

TRADITIONAL
VALUES & SERVICE

ALASDAIR
MORRISON

FROM AN INDEPENDENT
LOCAL AGENT

AND PARTNERS

Putting you and your property first



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

Guide Price £450,000



Property Description

Stunning Grade 2 listed home situated in the heart of this popular village offering 2,280 square feet of accommodation, finished to the highest standard possible and utilising every centimetre of space available. We highly recommend an early viewing to fully appreciate this immaculate home which has undergone a complete renovation. Offered with No Upward Chain the spacious accommodation includes a 36ft open plan Living/Breakfast Kitchen which offers a handmade bespoke Kitchen. Snug/Bedroom 3, Quality ground floor 'Lusso' Bathroom and fitted Boot Room. First floor galleried landing, Bedroom One with En-Suite, Bedroom Two and Wet Room, returning to the landing a ladder allows access to the vaulted Mezzanine landing leading to Attic Room which is currently being used as a bedroom. Outside, side parking which leads to a block paved private garden.

Call 01636 700 888 for further information or to view.

VILLAGE INFORMATION

Carlton-On-Trent is a pretty village situated approximately 6 miles north of Newark and within commuting distance of Newark, Retford and Lincoln. Village amenities, St. Mary's church and a village hall which is a regular centre for numerous community activities. Carlton On Trent has a regular bus service to Retford, Tuxford and Newark and school buses to Tuxford and Grantham academies. The neighbouring village of Sutton-On-Trent has a general store, post office, primary school, hairdressers, butchers and public house with restaurant and a doctors surgery. Excellent road and rail links being close to Newark and it's mainline train station, Newark Northgate, for ease of access into London Kings Cross in approximately 80 minutes. Newark Castle station also connects to Lincoln and Nottingham.



OPEN PLAN LIVING/BREAKFAST KITCHEN 36'01" x 18'03" (11.00m x 5.56m)

Double hardwood doors lead into the open plan living/family area which offers computerised underfloor heating.

LIVING AREA

Triple shuttered window with central arched window to the front elevation. Open brick feature fireplace. Downlights inset to ceiling. T.V point. Sandstone tiled flooring from Quorn Stone.

BREAKFAST KITCHEN

Quality handmade bespoke fitted kitchen surmounted by a Quartz worksurface. Breakfast bar with drawers and storage units inset with double under mounted Shaws ceramic sink with aged brass Perrin and Rowe mixer tap and rinse tap, lighting over. Larder units with integrated fridge/freezer, larder pantry with shelving and drawers and further larder unit. Space for Rangemaster with extractor over. Downlights inset to ceiling. Triple shuttered window to the front elevation with centre arched window. Stairs rising to the first floor.

INNER HALL

Continuation of the Sandstone tiled flooring with computerised underfloor heating.

SNUG/BEDROOM THREE

12'10" max x 8'09" (3.91m max x 2.67m)

High vaulted beamed ceiling with 2 Velux windows and double glazed window to the rear elevation. Continuation of the Sandstone tiled flooring with computerised underfloor heating.

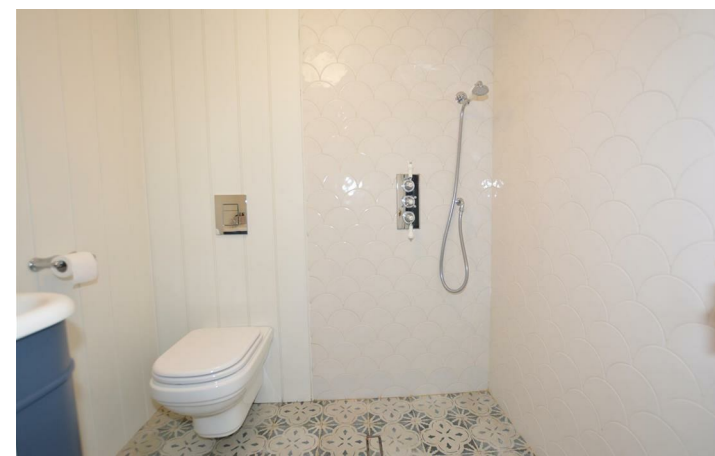


BOOT ROOM

17'08" max x 6'07" (5.38m max x 2.01m)

Continuation of the Sandstone tiled flooring with computerised underfloor heating. High vaulted beamed ceiling. Handmade wooden fitted double storage cupboard with boot storage and coat hooks. Basket racks and double base cupboard housing the washing machine. Glazed window to the side elevation and stable door to the rear garden.







BATHROOM

12'04" x 5'10" (3.76m x 1.78m)

Fitted with a 'Lusso' suite comprising double ended stone bath with brushed gold shower, bath filler and taps, concealed cistern WC and his and hers vanity stone wash basin. Wall lights. Beam to ceiling. Glazed window to the rear elevation. Continuation of the Sandstone tiled flooring with computerised underfloor heating. Starel Stone white marble scallop shell mosaic tiles to walls.

FIRST FLOOR LANDING OFFICE /SEATING AREA

Open galleried landing with seating area and heavy beamed vaulted ceiling. Two column style radiators. Sliding library ladder to the 3rd floor gallery and attic room.



BEDROOM ONE

14'09" x 9'03" (4.50m x 2.82m)

Beamed ceiling, Yorkshire sash window and Velux window. Radiator. Half wood panelling to walls. Downlights inset to ceiling.

EN-SUITE

6'01" x 4'08" (1.85m x 1.42m)

Full en-suite with double shower.

BEDROOM TWO

14'09" x 9'0" (4.50m x 2.74m)

Beamed ceiling and Yorkshire sash window. Wood panelling to one wall with side seating. Radiator.



WET ROOM

5'08" x 5'03" (1.73m x 1.60m)

Fitted with a suite from Burlington Bathrooms comprising vanity wash hand basin, concealed cistern WC and shower with drench and hand held shower. Tiled floor and splash back tiling to walls with 1/2 wood panelling.

MEZZANINE AREA

Returning to the landing with ladder to vaulted 3rd floor gallery. Velux window and vaulted beamed ceiling. Eaves storage access with restricted access to attic room (18'04" x 12'09"), currently used as a bedroom again with

vaulted beamed ceiling and Velux window to the rear. Plumbing is in place to add an en-suite for this room.

OUTSIDE

External coach lights to the front with side double gates leading to the enclosed blocked paved driveway. To the rear the private and enclosed garden is again paved for ease of maintenance with external lighting. Oil tank.

LOCAL AUTHORITY

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

SERVICES

Electricity is connected to the property. Oil fired central heating system, commissioned 2024. 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 INFORMATION

By appointment with the office, call 01636 700888.



TOTAL FLOOR AREA : 2280 sq.ft. approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2024



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.



22 King Street, Southwell Telephone: 01636 813971 southwell@amorrison.co.uk
 26 Kirkgate, Newark Telephone: 01636 700888 newark@amorrison.co.uk

