



Barrington House, High Street,
Misterton, DN10 4BU



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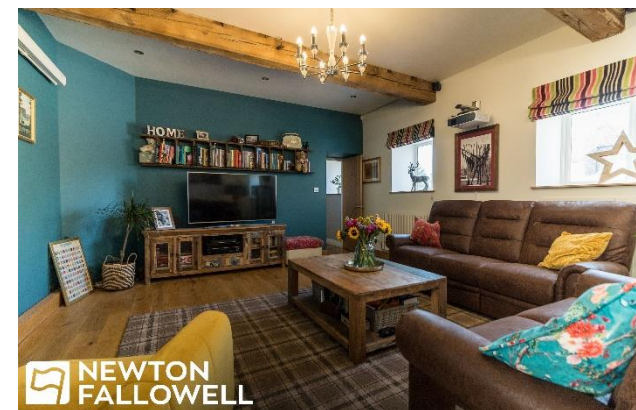


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£600,000

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Barrington House is a stunning example of a Grade II-listed home; a former dovecote dating back to the 18th century, the property was converted in 2010/11 to provide excellent-sized accommodation yet retaining some of its' original features. The property boasts ample family living accommodation consisting of three reception rooms, three double bedrooms on the first floor (all benefitting from en-suite facilities), and a study/fourth bedroom with views overlooking the rear garden and fields beyond. Sitting within grounds measuring 1/3rd acre, there is ample off-road parking to the front and an enclosed lawned garden to the rear with a substantial raised patio area.





RECEPTION HALL

4.06m x 3.97m (13.3ft x 13ft)

A welcoming reception hall entered through a double-glazed door from the driveway at the front. Tall column-style radiator, two double-glazed windows to front aspect, galleried staircase leading to the first floor with understair storage cupboard (housing 'Vaillant' gas-fired central heating boiler as well as space and plumbing for a washing machine).

CLOAKROOM

2.03m x 1.39m (6.7ft x 4.6ft)

Pedestal wash hand basin, low-level dual flush w.c. Extractor fan, tiled floor covering, double panel radiator.

POOL ROOM

7m x 4.13m (23ft x 13.5ft)

Two column style radiators, three double glazed windows to front aspect, exposed beamwork to ceiling, solid oak flooring, exposed brickwork to right aspect with substantial chimney breast, double doors leading into:

SITTING ROOM

7.04m x 4.44m (23.1ft x 14.6ft)

Two column style radiators, two sets of bi-folding doors to left aspect, television point, contemporary circular wood burning stove sitting on a polished stone hearth.

LOUNGE/DINER

7.27m x 4.25m (23.9ft x 13.9ft)

Two column style radiators, three double glazed windows to front aspect, exposed beam work to ceiling, solid wood flooring, opening leading into:

KITCHEN AREA

6.98m x 4.44m (22.9ft x 14.6ft)

Fitted with a range of wood effect base and wall units consisting of soft-close cupboards and drawers underneath solid granite work surfaces. Appliances include a 'Baumatic' dishwasher, 'Baumatic' electric fan-assisted oven and five-ring hob, 'Baumatic' microwave oven, space and supply for an American-style fridge freezer. Island unit with a matching work surface. Three column style radiators, 1 1/2 bowl sink and drainer, tiled flooring, double glazed rooflights, two sets of bi-folding doors to right aspect.

1ST FLOOR-LANDING

3.98m x 2.46m (13.1ft x 8.1ft)

Double glazed windows to front and rear aspects, stairs leading to the second floor.

BEDROOM ONE

7.24m x 4.54m (23.8ft x 14.9ft)

A substantial triple-aspect room with double glazed windows to the front left and rear aspects, two double panel radiators, hatch accessing roof space.

EN-SUITE

2.68m x 2.66m (8.8ft x 8.7ft)

Fitted with a four-piece suite consisting of a freestanding oval bath, oversized quadrant shower enclosure with mains fed shower above, wash hand basin and a low-level dual flush w.c. Double glazed window to rear aspect, double panel radiator, fully tiled walls, timber effect floor covering, ceiling mounted LED downlights.





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BEDROOM TWO

3.61m x 3.1m (11.8ft x 10.2ft)

Double glazed window to front aspect, double panel radiator.

