



The Barns, Cross Lane, Farndon, Newark

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 OLIVER REILLY



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Guide Price £250,000 - £260,000

- CHARMING & SPACIOUS BARN CONVERSION
- PICTURESQUE VILLAGE LOCATION
- LARGE 21'FT LIVING ROOM
- BEAUTIFUL ARRAY OF RETAINED FEATURES
- GARAGE WITH POWER & LIGHTING
- TWO DOUBLE BEDROOMS
- DELIGHTFUL PRIVATE COURTYARD SETTING
- WONDERFUL DINING KITCHEN
- FIRST FLOOR SHOWER ROOM
- VIEWING ESSENTIAL! Tenure: Freehold EPC 'D' (63)



Guide Price: £250,000-£260,000. A BRIGHT, BEAUTIFUL & BEAMING BARN CONVERSION!
 What a SHOW-STOPPER! This captivating, individual and deceptively spacious character-filled home is a real HIDDEN GEM! Dating back to the mid 17th century. Pleasantly positioned within a picturesque part of the charming and ever-popular village of Farndon. Set in a Conservation Area. Renowned for its idyllic countryside walks, popular pubs/restaurants and excellent access links onto the A1 and A46. You'll fall head over heels for the alluring internal vibe. Complemented by a tasteful contemporary design, combined with an array of retained period features. The property is tucked away within a private courtyard of five unique homes. Believed to have been converted in the late 1970's. This interesting and inviting home enjoys a vast degree of living accommodation. Spanning in excess of 1,300 square/ft. Comprising: Lovely entrance hall, a GENEROUS living room, with exposed stone work and ceiling beams. This is reciprocated within the STUNNING Howdens fitted DINING KITCHEN. The attractive first floor landing hosts a modern shower room and TWO EXCELLENT DOUBLE BEDROOMS. In particular the HUGE master bedroom. Promoting EXTENSIVE FITTED WARDROBES and sufficient space to create a lovely first floor living space. This could also be implemented to create a third bedroom. If required. Externally, the tranquil private setting is a joy to behold. Providing access into a large garage, with power and lighting. Although there is no designated outside space. The property is welcomed with an attractive outlook over the beautifully tended neighbouring gardens. Further benefits of this beautiful period home include single glazing throughout, with secondary glazing installed and gas fired central heating, via a modern combination boiler. SEEING IS BELIEVING with something as special as this. Step inside and prepare to be IMPRESSED!

ENTRANCE HALL: 11'10 x 3'11 (3.61m x 1.19m)

Accessed via an obscure painted hardwood external door with obscure window to the front elevation. Providing wood-effect laminate flooring, a single panel radiator, exposed ceiling beams, a ceiling light fitting, smoke alarm, carpeted stairs rising to the first floor, an alarm control panel, fitted storage cupboard and an obscure internal window into the living room. Access into the dining kitchen and large living room.

LIVING ROOM: 21'8 x 15'2 (6.60m x 4.62m)

An EXCELLENT SIZED RECEPTION ROOM. Providing carpeted flooring, three ceiling light fittings, two wall light fittings, a double panel radiator and a single panel radiator. TV/ telephone points, single glazed window to the front elevation, with secondary glazing and complementary fitted window shutters. Lovely exposed stone fireplace. Housing an inset gas fire. With a raised stone hearth and timber mantle.

DINING KITCHEN: 14'10 x 12'7 (4.52m x 3.84m)

OF WONDERFUL CONTEMPORARY DESIGN. Providing tiled flooring. The complementary dove grey kitchen provides a vast array of fitted wall and base units with marble effect worksurfaces over and up-stands. Under counter wall unit lighting and glass display cabinet. Inset 1.5 sink with brush gold mixer tap and marble effect splashback. Integrated medium height 'LAMONA' electric oven with a separate four ring induction hob with a stylish extractor fan above and glass splashback. Provision for a freestanding fridge freezer and plumbing for an under counter washing machine. Exposed ceiling beams and recessed ceiling spotlights. Double panel radiator, TV point, walk-in pantry. Access to the 'WORCESTER' boiler. Sufficient space for a dining table. NEWLY INSTALLED hardwood double glazed window and painted external stable door, to the side elevation. Giving access onto the shared driveway.

FIRST FLOOR LANDING: 6'5 x 6'5 (1.96m x 1.96m)

With carpeted flooring, an open-spindle balustrade with hand-rail, an exposed original ceiling beam, a ceiling light fitting. Access into the shower room and both DOUBLE bedrooms.

LARGE MASTER BEDROOM: 19'7 x 15'3 (5.97m x 4.65m)

A HUGE PRINCIPLE BEDROOM. Believed to have been two rooms at one stage. Currently utilised as a large bedroom with a secondary sitting area. Providing carpeted flooring, an exposed original ceiling beam, extensive fitted wardrobes with floor to ceiling storage space. Two ceiling light fittings, two double panel radiators and two single glazed windows to the front elevation, with secondary glazing and fitted shutters. Max measurements provided up to the fitted wardrobes.

BEDROOM TWO: 13'4 x 8'7 (4.06m x 2.62m)

A LOVELY DOUBLE BEDROOM. Providing carpeted flooring, a single panel radiator, exposed original beam, over-stairs storage cupboard and a loft hatch access point. This is of a generous size, with partial boarding and a light. The bedroom has a single glazed window to the side elevation, with secondary glazing and fitted shutters.





