



## Pure Land, Trent Lane, North Clifton, Newark, NG23 7AT

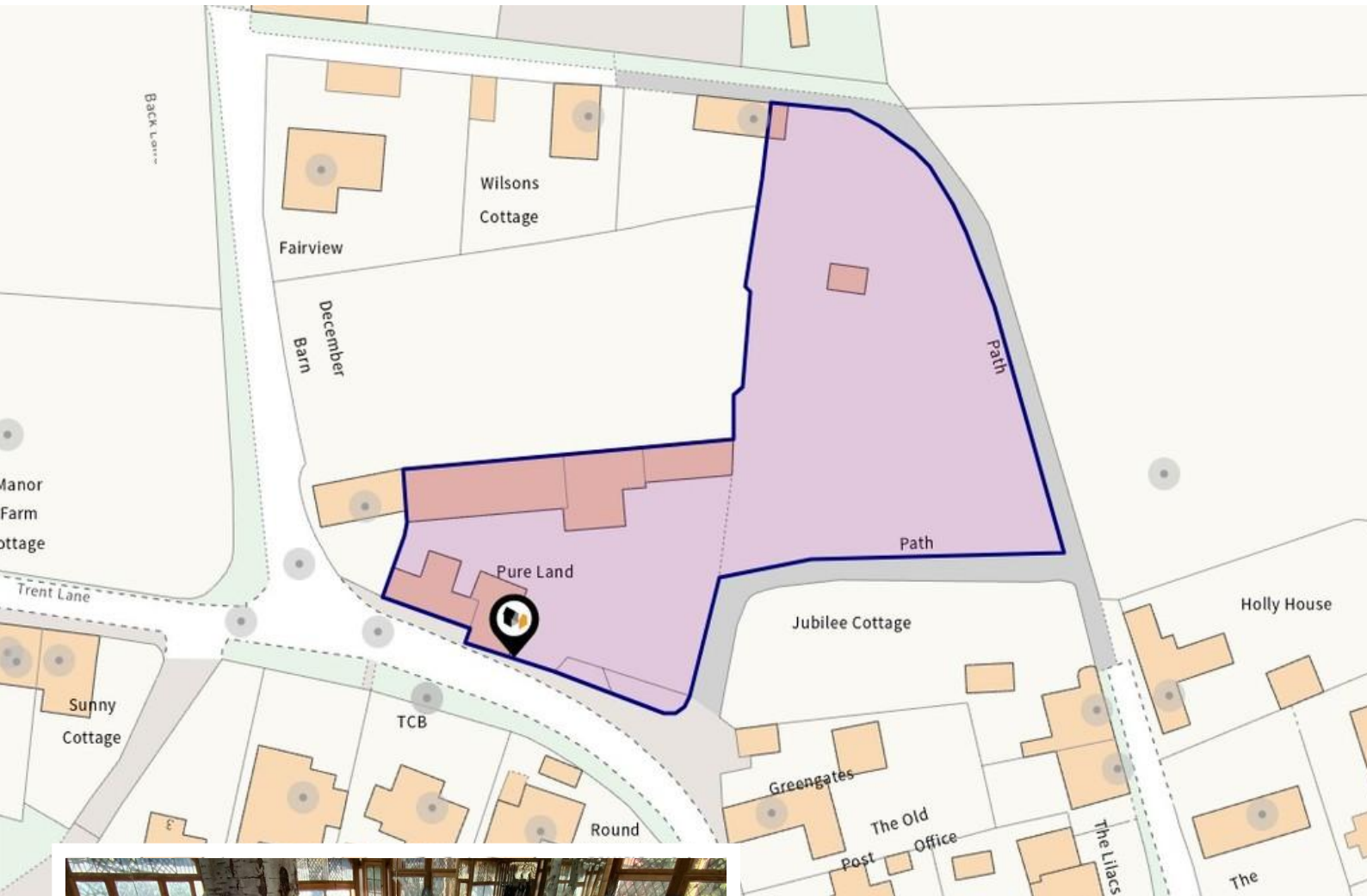
**£415,000**

An opportunity to acquire a spacious 5 bedroom detached house on a generous plot with numerous outbuildings in the rural village of North Clifton. The property has accommodation comprising of hall, two reception rooms, kitchen diner with breakfast room, conservatory, utility area and cloakroom/WC. The first floor landing leads to two bedrooms and bathroom and the second floor landing leads to three further bedrooms. The property sits on a plot of approximately 0.84 acres (STS) with landscaped Japanese style gardens, driveway, garage and barns/outbuildings. The barn has development potential (subject to planning permission) and there is an opportunity to run as a business (subject to permissions). Viewing is essential to appreciate all this property has to offer.