EN-SUITE

3m x 1.33m (9.8ft x 4.4ft)

Low level flush w.c., panel bath with handheld shower attachment, pedestal wash hand basin. Tiled walls and tiled floor covering, double panel radiator, double glazed window to rear aspect.

BEDROOM THREE

3.5m x 3.19m (11.5ft x 10.5ft)

Double glazed window to rear aspect, double panel radiator, fitted wardrobe units.

EN-SUITE

2.95m x 1.38m (9.7ft x 4.5ft)

Shower enclosure with mains fed shower within, low-level flush w.c. and a pedestal wash hand basin. Ceiling mounted downlights, double panel radiator.

2ND FLOOR-BEDROOM FOUR/STUDY

4m x 2.85m (13.1ft x 9.4ft)

Double glazed windows to front and rear aspects with open views to the rear, double panel radiator.

GARDENS & GROUNDS

The property can be accessed off High Street via a shared driveway, which leads to a further timber gate accessing the driveway to the front aspect. A timber gate to the left aspect of the property access the rear garden; this garden is laid mainly to lawn and features a good-sized raised patio area to the rear.

TENURE

Freehold



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COUNCIL TAX

Band F

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.

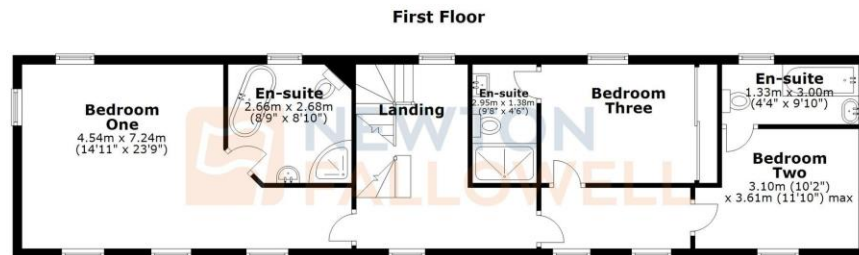
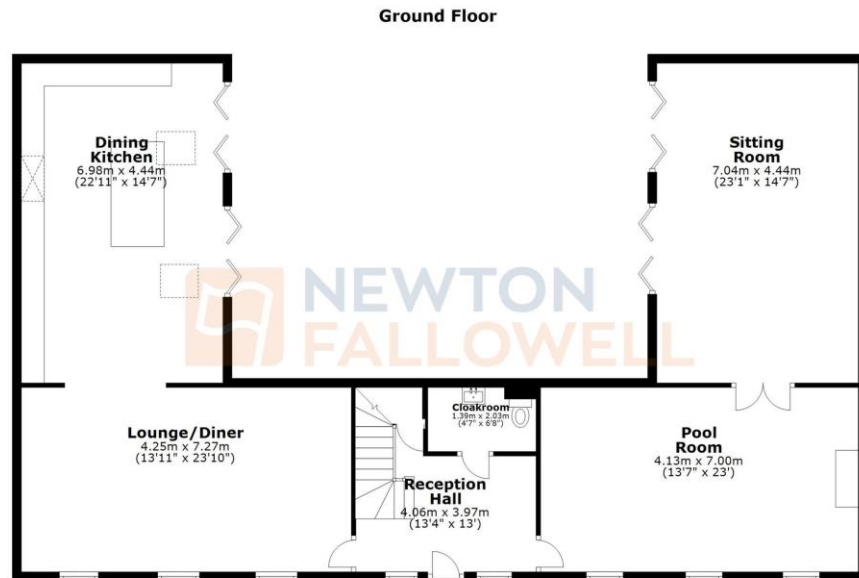
DISCLAIMER

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.

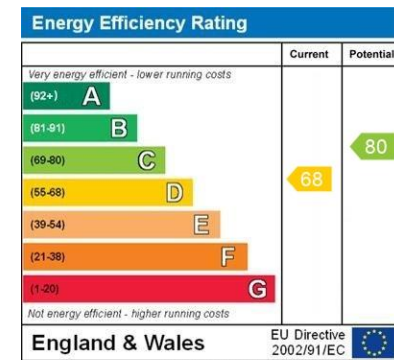




Floorplan



Total area: approx. 231.2 sq. metres (2488.8 sq. feet)



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