

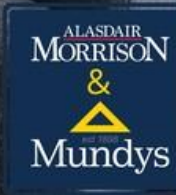


2 Vine Farmyard, Collingham, Newark, NG23 7NF

Guide Price £400,000 - £425,000

This charming barn conversion is set within a peaceful cul-de-sac and retains a wealth of character, with striking features such as vaulted ceilings, exposed beams, and a delightful walled courtyard-style garden. Offering generous accommodation arranged over two floors, the property welcomes you with a porch featuring attractive brickwork, leading into an entrance hall with a cloaks cupboard and WC. The spacious open-plan lounge and dining room enjoys French doors opening onto the garden, while the recently refitted shaker-style kitchen combines timeless elegance with modern convenience, complete with quality fitted and integrated appliances. Ups tairs, a stunning galleried landing leads to four well-proportioned double bedrooms. The master bedroom benefits from its own luxurious five-piece en-suite, while the family bathroom also offers a stylish five-piece suite. Outside, there is parking and a double garage with a personnel door giving direct access to the garden. Situated in a sought-after village location, this beautiful home must be viewed to fully appreciate its size, charm, and enviable setting.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

Collingham has an excellent range of amenities including a Co-op food store, medical centre, dentist, traditional butcher, pharmacy, shops, primary school, library and Collingham train station with access to both Lincoln and Nottingham. The property has accessibility to Newark Town Centre, Newark Northgate Station (with main line to London Kings Cross approx. 80 mins) and Newark Castle Station with trains to Nottingham and Lincoln. The major road networks of the A1, A46 and A17 are all within close proximity.





ACCOMMODATION

PORCH

7' 9" x 6' 0" (2.36m x 1.83m) With double glazed window and door, feature exposed brick, tiled flooring and door to entrance hallway.

ENTRANCE HALLWAY

With built-in cloaks cupboard, spotlights, stairs to the first floor, radiator and doors to the dining room, kitchen and cloakroom.

CLOAKROOM

With traditional white two-piece suite, comprising a pedestal wash hand basin and low-level WC, extractor and radiator.

KITCHEN BREAKFAST ROOM

11' 1" x 9' 0" (3.38m x 2.74m) A re-fitted contemporary kitchen with a range of wall and base units and work surface incorporating a breakfast bar and a Blanco sink unit with mixer tap, integrated fridge freezer, dishwasher and washing machine, fitted oven, fitted combination microwave oven, induction hob and extractor, inset spotlights, plinth heater, double glazed window to the side elevation and uPVC double glazed opaque window to the rear.

LOUNGE DINER

18' 4" x 21' 4" L-shape - maximum measurements (5.59m x 6.5m) With double glazed windows to both side elevations, French doors onto the garden, wall light points, radiators and fire surround with marble hearth.

GALLERIED LANDING

With vaulted ceiling, double glazed skylight windows, radiator, doors to the bathroom and to all four bedrooms and feature beams to ceiling.

MASTER BEDROOM

13' 4" x 11' 8" (4.06m x 3.56m) With uPVC double glazed window to front elevation, radiator, vaulted ceiling with feature beams and door to the en-suite.

EN-SUITE

9' 11" x 6' 0" (3.02m x 1.83m) Fitted with a traditional white suite comprising a panelled bath with a mixer shower attachment, two pedestal wash hand basins, low-level WC and shower cubicle with an electric shower, electric shaver point, radiator, tiled splashbacks, spotlights and vaulted ceiling with feature beam.

BEDROOM TWO

18' 7" x 11' 5" (5.66m x 3.48m) With double glazed windows to both side elevations, wall light points, radiator and vaulted ceiling with feature beams.





BEDROOM THREE

16' 7" x 9' 5" (5.05m x 2.87m) With double glazed window to the rear elevation, vaulted ceiling with double glazed skylight window, access to the loft, strip wood flooring, built-in pine wardrobes, wall light points and a radiator.



