



2 THE OLD QUARRY

BARNETBY, DN38 6BX

£400,000
FREEHOLD

This stunning chocolate-box cottage is offered for sale with no onward chain, ensuring a smooth and straightforward purchase. Full of charm and character, this wonderful family home is situated in a highly desirable location, boasting picturesque views over the church to the front and a private, enclosed rear garden—a perfect setting for relaxation.



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DESCRIPTION

Welcome to The Old Quarry

This stunning chocolate-box cottage is offered for sale with no onward chain, ensuring a smooth and straightforward purchase. Full of charm and character, this wonderful family home is situated in a highly desirable location, boasting picturesque views over the church to the front and a private, enclosed rear garden—a perfect setting for relaxation.

Upon entering through the spacious hallway, you are welcomed into a bright and inviting living room, featuring a beautiful multi-fuel stove, creating a warm and cozy atmosphere. The conservatory offers an additional sun-filled living space, while the modern and stylish kitchen diner is both spacious and well-lit, ideal for family gatherings or entertaining guests. Completing the ground floor is a charming snug, providing a peaceful retreat at the front of the property.

Upstairs, the generously sized principal bedroom benefits from a full en-suite bathroom, offering comfort and convenience. Two further well-proportioned bedrooms, both featuring inbuilt wardrobes, are served by the family bathroom, ensuring ample space for the whole household.

Set in a slightly elevated position, the property enjoys lovely wrap-around gardens, perfect for outdoor enjoyment, and also benefits from a garage to the rear. Located in the heart of Grasby, an Area of Outstanding Natural Beauty, this picturesque village is ideally positioned for access to the market towns of Caistor and Market Rasen. Additionally, a highly regarded primary school is just a few doors away, making this a fantastic home for families.

This enchanting home combines charm with modern comforts, making it a truly special place to call home.

ENTRANCE HALLWAY

Accessed through a timber glazed door with stairs to the first floor, exposed timber beams, under stairs storage, hard wood flooris leading into:-

LIVING ROOM

With a uPVC double glazed bay window to front aspect, inglenook firelace with multi fuel fire on flagstone hearth and timber mantle with exposed beam to the ceiling, timber glazed double doors lead into:-

CONSERVATORY

With uPVC double glazed French doors into the garden, electric heater and space for comfy seating.

DOWNSTAIRS WC

With an opaque uPVC double glazed window to rear aspect, WC. pedestal hand wash basin.

KITCHEN / DINER

With uPVC double glazed windows to rear and side aspect, range of cream shaker style wall and base units with laminate worktops, ceramic one and a hald drainer sink with chrome mixer tap, integrated dishwasher, Rangermaster style oven with five ring gas hob and extractor fan,space for a six seater table and chairs.

UTILITY

With a timber stable style door to rear aspect, wall and base unit with laminate worktop with a stainless steel single sink having a chrome mixer tap, housing boiler, space and plumbing for a washing machine, space for an American style fridge/freezer.

SNUG

With a uPVC double glazed bay window to front aspect, exposed timber beam, space for comfy seating.

FIRST FLOOR LANDING

Up a half spiral staircase to a half gallery landing with



study area, uPVC double glazed window to front aspect, radiator and loft hatch access.

MASTER BEDROOM

With a uPVC double glazed window to front aspect, radiator, built in wardrobes, space for a king size bed with side draws leading into:-

MASTER EN-SUITE

With an opaque uPVC double glazed window to side aspect, WC, pedestal hand wash basin, walk in shower with rainfall and hand held attachment, vanity area, radiator.

BEDROOM TWO

With a uPVC double glazed window to front aspect, radiator, built in double wardrobe, space for a double bed and side draws.

BEDROOM THREE

With a uPVC double glazed window to rear aspect, radiator, built in double wardrobe, space for a double bed and storage.

FAMILY BATHROOM

With an opaque uPVC double glazed window to side aspect, bath with hand held shower, WC, vanity housed hand wash basin, build in cupboard and a radiator.

EXTERNALLY

The front of the property has a timber picket fence and gate, is laid to lawn and returns round to the side with access to the garage. The rear of the property is fully enclosed, laid to lawn with a raised seating area.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band E




Viewings – By Appointment Only

Floor Area – 1658.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

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