

TRADITIONAL
VALUES & SERVICE

ALASDAIR
MORRISON

FROM AN INDEPENDENT
LOCAL AGENT

AND PARTNERS

Putting you and your property first



Granary Barn Bleasby, Nottingham, NG14 7FX

Guide Price £695,000



Property Description

Spacious and exceptionally well maintained detached barn conversion situated in a tranquil location between the villages of Bleasby and Goverton. The original barn dates back to 1821 and many of the original features have been cleverly included within the property. Quality fittings throughout from 'Barratt and Swann' and 'Shortland' can be found around the property.

Accommodation includes entrance hall, living room, dining room, cloakroom, garden room, dining kitchen and rear hall. Stairs from the main hall and rear hall lead to the first floor, four double bedrooms, en suite, wet room and bathroom.

The property offers the ability to have an annex incorporating bedroom two and wet room. Outside is a block paved driveway with double garage, lawn front garden and enclosed rear courtyard. In addition the fields to the front of the property extend to just over three acres and have post and rail perimeter fencing to the majority of the boundaries.

GROUND FLOOR

ENTRANCE HALL

12'6 x 7'8 (3.81m x 2.34m)

Oak entrance door with glazed panel inset, radiator, full height double glazed window to front with easterly aspect, oak floor, beam ceiling, Multi paned glazed panel door to dining room and one and a half multi paned glazed panel door, Miele tumble dryer integrated in double cupboard

CLOAKROOM

5'0 x 3'4 (1.52m x 1.02m)

High flush wc, wash hand basin with half tiled surround, tiled floor, double cupboard, beam ceiling

LIVING ROOM

17'10 x 16'6 (5.44m x 5.03m)

Dual aspect double glazed windows, oak floor, radiator, 'Gazco' coal effect gas burner with flagstone hearth, beam ceiling, opening to



GARDEN ROOM

12'0 x 6'4 (3.66m x 1.93m)

Radiator, beam ceiling, oak floor, double glazed double doors to rear courtyard, multi paned glazed panel one and a half door to

DINING ROOM

17'10 x 11'1 (5.44m x 3.38m)

Double glazed window to front, double glazed window to rear hall, oak floor, beam ceiling, radiator

DINING KITCHEN

17'10 x 12'2 (5.44m x 3.71m)

Dual aspect double glazed windows, ample wall and floor mounted units, granite worksurfaces with grooved drainer, undermounted one and a half bowl sink, mixer taps, Miele induction hob, Miele combi oven, additional Miele fan assisted combi oven with further combi oven and warming drawer, GE American style fridge/freezer and integrated Samsung dishwasher, granite splashbacks, beam ceiling, heated tiled floor

REAR HALL

22'8 x 8'4 (6.91m x 2.54m)

Oak door, colour leaded glazed panel inset, double cupboard (appliance space), tiled floor, two radiators, understairs cupboard, colour leaded double glazed window to front, door to garage, stairs off to first floor, double glazed colour leaded door to rear and double glazed windows to rear courtyard, beam ceiling

FIRST FLOOR

LANDING

12'10 x 10'7 (3.91m x 3.23m)

Beam surround, double glazed window to front

BEDROOM THREE

11'10 x 10'4 (3.61m x 3.15m)

Double glazed window to rear, fitted wardrobes, radiator, beam ceiling



BEDROOM FOUR

14'6 x 8'10 max (4.42m x 2.69m max)

Double glazed window to front, beam ceiling, fitted wardrobes, radiator

BATHROOM

10'4 x 7'0 (3.15m x 2.13m)

Tiled bath with shower over and glazed side screen, tiled surround, Velux to rear, low level wc, inset sink with granite worktop and splashback, large mirror and ample vanity cupboards and drawers, heated towel rail, tiled floor







MASTER BEDROOM

18'0 x 11'2 (5.49m x 3.40m)

Double glazed windows to front and rear, two double and one single wardrobes with cupboard, beam ceiling, radiator, air conditioning unit

EN-SUITE

9'0 x 3'0 (2.74m x 0.91m)

Walk in shower, Velux window, low level wc, wash hand basin, heated towel rail, tiled floor and tiled walls

FROM THE MASTER BEDROOM

Concealed double doors lead to a further landing and annex area



REAR LANDING

6'8 x 5'3 (2.03m x 1.60m)

Ample wardrobes and storage cupboards, two radiators, colour leaded glazed window on landing, beam ceiling, second staircase to entrance hall

WET ROOM

8'6 x 8'2 (2.59m x 2.49m)

Double glazed window to front, walk in shower with rail and curtain, heated towel rail, low level wc, second radiator, wash hand basin with vanity storage, splash tiled surround

BEDROOM TWO/OFFICE SPACE

17'10 x 15'0 (5.44m x 4.57m)

Range of fitted cupboards and drawers, two Velux windows to side, recessed cupboard, beam ceiling, radiator



OUTSIDE

To the front of the property a shared gravel driveway leads to a block paved area and front tiled porch, there are flower/shrub borders. Side covered tiled porch with light. Two paddocks extending to just over 3 acres with gated access, post and rail to the majority of the fields with part hedge boundary.

