



LAKESIDE BARN

HOCKERTON GRANGE KIRKLINGTON ROAD HOCKERTON NOTTINGHAMSHIRE NG25 0PJ

Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk



LAKESIDE BARN

A charming and imaginative conversion of a spacious single storey period barn in an enviable village edge location having a very special outlook over a freshwater lake, beyond which there is a far-reaching private aspect over open countryside to the south.

The extensive internal plan of Lakeside Barn has been converted with a high regard for the appreciable inherent character of the building, with the ambience and sense of space enhanced by the high vaulted ceilings and the period beaming.

In our opinion Lakeside Barn is a very special home in the country within a few minutes' drive of the thriving Minster town of Southwell.

HOCKERTON

Hockerton is a small village set in unspoilt countryside with a popular dining pub (within short walking distance) and a nearby farm shop with café. The village is two miles to the north of Southwell, accessible to the regional centres of Nottingham, Newark, Lincoln and Mansfield.

Southwell offers a wide range of retail amenities, professional services and a sports centre, with Southwell schooling being of a renowned standard across the age ranges.

The larger market town of Newark offers a more extensive range of retail amenities, professional services, restaurants and leisure facilities including a sport centre and marina.

In a wider travel context, from Newark there is direct access to the A1 Road network (north and south bound) and from Newark Northgate station there is a fast direct rail link into London Kings Cross in a scheduled journey time of 80/85 minutes.



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES



GROUND FLOOR

Entrance Hall

Solid oak main entrance door.

Inner Hall - Study Area

4.10m x 2.30m (13'5" x 7'7")

Full height cloaks cupboards.

Period quarry tiled flooring.

Central heating radiator.

Cloakroom

2.91m x 1.60m (9'6" x 5'3")

A combined cloakroom/WC with

low level WC and pedestal wash

basin. Extraction fan. Central

heating radiator.

Large Comfortable Garden Room

10.45m x 3.60m (34'0" x 11'9")

A large main sitting room having a

high vaulted ceiling with exposed

King post roof trusses

Extensive double-glazed wall with fitted window blinds, overlooking the private walled stocked garden.

Handcrafted reclaimed brick fireplace with inset high-grade Clearview 650 multifuel stove. Two central heating radiators.

Double casement glazed doors opening into the south garden which has a far-reaching private aspect across the lake.

Cosy Evening Sitting Room

4.60m x 4.10m (15'0" x 13'6")

Clearview 400 high grade multi-fuel

stove on a limestone hearth. High

level oak ceiling timbers and

exposed natural brick wall.

Central heating radiator.

Day Room

4.10m x 3.80m (13'6" x 12'6")

Open southerly aspect over the south garden and the adjacent paddock/lake.

Natural ash boarded flooring.

Central heating radiator.

Dining Kitchen

5.95m x 3.95m (19'6" x 13'0")

Open southerly aspect over the south

garden and adjacent freshwater lake.

Extensive range kitchen units arranged on two sides in an L-shaped format.

Large pantry store (with six compartments) with connecting base storage units having 'pull out' pan storage drawers and high-grade work surface areas.

Central Rangemaster Classic 110 cooking range having two electric ovens, a separate grill oven and a low-level warming drawer. Five ring ceramic induction hob.

Second range base storage units with inset 1.5 bowl enamel sink with swan neck mixer. Low level Bosch dishwasher and full height Neff larder refrigerator with low-level freezer unit. Ample breakfast table space. Exposed period timbers, natural brick walling and Karndean flooring.

Stable design secondary entrance door to gravelled court area - ample bin storage etc.

Utility Room (accessed from the entrance hall).

Boulder oil fired central heating boiler and high-capacity pressurised hot water cylinder. Single fixed base unit with stainless-steel sink and low-level space for appliances. Extraction fan and extensive storage space. Central heating radiator.





Inner Hall

A linear inner hall with good natural lighting and two central heating radiators. Double external personnel door to enclosed courtyard.

Bedroom One 4.60m x 4.25m (15'0" x 14'0")

A fine main bedroom with high level 'Oak Cruck' beaming. Plantation shutters and blackout roller blinds. Two central heating radiators.

Inner Dressing Area

Central heating radiator.

Large En Suite Bathroom

Large period design roll top bath with central shower mixer handset. Fixed vanity unit with contoured cantilevered wash basin and low-level WC. Full width contemporary walk-in shower with a Bristan period design shower head. Medicine cabinet/shaving mirror, electric shaver point and shower room accessories. Large vertical towel rail/central heating radiator. Fitted Venetian blinds.