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### SERVICES

Mains electricity and water. Electric radiators where stated.

**EPC RATING – F.**

**COUNCIL TAX BAND – E.**

**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Freehold.

### VIEWINGS

By prior appointment through Alasdair Morrison and Mundys.

### LOCATION

Situated in the sought after village of North Clifton with easy access to Newark-on-Trent with direct trains to London.





## **HALL**

With staircase to the first floor landing.

## **RECEPTION ROOM**

15' 10" x 15' 10" (4.84m x 4.83m) With double glazed window to the front aspect and electric radiator.

## **RECEPTION ROOM**

With double glazed windows to the front and rear aspects, log burner in a feature fireplace and electric radiator.

## **UTILITY AREA**

With wall mounted wash hand basin, tiled splash-backs, double glazed window to the rear aspect and door to the garden.

## **CLOAKROOM/WC**

With close coupled WC.

## **BREAKFAST ROOM**

With double glazed windows to the front and rear aspects.

## **KITCHEN/DINER**

18' 9" x 14' 8" (5.72m x 4.49m) Fitted with a range of base and wall units with work surfaces over, twin stainless steel sinks with side drainer and mixer tap over, tiled splash-backs, spaces for a cooker and fridge, double glazed windows to the front, side and rear aspects, door to the conservatory and electric radiator.

## **CONSERVATORY**

21' 7" x 12' 9" (6.58m x 3.89m) With laminate flooring and double glazed French doors to the garden.

## **FIRST FLOOR LANDING**

With staircase to the second floor and double glazed window to the rear aspect.

## **BEDROOM 1**

15' 11" x 13' 3" (4.87m x 4.05m) With window to the front aspect, over stairs storage cupboard and electric radiator.

## **BEDROOM 2**

16' 0" x 10' 4" (4.88m x 3.16m) With window to the front aspect, over stairs storage cupboard and electric radiator.

## **BATHROOM**

Fitted with a three piece suite comprising of panelled bath, pedestal wash hand basin and close coupled WC, tiled splash-backs, radiator and double glazed window to the side aspect.





## SECOND FLOOR LANDING

With window to the rear aspect.

## BEDROOM 3

16' 1" x 11' 3" (4.92m x 3.44m) With double glazed window to the side aspect.

## BEDROOM 4

2' 11" x 11' 1" (.90m x 3.40m) With double glazed window to the side aspect.

## BEDROOM 5

14' 2" x 8' 0" (4.33m x 2.46m) With two internal windows.

## OUTSIDE

The property sits on a plot of approximately 0.84 acres (STS). There is a large two storey barn and two separate barns with power. There is a large garage. The grounds are beautifully landscaped Japanese style gardens with winding paths, water features, ponds, bridges, quarry sourced stones, ornamental trees and plants. There is also a unique indoor Crystal garden that will be included in the sale. The garden has previously been named "The Best British Garden" by ITV.

## MAIN BARN

24' 2" x 72' 3" (7.37m x 22.02m) Being on two levels.

## GARAGE

15' 11" x 35' 4" (4.85m x 10.77m)

## SMALLER BARN

14' 4" x 26' 6" (4.37m x 8.08m)

## OUTBUILDING

11' 1" x 24' 1" (3.38m x 7.34m)

### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter & Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