Block paved driveway and external lighting. Rear courtyard totally enclosed, security lighting, electric canopy to rear of living room, flower/shrub beds and borders

DOUBLE GARAGE

17'9 x 14'9 (5.41m x 4.50m)

Electric roller garage doors to front, two double glazed windows to rear, radiator, Vaillant central heating boiler and cylinder, light and power, Miele plumbed washing machine

LOCAL AUTHORITY

Newark and Sherwood District Council, Castle House, Great North Road, Newark, NG24 1BY

SERVICES

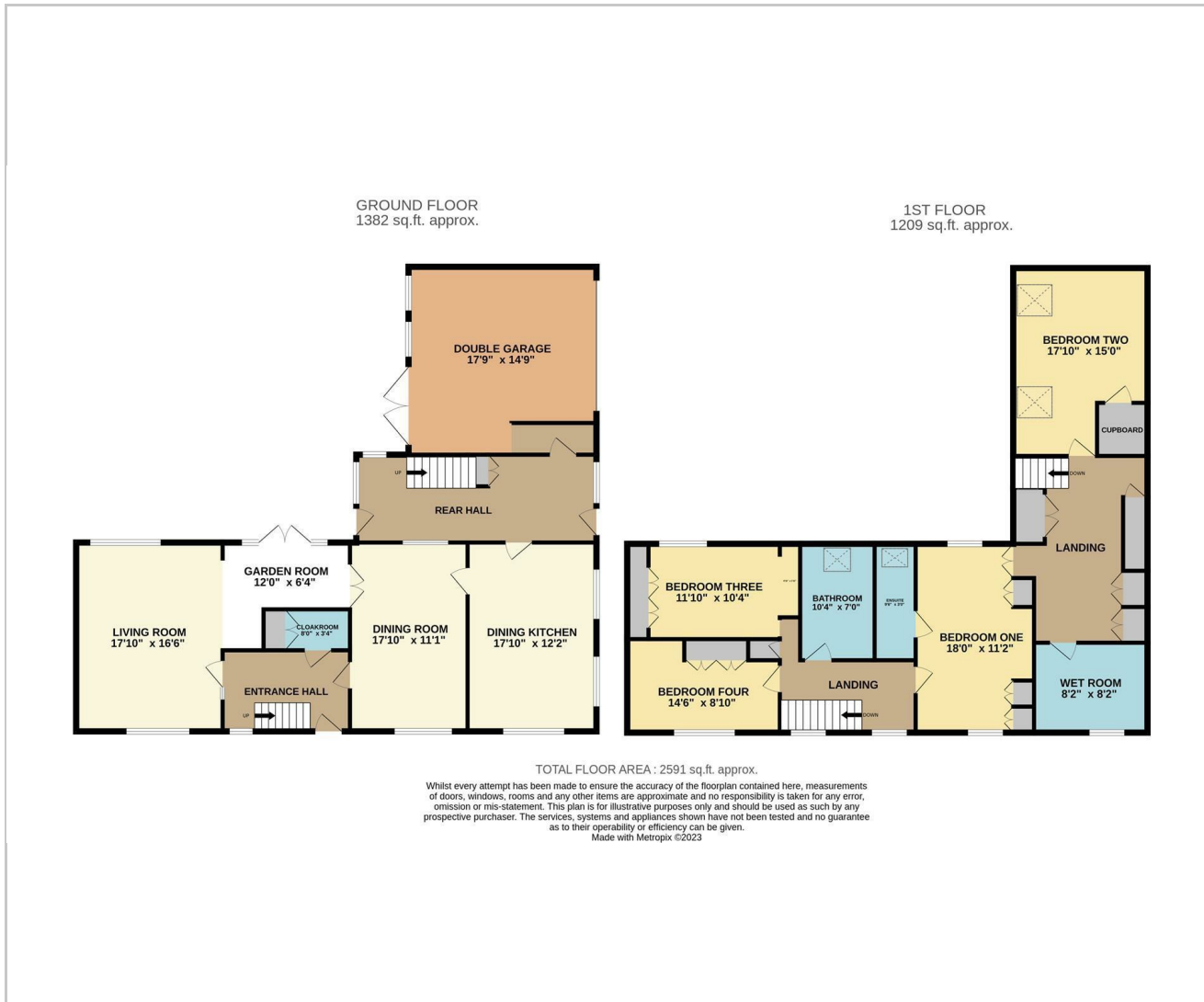
All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE

Freehold with vacant possession.

VIEWING

By appointment with the office, call 01636 813971.



Agents Note: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. All measurements are approximate 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.