



East Barn

3 Redmay Farm, South Scarle, Newark

BROWN & CO JH Walter



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Situated in a private development of just six properties, East Barn is an exceptional and contemporary five bedroom family home which was built in 2022 and finished to the highest of standards. The beautifully presented accommodation extends to around 3,573 sq ft and begins with a welcoming double height entrance hall which leads to the impressive bespoke 25' Sheraton Minster open plan kitchen/dining room which is ideal for entertaining. The kitchen comprises an array of integrated SMEG kitchen appliances with feature central island and Silestone quartz worktops over a range of hand crafted soft close wall and base units. The utility also offers the same quality units with quartz worktops and space for two washing machines and a tumble dryer. To complete the ground floor there is generous sitting room, study, wc and comms room.

Upstairs, there is an impressive principal bedroom featuring a walk-in wardrobe with en-suite shower room and four further double bedrooms (three with high specification en suites), a luxurious family bathroom with free standing bath and walk-in shower and a light and spacious landing area with access to a large loft space with loft hatch and ladder.



ACCOMMODATION

Entrance Hall

A double height entrance hall with a double glazed picture window and door to front elevation, tiled floor, stairs to first floor, door to;

Comms Room

With underfloor heating controls, fuse box and broadband router.

WC

Two piece suite comprising low flush wc, wash basin in vanity unit, extractor, part tiled walls.

Kitchen/Diner

Double glazed casement window to front elevation, double glazed bi fold doors to rear elevation, fitted wall and base units with quartz worktops, one and a half bowl sink and drainer, integrated SMEG appliances include full length fridge and full length freezer, built-in dishwasher, oven and microwave, integrated hob with extractor over. Separate island unit with quartz worktop, door to;

Utility

Double glazed door to rear elevation, fitted wall and base units with quartz worktop, space and plumbing for two washing machines and tumble dryer.

Integral Double Garage

With two electric roller shutter doors, power, light and extra storage area.

Lounge

Double glazed bi fold doors to rear elevation, double glazed casement window to side elevation, doors to

Study

Double glazed casement window to side elevation.
First floor

Bedroom One

Double glazed casement windows to rear elevation, radiator, dressing room with two access doors.

En-Suite Shower Room

Three-piece suite comprising shower with dual shower head, low flush WC, wash basin in vanity unit, heated towel rail, extractor, fully tiled walls.

Bedroom Two

Double glazed casement window to rear elevation, radiator, walk in wardrobe, stairs down to separate access which offers potential for this end of the property to be used as an annexe.

En-Suite Shower Room

Double glazed casement window to rear elevation, three-piece suite comprising large walk-in shower cubicle with dual shower head, wash basin in vanity unit, low flush WC, heated towel rail, extractor, fully tiled walls.

Family Bathroom

Four piece suite comprising large walk-in shower cubicle with dual shower head, free-standing bath with shower mixer tap, wash basin in vanity unit, low flush WC, fully tiled walls.

Bedroom Three

Double glazed casement window to rear elevation, radiator.

En-Suite Shower Room

Three piece suite comprising low flush WC, wash basin in vanity unit, shower cubicle with jewel shower head, extractor, fully tiled walls, heated towel rail.



Bedroom Four

Double glazed casement window to front elevation, radiator, walk in wardrobe.

En-Suite Shower Room

Double glazed casement window to front elevation, three-piece suite comprising large walk-in shower with dual shower head, low flush WC, wash basin in vanity unit, extractor, heated towel rail, fully tiled walls.

Bedroom Five

Double glazed French doors to side elevation with glass balconette, radiator.

Landing

Generous galleried landing with double glazed casement windows to front elevation, loft access with loft ladder and partially boarded, two radiators.

Outside

Outside there are two parking spaces which lead to a large 20' x 20' attached double garage with two electronically up and over doors. There is also a lawned garden to the front with paved pathway leading up to the front door and a side access gate. To the side of the garage is a separate external door with access into bedroom two. To the rear, there are well presented private lawned gardens which sweep around the property with two delightful seating areas, both perfect for al fresco dining. The gardens back onto woodland with fenced and hedged boundaries.

Services

The property has mains water, electric, communal sewage treatment plant which is shared with the other 5 houses and a propane gas supply is shared with 3 other properties. Internally the property offers underfloor heating throughout the ground floor with radiators to the first floor.

Service Charge

We understand there is a £25 per month service charge to upkeep and maintain the communal areas and shared services which is managed by the owners of the properties.

Guarantee

We understand there is an architects certificate offering a 10 year cover from completion of the build. Further details will be provided.