Bedroom Two 4.10m x 4.35m (13'6" x 14'3") *maximum dimensions*

Two casement windows overlooking the walled garden. Central heating radiator. Separate wall light points and low voltage downlighting.

Bathroom

A traditional bath with shower mixer handset, pedestal wash basin and low-level WC. Separate large shower cubicle with pivotal doors and Mira shower unit. Exposed beaming, low voltage ceiling downlighting and extraction fan. Vertical central heating radiator – towel rail.

Bedroom Three 3.85m x 2.80m (12'6" x 9'3")

High ceiling with exposed oak cross beaming. Central heating radiator. Connecting ledged/braced double doors to next bedroom. Exposed period timbers and shelved units. Central heating radiator.

Bedroom Four 3.25m x 2.80m (10'9" x 9'3")

Connecting ledged/braced double doors to next bedroom. Exposed period timbers and shelved units. Central heating radiator.





GARDENS AND OUTDOOR SPACE

The feeling of space and light associated with the internal plan of Lakeside Barn is reflected in the external space surrounding the property.

The private south garden borders to paddock land in which there is a well-managed freshwater lake beyond which there is a far-reaching unspoilt aspect over the surrounding countryside, without any other building, or even a roofscape in view.

The garden is fenced from the adjoining paddock by a traditional post and rail fence and within the garden there is an extensive flagged terrace/barbecue area and in the southwest corner there is a bespoke "Cabin Master" BBQ Cabin with a central barbecue fire and fixed bench seating for "comfortably" 8 persons.

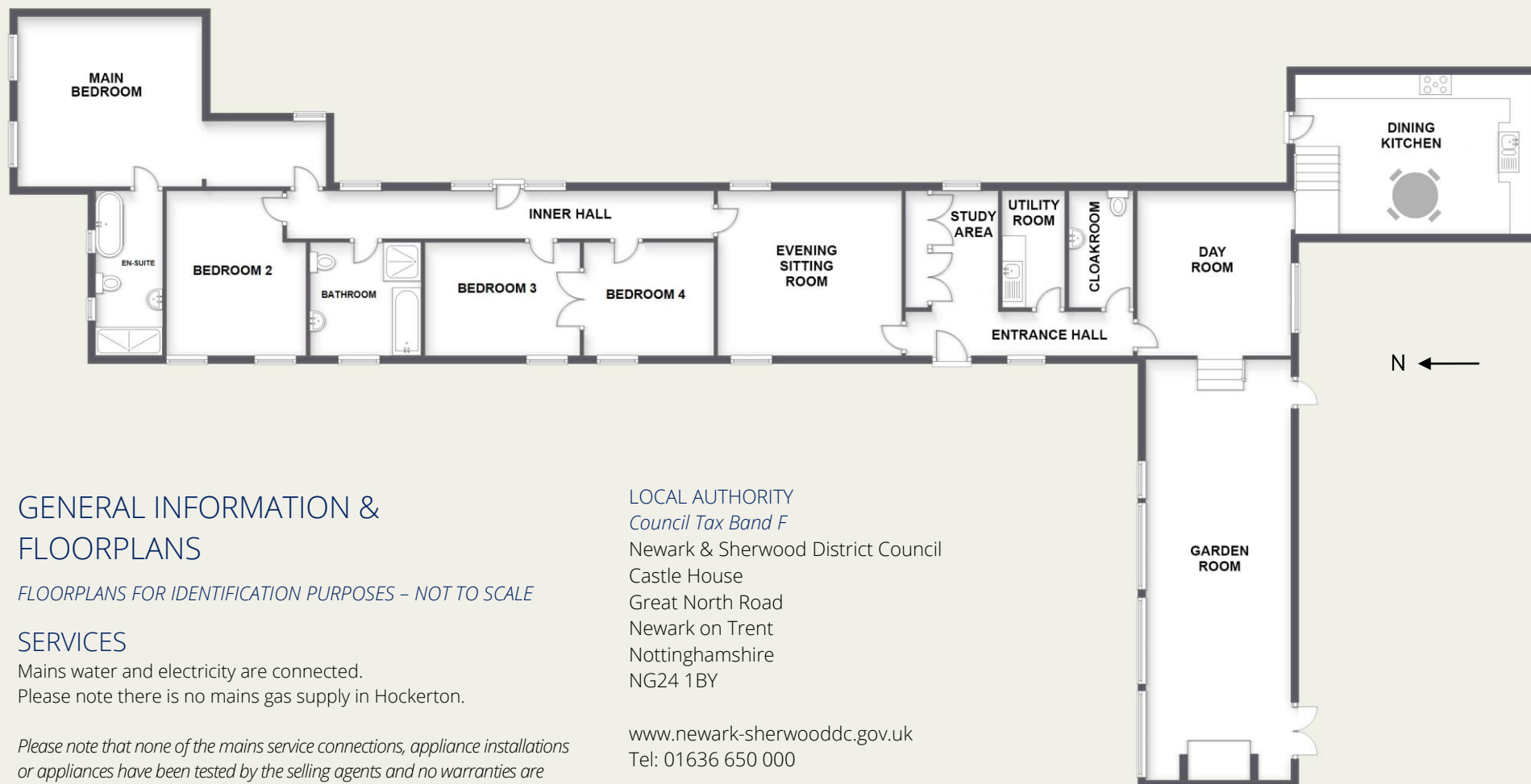
A large walled garden flanks the west elevation of the barn having a lawned area, a well-established shrubbery and a raised bed vegetable, fruit and wildflower garden.

