

# HoldenCopley

PREPARE TO BE MOVED

King Street, Southwell, Nottinghamshire NG25 0EH

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Guide Price £600,000

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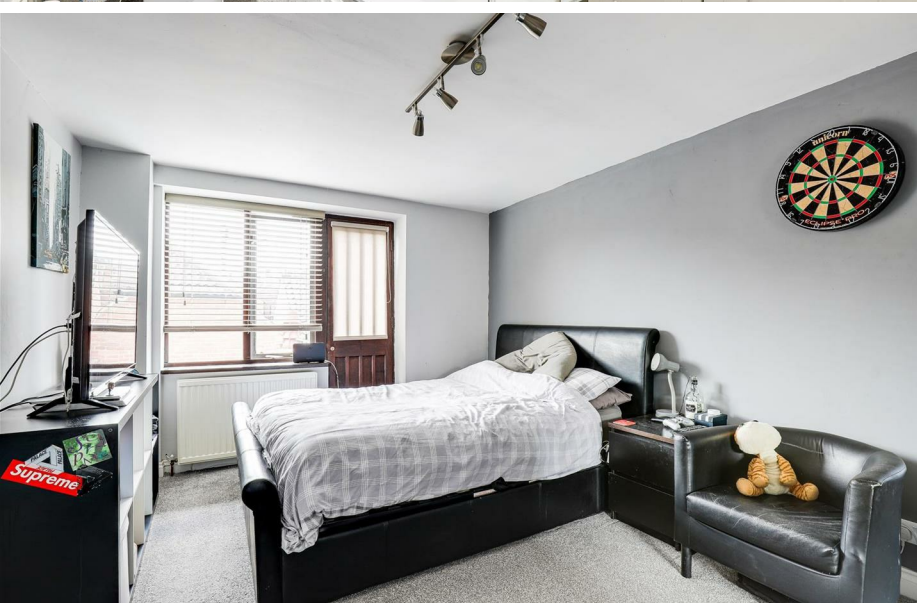


GUIDE PRICE £600,000 - £650,000

This stunning detached barn conversion dating back to the 1800's, offers spacious accommodation across three floors, combining modern elegance with charming original features. The property showcases exposed beams, coving, recessed spotlights, and luxury flooring, contributing to its unique character. Perfect for a growing family, the house is located on the sought-after King Street in Southwell, a prime location close to local shops, cafes, pubs, and excellent commuting links. The ground floor features an inviting entrance hall, a W/C, ample storage space, and a modern fitted kitchen with a central breakfast bar island and integrated appliances, seamlessly flowing into the open-plan dining and living area. On the first floor, you'll find three double bedrooms, a luxurious four-piece bathroom suite, an en-suite in the master bedroom, and a convenient laundry room. The second floor boasts a large double bedroom with a study/dressing area and an additional en-suite. Outside, a low-maintenance courtyard garden provides a perfect space for relaxation.

MUST BE VIEWED





- Period Detached Barn Conversion
- Three Storey Accommodation
- Four Double Bedrooms
- Stylish Fitted Kitchen With Integrated Appliances
- Open Plan Living
- Three Bathrooms & Ground Floor W/C
- Ample Storage Space
- Low Maintenance Courtyard
- Sought-After Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

6'0" x 8'11" (1.83m x 2.73m)

The entrance hall has a double-glazed window, a radiator, carpeted stairs, an exposed beam on the ceiling, and a single composite door with a chrome handle providing access into the accommodation.

### Hall

4'11" x 3'7" (1.50m x 1.11m)

The inner hall has wood-effect flooring, a singular recessed spotlight, and two in-built cupboards.

### W/C

3'0" x 5'9" (0.93m x 1.77m)

This space has a low level flush W/C, a wall-mounted wash basin, partially tiled walls, a radiator, and a wood-framed obscure window.

### Kitchen

23'2" x 10'11" (7.08m x 3.33m)

The kitchen has a range of fitted handleless units with worktops and a central breakfast bar island, an undermount sink and a half with a movable swan neck mixer tap, an integrated dishwasher, two integrated ovens, an integrated microwave, a warming drawer, an integrated wine cooler, an induction hob, space for an American-style fridge freezer, plinth lighting, recessed spotlights, a sliding patio door to the courtyard, and open plan to the living and dining room.

### Dining Room

10'10" x 23'4" (3.32m x 7.12m)

The dining room has a vertical radiator, coving to the ceiling, a sliding patio door to access the courtyard, and open plan to the living room.

### Living Room

9'10" x 23'4" (3.01m x 7.12m)

The living room has coving to the ceiling, a TV point, two vertical radiators, a feature pendant light fitting, full-height wood-framed obscure windows, and the availability to purchase the snooker table at an additional cost.

## FIRST FLOOR

### Landing

4'11" x 27'2" (1.51m x 8.29m)

The landing has exposed beams on the ceiling, carpeted flooring, a radiator, a window, and provides access to the first floor accommodation.

### Master Bedroom

12'4" x 19'10" (3.78m x 6.05m)

The main bedroom has a wood-framed window, carpeted flooring, a radiator, exposed beams on the ceiling, a TV point, a decorative wooden mantelpiece with a tiled hearth, and access into the en-suite.

### Master E-Suite

5'10" x 5'11" (1.79m x 1.82m)

The main en-suite has a low level dual flush W/C, a vanity unit wash basin with fitted storage underneath, a corner fitted shower enclosure with an overhead rainfall shower and a handheld shower head, a chrome heated towel rail, partially tiled walls, recessed spotlights, and an extractor fan.

