



Colley Lane

Weston, Newark, NG23 6SX

Offers over £550,000



Nicely secluded in the charming area of Colley Lane, Weston, Newark, this exquisite barn conversion offers a unique blend of rustic charm and modern living. With four spacious double bedrooms, this property is perfect for families or those seeking extra space for guests or a work from home space. The layout includes two inviting reception rooms, providing ample room for relaxation and entertainment.

The heart of the home is undoubtedly the beautifully designed living areas, which boast an abundance of natural light and characterful features that pay homage to the building's heritage. The two well-appointed bathrooms ensure convenience for all residents, making morning routines a breeze.

This barn conversion not only offers a comfortable living space but also presents an opportunity to enjoy the tranquil countryside lifestyle while being within easy reach of local amenities. The surrounding area is known for its picturesque landscapes and friendly community, making it an ideal location for those looking to escape the hustle and bustle of city life.

Whether you are entertaining guests in the spacious reception rooms or enjoying quiet evenings in the comfort of your own home, this property is sure to impress. With its blend of traditional charm and modern comforts, this barn conversion is a rare find and a wonderful opportunity for anyone looking to make a new home in Weston, Newark.



Description

Work rest and play, all under one roof ! This barn conversion seamlessly combines rustic elegance with contemporary amenities, making it perfect for both productivity and leisure. The property briefly comprises of; two entrance halls, kitchen, utility, dining room, lounge, work space with own wc, four double bedrooms and two bathrooms. To the outside there is a vast gravel driveway for several cars, mature garden, and a Scandinavian log cabin as a home bar.

Entrance Hall

The property is entered through the composite front facing door into the formal hallway with Herringbone LVT flooring, cloak room and ground floor wc with solid Oak doors, recess lighting and a clear panel glass door leading through into the open plan dining room.

Dining Room 15'5" x 12'7" (4.70m x 3.86m)

The open plan dining room has the feature to one side of a spindle staircase with slender, evenly spaced balusters ascends gracefully, its clean lines adding architectural interest. The staircase's natural wood treads echo the warmth of the continued Herringbone flooring, while the spindles of matte black offer a touch of contrast. The dual multi burner based on a stone hearth is a stylish and efficient heating solution designed to provide warmth to two adjacent spaces simultaneously. This stove allows heat and a mesmerising view of the flames to be enjoyed from both rooms, creating a cosy and inviting atmosphere.

Lounge 19'10" x 13'1" (6.05m x 3.99m)

The spacious, open-plan lounge bathed in natural light from the tri fold doors which invite the sunshine in., over looking the beauty of the garden illuminating the warm tones of the herringbone wood flooring that stretches across the room. The intricate pattern adds texture and character, balancing modern elegance with timeless charm with a feature wall of reclaim brick and benefitting from the multi fuel stove.

Kitchen 14'9" x 12'9" (4.50m x 3.91m)

The kitchen comprises from navy wall and base units, butcher block worktops, centre island with two over head lights, American fridge / freezer, wine cooler, Smeg oven and dishwasher. tiled flooring, ceiling beams and solid wood doors reminding you of the charm of a converted barn.

Utility 12'11" x 4'9" (3.96m x 1.47m)

The utility room is a practical and well-organised space designed to handle household chores efficiently while keeping the main living areas clutter-free. located off the kitchen, it serves as a functional hub for laundry, cleaning supplies, and extra storage.

Reception Hallway 12'7" x 9'1" (3.86m x 2.77m)

The property has access for dual entry with a reception hallway, waiting room area and is perfect to keep customers / staff away from the main abode. Having solid wood flooring, decorative panel walling, large radiator and velux window.

Study 8'11" x 6'9" (2.74m x 2.06m)

Leading off the reception hallway thoughtfully located is the study / office with shelving, solid wood office desk tops and solid wood floor.

2nd Reception / Work Space 5.97m x 4.80m

The multi functional workspace seamlessly blends rustic charm with modern functionality, creating a unique and inspiring environment. The space is characterised by its high, vaulted ceilings with exposed wooden beams, which showcase the barn's original craftsmanship while adding warmth and character. The flooring is made of flagstone, with its natural uneven texture and earthy tones grounding the space. The cool, hard-wearing stone contrasts beautifully with the rich wooden beams overhead, giving the workspace a timeless, organic feel and two sets of tri fold doors giving an airing open feel to the room.