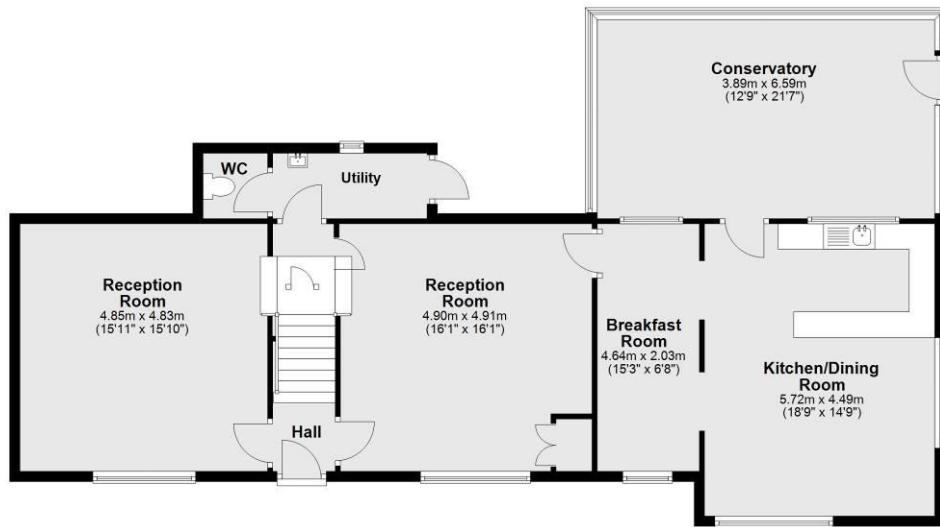
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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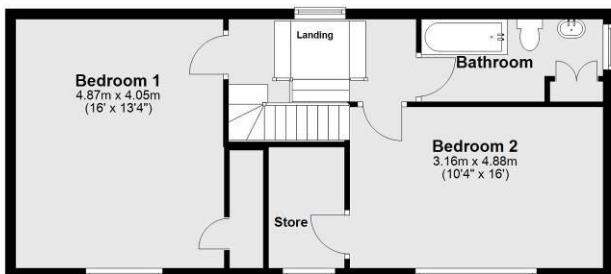
### Ground Floor

Approx. 124.3 sq. metres (1337.9 sq. feet)



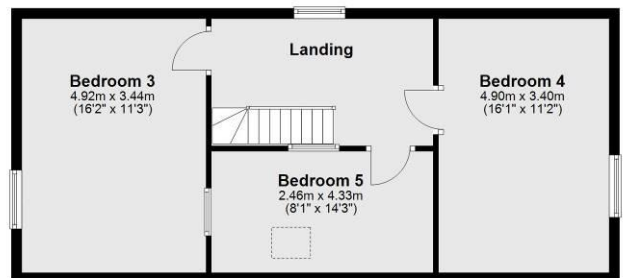
### First Floor

Approx. 55.0 sq. metres (591.9 sq. feet)



### Second Floor

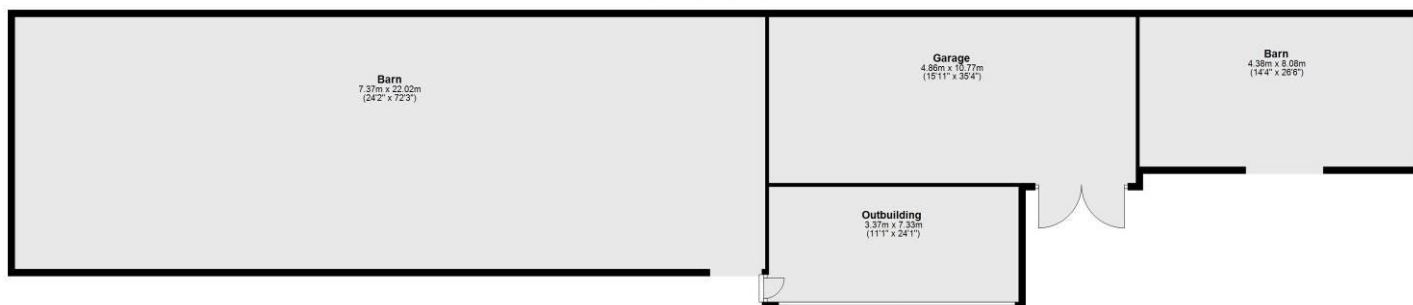
Approx. 56.5 sq. metres (608.3 sq. feet)



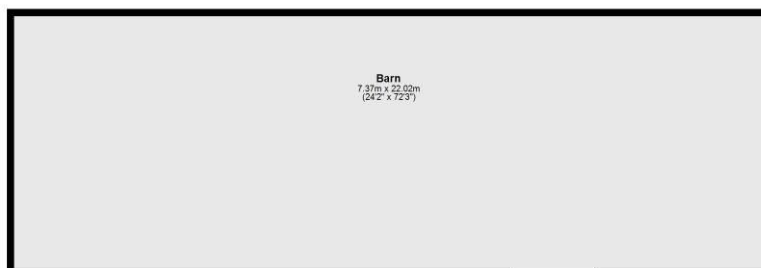
Total area: approx. 235.8 sq. metres (2538.2 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

**Ground Floor**  
Approx. 276.6 sq. metres (2977.6 sq. feet)



**First Floor**  
Approx. 162.3 sq. metres (1746.9 sq. feet)



Total area: approx. 438.9 sq. metres (4724.4 sq. feet)  
For information purposes only  
Plan produced using PlanIt360

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Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.