### Bedroom Three

10'3" x 13'6" (3.14m x 4.12m)

The third bedroom has a wood-framed window, carpeted flooring, a radiator, a TV point, and a single door leading down a spiral staircase to the garden.

### Bathroom

11'0" x 6'6" (3.37m x 2.00m)

The bathroom has a low level dual flush W/C, a vanity unit wash basin with fitted storage underneath, a double-ended bath with central taps, a shower enclosure with an overhead rainfall shower and a handheld shower head, partially tiled walls, a chrome heated towel rail, an extractor fan, recessed spotlights, and a wood-framed obscure window.

### Landing Two

10'10" x 6'1" (3.31m x 1.87m)

The landing has carpeted flooring, a wood-framed window, and access into the laundry room.

### Laundry Room

6'2" x 4'7" (1.89m x 1.41m)

The laundry room has a fitted worktop, space and plumbing for two washing machines, space for a tumble-dryer, and a wood-framed window.

### Landing Three

6'2" x 9'0" (1.88m x 2.76m)

The landing has a wood-framed window, carpeted flooring, and a radiator.

### Bedroom Two

13'3" x 11'0" (4.05m x 3.36m)

The second bedroom has a wood-framed window, carpeted flooring, a radiator, and exposed beams on the ceiling.

## SECOND FLOOR

### Upper Landing

14'5" x 6'3" (4.40m x 1.92m)

The upper landing has a circular wood-framed window, carpeted flooring, eaves storage, and provides access to the second floor accommodation.

### Bedroom Four

16'0" x 14'6" (4.90m x 4.43m)

The fourth bedroom has two skylight windows, two radiators, recessed spotlights, eaves storage, and open access to a study / dressing area.

### Bedroom Four Study / Dressing Area

10'9" x 14'6" (3.29m x 4.43m)

This space has two skylight windows, two radiators, recessed spotlights, and access into the en-suite.

### En-Suite

7'0" x 9'1" (2.15m x 2.77m)

The second en-suite has a low level dual flush W/C, a wash basin with fitted storage underneath, a 'P' shaped bath with a wall-mounted Triton Aspirante shower with a shower screen, partially tiled walls, a radiator, eaves storage, recessed spotlights, a half-vaulted ceiling, and a skylight window.

## OUTSIDE

To the rear of the property is a private enclosed low maintenance courtyard with patio and gravel, a range of plants and shrubs, a brick built BBQ, a spiral staircase leading to bedroom three, and brick walled boundaries.

## ADDITIONAL INFORMATION

Broadband – Openreach

Broadband Speed - Superfast available - 80 Mbps download / 20 Mbps upload

Phone Signal - Mostly good coverage for 4G

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No parking outside the property.

## DISCLAIMER

Council Tax Band Rating - Newark and Sherwood District Council - Band D

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

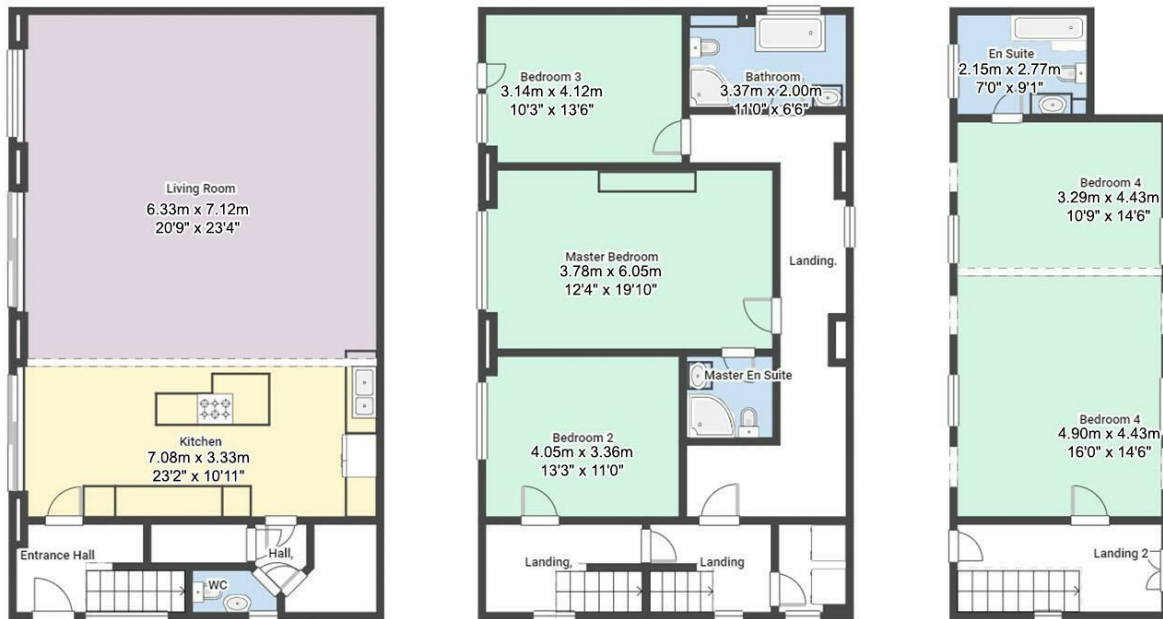
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

## Energy Efficiency Rating

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

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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**0115 7734300**

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk