



The Old Vicarage, Church Lane,
Clarborough, DN22 9NA



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£800,000

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The Old Vicarage is a stunning example of a Grade II listed home, which has been sympathetically restored over a number of years to create a contemporary family home, yet retaining its' original charm. Dating back to the 1820's, the property boasts a variety of Georgian features including sash windows, fanlights, fireplaces and a Stucco-fronted exterior. A focal point of the property is the stunning living kitchen, with 'Aga' range oven, in-frame kitchen units and granite work surfaces. Completing this appealing specification are the outstanding grounds, which feature an impressive circular driveway to the front, a lawned garden to the rear with an 'Alitex' greenhouse, vegetable beds, a gym/workshop and office, and further vehicle parking to the rear facilitated by an oak-framed open garage.



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RECEPTION HALL 4.06m x 6.16m (13'4" x 20'2")

Front entrance door with semi-circular top light, timber effect flooring, staircase leading to 1st floor, sliding sash window to front aspect, double panel radiator, dual sided 'Yeoman' multifuel stove, under stair storage cupboard.

LOUNGE 4.04m x 4.76m (13'4" x 15'7")

Yorkshire sliding sash window to front aspect and further sliding sash window to left aspect, two double panel radiators.

CLOAKROOM 1.64m x 3.06m (5'5" x 10'0")

Yorkshire sliding sash window to rear aspect, two piece 'Burlington' suite consisting of a pedestal wash hand basin with towel rail attachment and a low-level flush WC, timber effect flooring, ceiling mounted downlights.

KITCHEN 4.2m x 8.37m (13'10" x 27'6")

Fitted with a range of Shaker-style in-frame units consisting of soft-close cupboards and drawers underneath solid granite works surfaces with matching upstand, as well as a matching island unit with dining table attached. Appliances include a 'Neff' fan-assisted oven with warming drawer, an integrated 'Neff' fridge, 'Aga' three-oven range cooker with boiling and simmering plates, 'Neff' dishwasher. The kitchen also features an under-mounted sink with 'Quooker' boiling water tap, tiled flooring, two double panel radiators, range of ceiling-mounted downlights, two further semi-circular picture windows to right aspect, fireplace with coal effect fire within.

DINING ROOM 3.8m x 3.91m (12'6" x 12'10")

Yorkshire sliding sash window to rear aspect, double panel radiator.

STUDY 2.58m x 3.12m (8'6" x 10'2")

Yorkshire sliding sash window to rear aspect, double panel radiator.

BOOT ROOM 1.82m x 2.59m (6'0" x 8'6")

Stable-style double glazed door to rear aspect, timber effect tiled flooring, double panel radiator, range of full height cupboards with shelving within.

UTILITY ROOM 2.48m x 3.63m (8'1" x 11'11")

Yorkshire sliding sash windows to front and left aspects, a range of base and tall units consisting of cupboards and drawers underneath stone effect work surfaces. Space and plumbing for a washing machine, ceramic one-and-a-half bowl sink and drainer, space and supply for an under-counter appliance, 'CDA' integrated upright fridge freezer, timber effect tiled flooring, double panel radiator.

1ST FLOOR-LANDING 1.78m x 4.07m (5'10" x 13'5")

Sliding sash window to front aspect, double panel radiator, airing cupboard with shelving and double panel radiator.

BEDROOM ONE 4.06m x 4.23m (13'4" x 13'11")

Sliding sash window to front aspect, double panel radiator.

DRESSING ROOM 1.82m x 2.97m (6'0" x 9'8")

Yorkshire sliding sash window to front aspect, double panel radiator, sliding door wardrobe units.

EN-SUITE 2.01m x 2.96m (6'7" x 9'8")

Low-level flush WC, fully tiled shower enclosure with mains fed shower within, wash hand basin with toiletry storage below, shaver point, Yorkshire sliding sash window to left aspect, extractor fan, downlights, timber effect flooring.

BEDROOM TWO 2.86m x 4.09m (9'5" x 13'5")

Yorkshire sliding sash window to rear aspect, double panel radiator, hatch accessing roof space.

EN-SUITE 2.86m x 4.09m (9'5" x 13'5")

Low level flush WC, 'Burlington' pedestal wash hand basin, fully tiled shower enclosure with mains fed shower within, windows to left and rear aspects, timber effect flooring, double panel radiator, 'Worcester' gas fired central heating boiler and 'Worcester' hot water storage tank.

BEDROOM THREE 4.06m x 4.26m (13'4" x 14'0")

Sliding sash window to front aspect, double panel radiator.





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BEDROOM FOUR 3.62m x 4.08m (11'11" x 13'5")

Sliding sash windows to rear and right aspects, double panel radiator, hatch accessing roof space.

BATHROOM 2.01m x 3m (6'7" x 9'10")

Freestanding bath, low level flush WC, wash hand basin with toiletry storage, fully tiled shower enclosure with mains fed shower with column-style radiator, towel rail attachment, horizontal sliding sash window to rear aspect, tiled wall to half height to the left aspect, timber effect flooring.

GARDENS & GROUNDS

Accessed through a pair of wrought iron gates, the property features a circular gravel driveway to the front with central lawned area. The driveway is bordered by further lawned areas and planter areas, with stone steps leading to the front entrance door. The exceptional rear garden features a pebbled patio area immediately to the rear of the property, with steps leading to a further pebbled area containing raised vegetable beds and an 'Alitex' aluminium greenhouse with power, light and water supplies. The steps continue to a parking area to the rear, which is accessed through electrically operated gates to the right aspect. Furthermore, there is a substantial lawned area and three outdoor water supplies.

OFFICE 1.74m x 3.6m (5'8" x 11'10")

Radiator, window to right aspect, CAT 5 network cabling, plumbing available for w.c., wash hand basin and shower.



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GYM/WORKSHOP 3.82m x 4.5m (12'6" x 14'10")

Window to right aspect, power and light within.

OAK FRAMED OPEN GARAGE 5.1m x 5.89m (16'8" x 19'4")

Two open bays and double-doored third bay, EV charging point, additional power point.

TENURE

Freehold

COUNCIL TAX

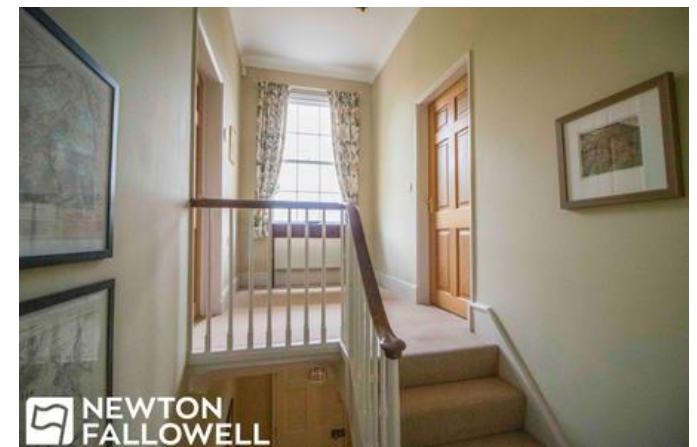
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SERVICES

