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The Haybarn, Main Street, Upton, Newark, Nottinghamshire, NG23 5TE

£850,000



Property Description

*** Additional Parcel of Land Available Subject to Reasonable Offers ***Individually designed and well appointed detached family home situated on a large plot in the heart of this popular Southwell Minster School catchment village. Lovingly converted original Haybarn and two storey outbuildings with Dovecote above which is Grade II listed. The property offers accommodation including light and airy entrance hall with galleried landing which offers superb open views, living room, garden room, dining room/snug, open plan dining kitchen and cloakroom. To the first floor is master bedroom with ensuite and dressing room, two further bedrooms and family bathroom. Please note that plans have been drawn for the addition of a fourth bedroom with ensuite and ensuite addition to bedroom two. (Available from the agent) Tarmac driveway with turning area, range of single storey outbuildings at present offer three storage sheds and tandem garage.

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sheds and tandem garage. Lawn grounds surround the property with a private courtyard enclosed by a stone boundary wall. Early viewing, no upward chain.

GROUND FLOOR

ENTRANCE HALL

double glazed door, two radiators, stairs off

LIVING ROOM

24' 10" x 16' 1" (7.57m x 4.9m) four windows to rear and one to front, three radiators, coal effect gas fire (not tested) with brick surround, tiled hearth and mantle, wall lights, door off to

GARDEN ROOM

11' 3" x 18' 9" (3.43m x 5.72m) two windows to side and two overlooking the courtyard, beam ceiling, radiator, double glazed double doors to courtyard

INNER HALL

radiator, two double cloaks cupbards

CLOAKROOM

5' 10" x 4' 9" (1.78m x 1.45m) low level wc, wash hand basin, opaque window to rear

SNUG/DINING ROOM

18' 7" x 16' 1" (5.66m x 4.9m) three windows to rear, one to side, wall lights, three radiators, gas fire (not tested)

KITCHEN/DINER

13' 6" x 23' 6" (4.11m x 7.16m) open plan room with wall and floor mounted units, roll top worksurfaces,

splash tiled surround, electric oven, microwave shelf over, gas hob with extractor over, integrated fridge, appliance space for dishwasher or dryer, two inset sinks, appliance space for washing machine, space for fridge/freezer, part tiled/part carpeted floor, dual aspect windows, radiator, beam ceiling, stable door to courtyard

RETURNING TO THE ENTRANCE HALL

stairs lead to half landing with open views over neighbouring fields







FIRST FLOOR

LANDING

three radiators, airing cupboard/linen store with shelving, open views over courtyard

MASTER BEDROOM

18' 7" x 16' 1" (5.66m x 4.9m) dual aspect windows, three radiators

ENSUITE

12' 0" x 9' 7" (3.66m x 2.92m) shower recess, panelled bath, low level wc, pedestal wash hand basin, electric towel rail, radiator, fully tiled surround, opaque window to rear

DRESSING ROOM

8' 4" x 9' 2" (2.54m x 2.79m) range of wardrobes, drawers and cupboards, beam ceiling, door to

GRANARY

Glow Worm Ultra com 30hxi boiler, door giving access to steps leading down to courtyard and access to Dovecote

BEDROOM TWO

16' 1" x 12' 2" (4.9m x 3.71m) triple aspect windows, three radiators

BEDROOM THREE

12' 8" x 12' 0" (3.86m x 3.66m) two windows to rear, two radiators

BATHROOM



5' 10" x 9' 0" (1.78m x 2.74m) panelled bath, pedestal wash hand basin, low level wc, opaque window to rear, electric towel rail, radiator, access to loft space

OUTSIDE

To the front a tarmac drive leads to turning area and double doors open to a tandem garage with light and power and side courtesy door. The front garden with hedge and fence perimeter and mainly lawn with gravel borders flower/shrub beds and well with canopy over. Double gates lead to a further tarmac hardstanding and courtyard with stone walling to either side for privacy. Central raised beds with side gravel garden having shrubs and flowers. The courtyard has external lighting and three stables/sheds all with light and power. Further raised tarmac area provides a seating area for mid day through to evening sun. Side lawn garden with seating area, side tap, tarmac pathway runs to the side and rear of the property. Rear lawn with post and rail fence offers open views

LOCAL AUTHORITY

Newark and Sherwood District Council, Castle House, Great North Road, Newark, NG24 1BY

SERVICES

All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE

Freehold with vacant possession.

VIEWING

GROUND FLOOR
2281 sq.ft. approx.

1ST FLOOR
1303 sq.ft. approx.



Agents Note: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.