BEDROOM FOUR

10' 3" x 10' 2" (3.12m x 3.1m) With double glazed skylight windows and a radiator.



BATHROOM

11' 8" x 6' 0" (3.56m x 1.83m) Fitted with a white traditional suite comprising a panelled bath with a mixer shower attachment, low-level WC, bidet, pedestal wash hand basin and a re-fitted shower cubicle with an electric shower, tiled splashbacks, radiator, extractor, electric shaver point, double glazed, opaque window to the side elevation and vaulted ceiling with feature beam.



DOUBLE GARAGE

18' 3" x 16' 11" (5.56m x 5.16m) Having an electric up and over door, power, lighting, water supply and personnel door at the rear leading to the garden.

GARDEN

At the front, the property enjoys an open-plan lawned garden, while to the rear there is a fully enclosed garden featuring gravel and paved patio areas, outside tap and convenient access to the garage.

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

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CWH, J Walter and Calum 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.

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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.

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GETTING A MORTGAGE

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NOTE

1. None of these 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.

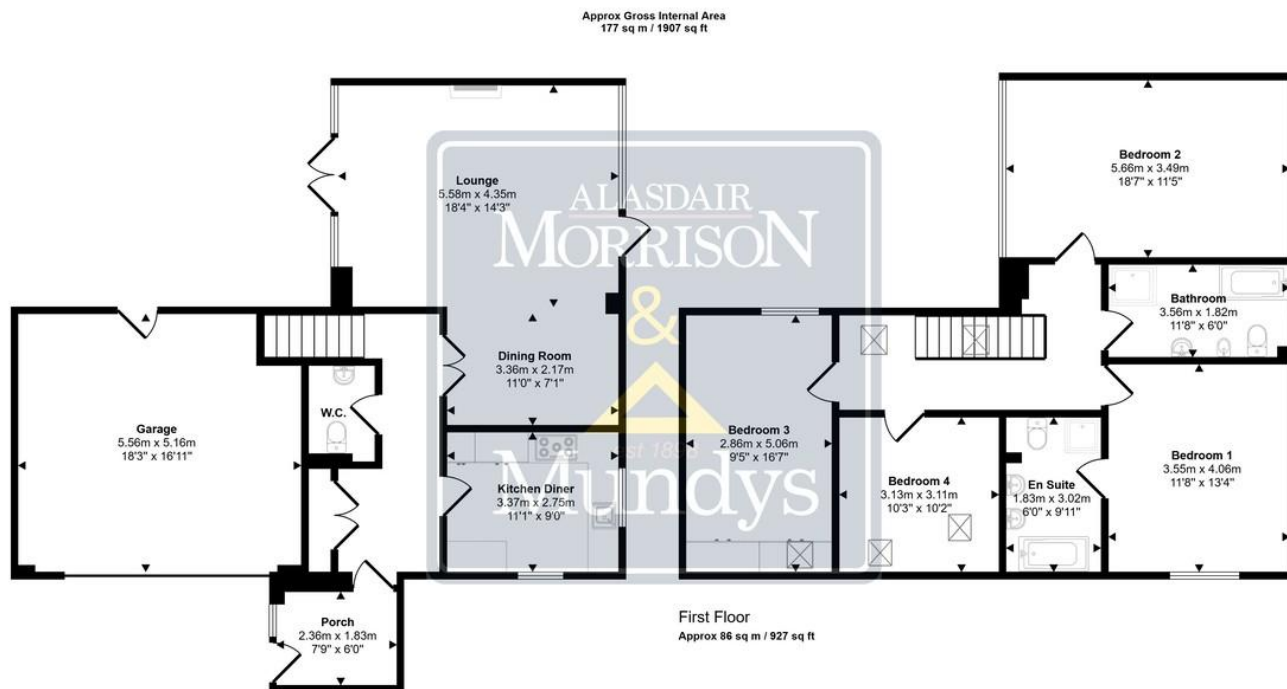
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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