A second gated side entrance leading from parking area opens into a flagged utility courtyard in which there is extensive storage containers and a Kingspan Titan oil storage tank. Secure bicycle store and two waterproof polypropylene storage containers.

Please note there is a secondary entrance door opening into the dining kitchen, giving a practical utility entrance into the barn

The property is approached along a shared private drive from the village into Hockerton Grange, with Lakeside Barn being accessed through its own traditional five bar gate into an extensive gravelled parking/turning area.





GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE

SERVICES

Mains water and electricity are connected.
Please note there is no mains gas supply in Hockerton.

Please note that none of the mains service connections, appliance installations or appliances have been tested by the selling agents and no warranties are given or implied.

LOCAL AUTHORITY

Council Tax Band F

Newark & Sherwood District Council
Castle House
Great North Road
Newark on Trent
Nottinghamshire
NG24 1BY

www.newark-sherwooddc.gov.uk

Tel: 01636 650 000

VIEWING ARRANGEMENTS

If you are interested in Lakeside Barn and you would like to arrange a viewing:
Please contact us on 01636 815544
or alternatively by e-mail
sales@smithandpartners.co.uk

LIVING SPACE

Approximately 208 Sq mtrs / 2246 Sq feet

PLOT SIZE

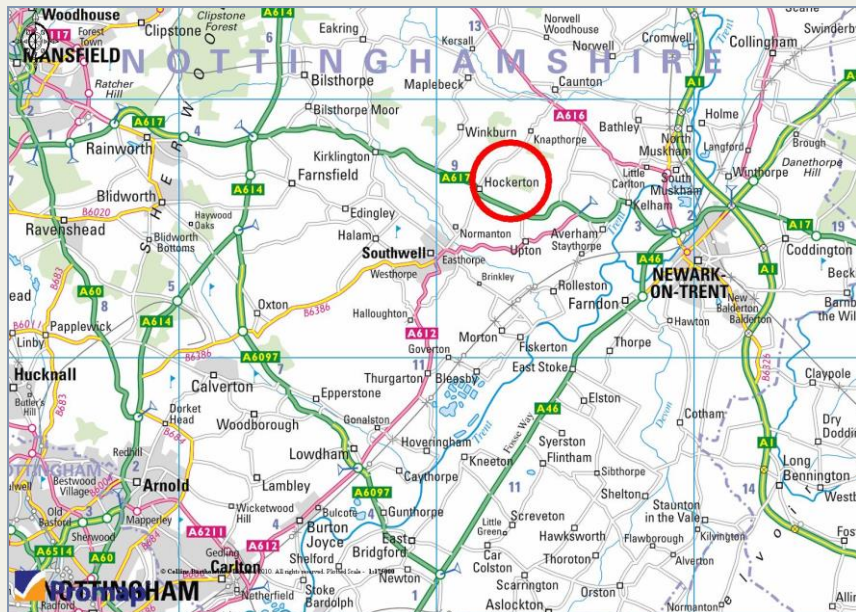
0.25 Acres

SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

MAPS & ENERGY PERFORMANCE RATINGS

REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



ENERGY PERFORMANCE CERTIFICATE RATINGS

A copy of the EPC can be viewed at
<https://www.epcregister.com/searchReport.html>
 Ref No: 0340-2781-0480-2324-0181

Conditions of Sale

These particulars are issued on the distinct understanding that all negotiations are conducted through Smith and Partners. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility can be accepted for any loss or expense incurred in viewing. Smith and Partners for themselves and for the vendors of this property whose agents they are, give notice that: 1 These particulars do not constitute, nor constitute any part to, an offer or contract. 2 None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. 3 Any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of the statements contained in these particulars.

LOCATION PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



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