Approximate Size: 1,133 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold. Sold with vacant possession.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'C'

EPC: Energy Performance Rating: 'D' (63)

Local Information & Amenities: Farndon

Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.

FIRST FLOOR SHOWER ROOM:

9'7 x 6'6 (2.92m x 1.98m)

Of contemporary design. Providing vinyl flooring. A curved fitted shower cubicle, with mains shower facility and floor to ceiling white tiled splash backs. A low-level W.C and a pedestal wash hand basin with chrome taps and medium height wall tiling. Heated towel radiator with single panel radiator. Fitted shelved storage. Ceiling light fitting, extractor fan and an obscure single glazed window to the side elevation with secondary glazing and fitted shutters.

LARGE SINGLE GARAGE:

16'6 x 11'4 (5.03m x 3.45m)

Located in a block. Of brick built construction, with a pitched pantile roof. Providing power, lighting and open over-head eaves storage.

EXTERNALLY:

The property is situated in one of the villages most sought after non-estate locations. Within a conservation area. Approximately 1.5 miles from the River Trent. The property is accessed via a shared driveway, which houses a block of garages. The third garage from the roadside belongs to the property. A right of way is granted for access to the side (kitchen) door and via a shared passageway, with a wrought-iron gate, opening into a large and beautifully maintained landscaped garden (not owned by this property). Providing a pathway and right of access to the front entrance door. There is an additional garden space, located behind the block of garages, to the side of the property. Which is equally well-presented and also not owned by this property. However, there is a right of access to utilise the common drying area. Please speak to the agent for further clarification.

AGENTS NOTE: RESTRICTIVE COVENANTS:

Please be aware of the following:

1. There is a right for the property to use the common drying area. This is maintained by a neighbouring property.
2. There is a right of way granted for vehicles to the garage (no.2) as part of the Freehold title.
3. There is a right for the owner of this property to pass by foot along the area between no.3, no.5 and the drying area to the rear entrance kitchen door of the property.
4. The front garden area to the property is not included in the land conveyed, there are rights to pass and re-pass to access the property.

For any further clarification, please speak to the selling agent.

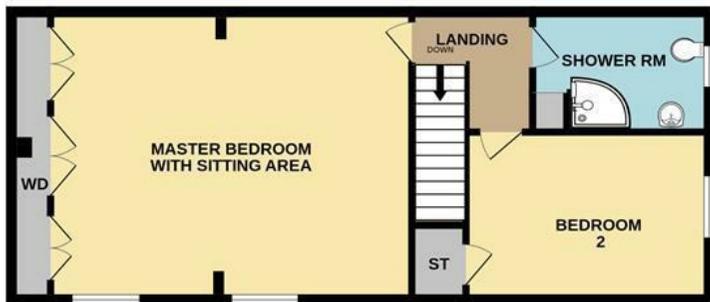
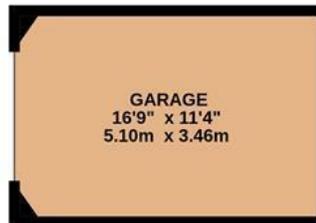
Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a 'WORCESTER' combination boiler and majority single glazing, with secondary glazing installed throughout. This excludes the newly installed double glazed window in the kitchen. PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

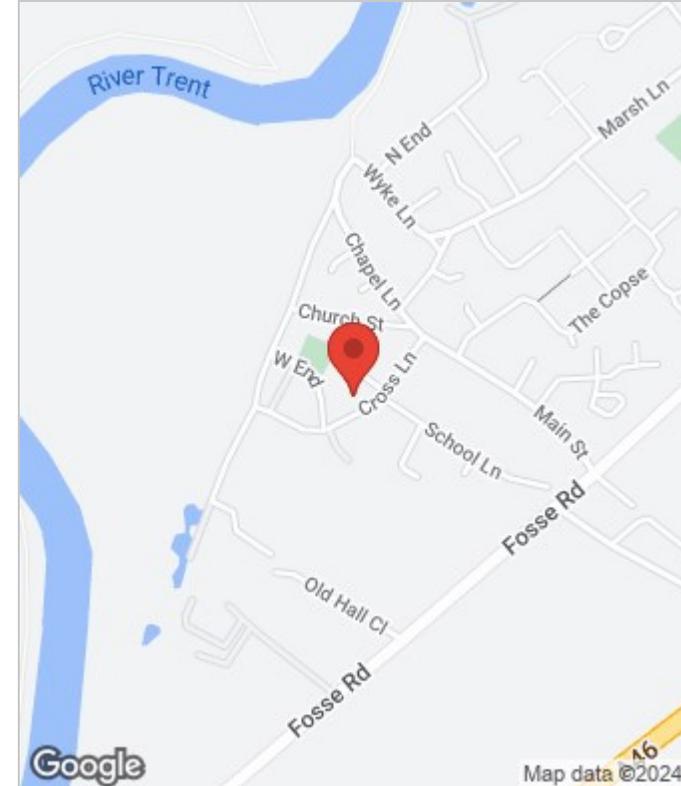




GROUND FLOOR



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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		63
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