Amenities

East Barn is situated in a peaceful setting on the edge of the sought after village of South Scarle. The property is set within a conservation area and the village affords wonderful far reaching views over the rural landscape and fantastic countryside walks. South Scarle is located just over a mile away from the extremely well served, larger village of Collingham which includes an array of amenities including its own train station with regular trains to Newark, a medical centre, pharmacy, dentist, veterinary surgery, primary school and post office. There is also a large Co-op, butcher's, library, hairdresser's, public houses and restaurants.

The market town of Newark is located around 8 miles south with direct trains to London King's Cross which take around 80 minutes and there are excellent road links via the A1.

The historic Cathedral City of Lincoln is located approximately 12 miles to the northeast which is a vibrant University City offering a variety of facilities including an excellent choice of shops, restaurants public houses and leisure facilities. There are an array of nearby schools including the well-respected Minster and St Mary's private schools, several excellent primary and secondary schools within the area and also the David Lloyd Health and Leisure Club at Burton Waters which is only a short distance away.

Tenure & Possession

Freehold and for sale by private treaty.

Council Tax

Band F

Mobile

Mobile coverage can vary from providers so we advise interested parties to check on their providers website.

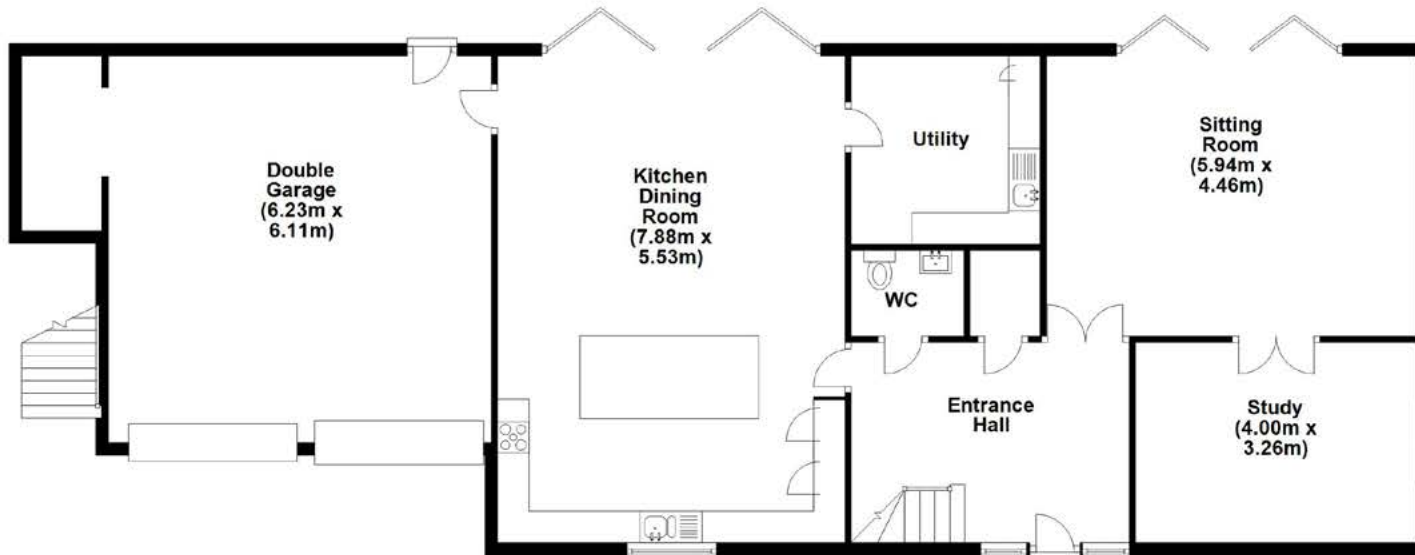
Broadband

We understand from the Ofcom website that standard and super fast broadband is available near this property with a maximum download speed of 1800 Mbps and an upload speed of 220 Mbps.



Ground Floor

Approx. 156.1 sq. metres (1680.6 sq. feet)