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

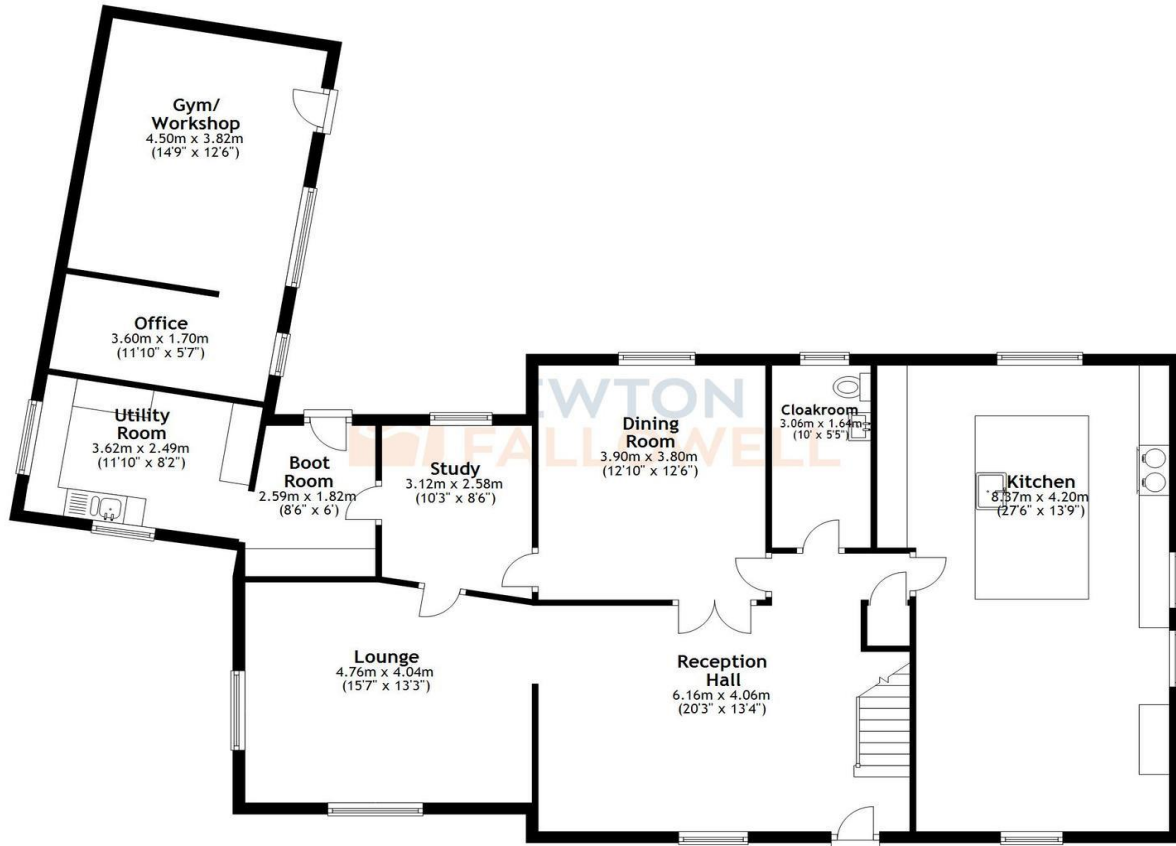
DISCLAIMER

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing.

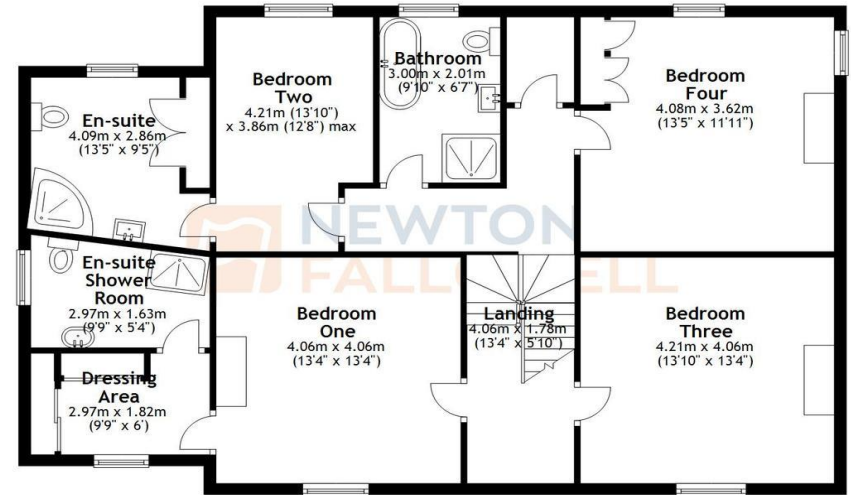




Ground Floor



First Floor



Total area: approx. 254.4 sq. metres (2738.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		70
(39-54) E	54	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