Ground Floor WC

Located in the corner of the work space there is an additional ground floor wc with a corner sink and flag stone flooring and solid wood door.

Stairs & Mezzanine Landing

The spiral staircase leads to a mezzanine landing, an open and elevated space that overlooks the dining room below. The landing features matching spindle balustrade, creating a seamless visual flow while ensuring safety across the carpet landing, velux window and beams to each end.

Bedroom One 12'11" x 9'8" (3.96m x 2.95m)

A double bedroom with two velux windows located above the bed enabling star gazing into the night, wood beam across the ceiling, carpet to the floor leading through into the open dressing room.

Dressing Room 7'1" x 6'1" (2.18m x 1.86m)

The dressing room has a tiled floor, shelving and rails for hanging clothes with a centre light.

En Suite 6'11" x 6'3" (2.13m x 1.91m)

Soak, relax, unwind in the luxurious double Jacuzzi spa bath, pedestal wash hand basin with mixer tap and WC. There are tiled walls, natural travertine tiled flooring, light and electric shaver point, television point and Velux style window allowing extra natural light.

Bedroom Two 10'11" x 7'8" (3.33m x 2.36m)

A rear facing double bedroom with wooden bean, solid wood flooring, over head storage with a velux window.

Bedroom Three 10'11" x 7'4" (3.33m x 2.26m)

A front facing double room with carpet, picture rail around the room and solid wood door and velux window.

Bedroom Four 13'5" x 7'3" (4.11m x 2.21)

A double room with carpet and a large window overlooking the front gardens, radiator and exposed beams.

Shower Room

This room is an excellent feature to the first floor and has a contemporary style suite comprising of a large walk-in shower glass cubicle with a high tech multi-jet system and, rain shower hand held overhead appliances, contemporary style wash basin with mixer tap, WC, heated towel rail and Velux style window. There is a range of inset spot lighting and electric shaver point.

Outside

The property is approached through a five bar farm style gate, leading to a long gravelled driveway to accommodate many vehicles. The extensive garden is laid to lawn offering a generous size for relaxing and entertaining. There are a variety of mature flower, shrubs and trees surrounding the sun trap seating area. There is outside water supply, a range of outside lighting and a further bark chipped garden area to the opposite side of the driveway with a variety of fruit frees, LPG storage tank nicely hidden.

Scandinavian Cabin 16'0" x 12'7" (4.88m x 3.86m)

This is a real feature to the garden and is a substantial structure offering an excellent space for enhancing the outside dining and entertaining of family and friends. Inside there is a bar area and relaxation area and has six double glazed windows, double glazed double doors opening to the decked veranda area to the front. This building has a pitched roof, power and lighting.

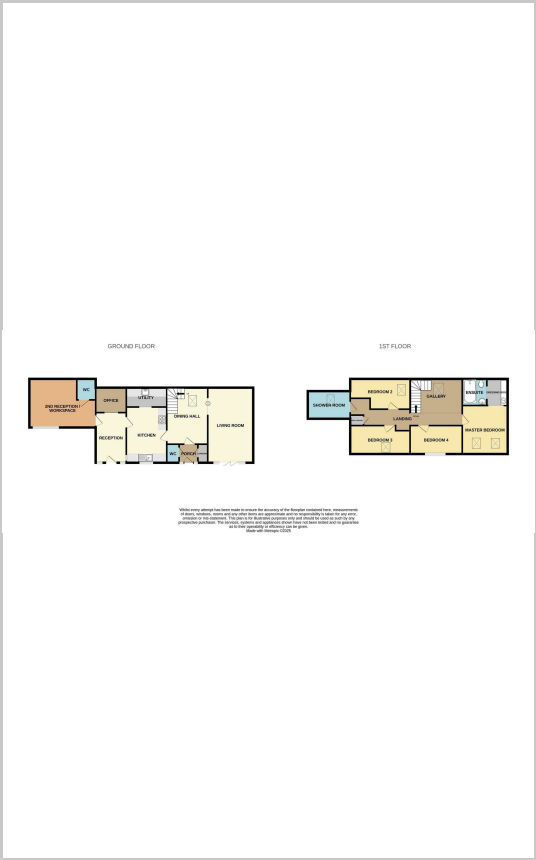
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Area Map



Floor Plans



Energy Efficiency Graph