First Floor

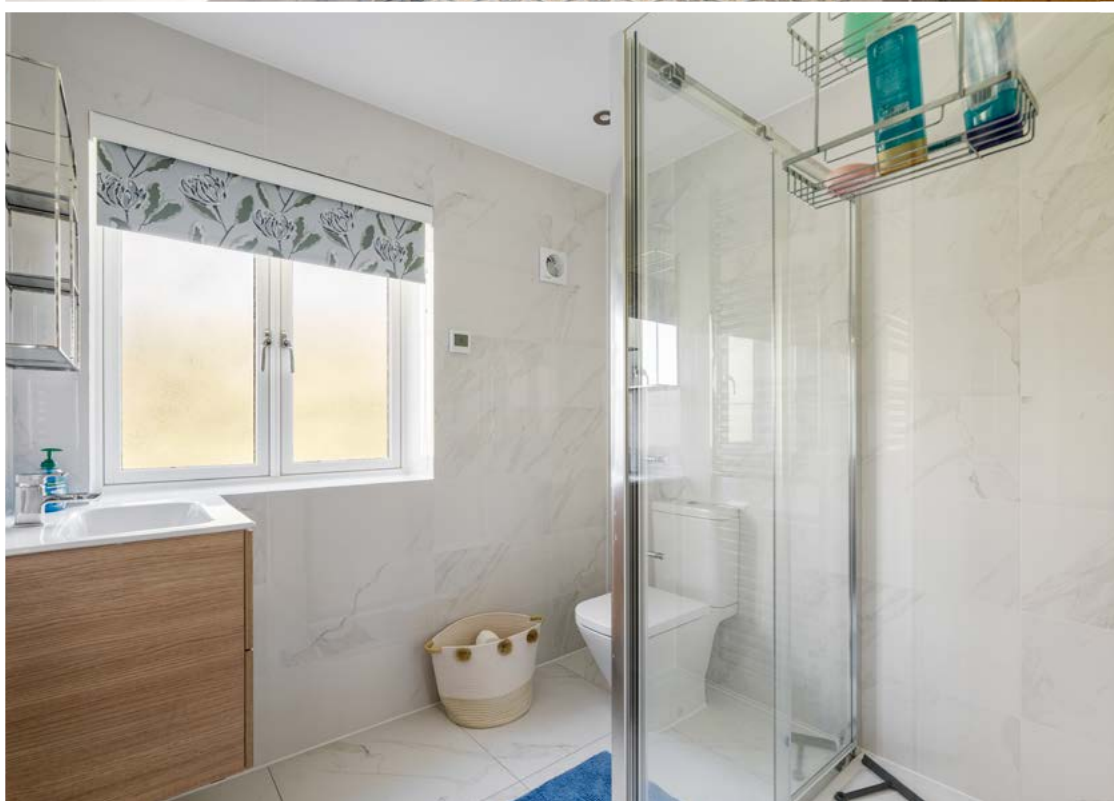
Approx. 175.8 sq. metres (1892.7 sq. feet)



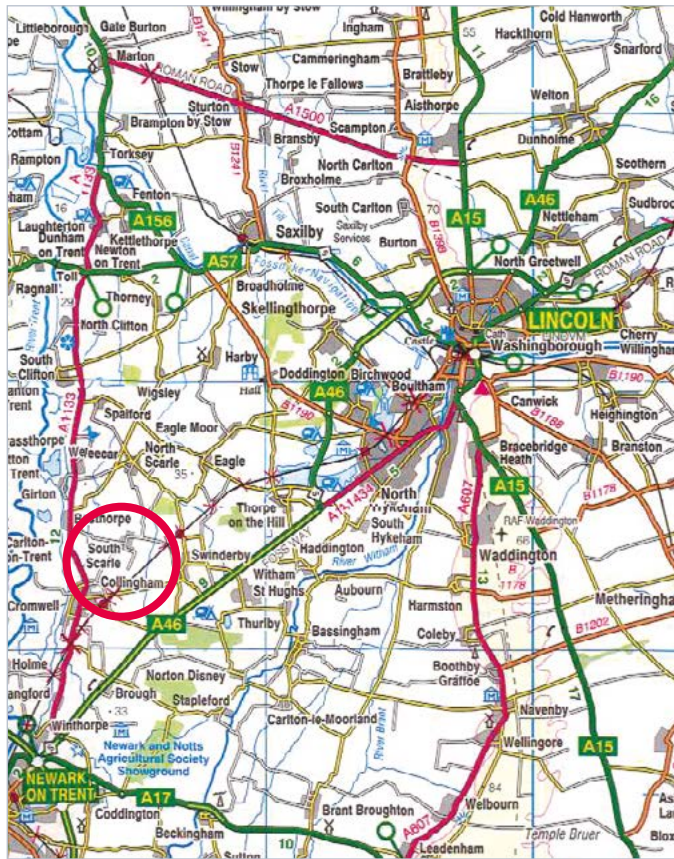
Total area: approx. 332.0 sq. metres (3573.2 sq. feet)

The marketing plan/s shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.









Directions - NG23 7JP

From Collingham follow the A1133 until you reach a right hand turn onto Church Lane. Follow this road until you reach the entrance of the development on your left as you enter the village.

<https://what3words.com/reminds.boarding.tricycle>



Buyer Identity Check

Please note that prior to acceptance of any offer, Brown&CoJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted.

Energy performance certificate (EPC)

3 Redmay Farm Church Lane South Scarle NEWARK NG23 7JP	Energy rating C	Valid until 6 February 2032
		Certificate number 0040-3963-7429-2202-3845

Property type
Semi-detached house

Total floor area
306 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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