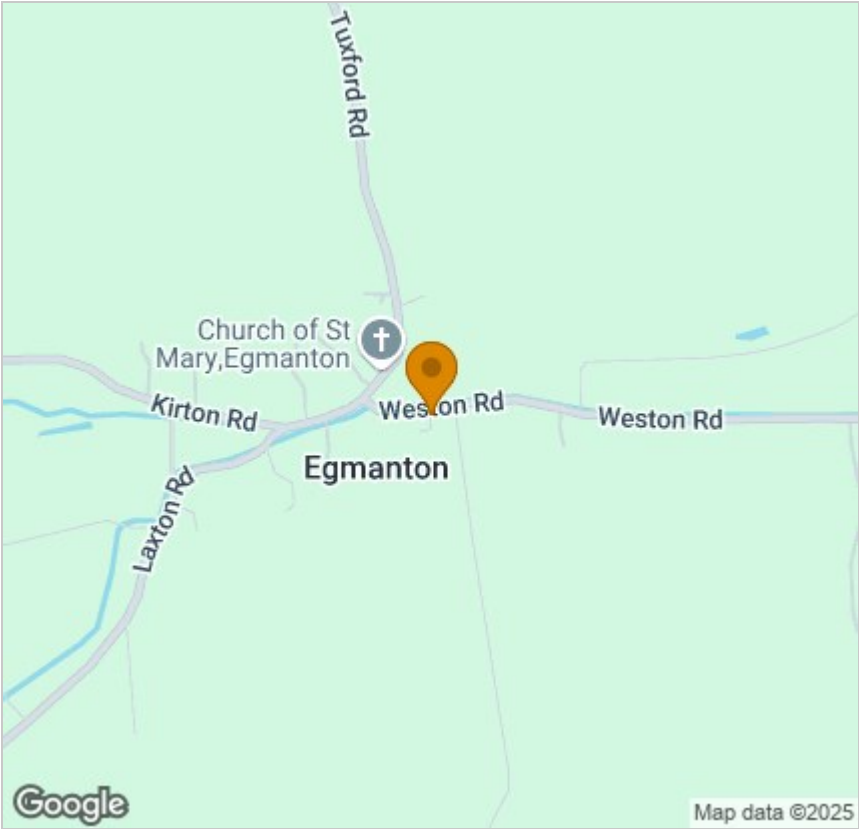
Viewing

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

