



2 St. Bartholomews Court,
Sutton,
DN22 8PL

£450,000

4 2 2 E

This well presented four bedroom barn conversion set in a private location, on the outskirts of the village of Sutton cum Lound is an ideal rural retreat and EARLY VIEWING is highly recommended.



DESCRIPTION

Barn conversion with accommodation briefly comprising Entrance Porch, Lounge, Dining Room, Kitchen Diner, Utility and Cloakroom to the ground floor whilst the first floor has four Bedrooms, with En Suite to the Master and Shower Room. Outside is a drive and garage to the front and private garden to the rear with countryside views. The property benefits from electric heating and double glazing.

ENTRANCE PORCH

Accessed via a wood effect double glazed door, shutters to the windows, tiled flooring, cupboard housing meters, shelf, outside wall light and further white uPVC door leading into:

KITCHEN DINER 12'7" x 19'4"

Fitted with a range of wall and base units in cream with complementary worksurface, space for range style cooker with extractor hood over, space for dishwasher and fridge freezer, integrated microwave, sink with mixer tap, window to the rear elevation, panel flooring, electric wall heater, stairs to the first floor accommodation with cupboard under and doors leading into Dining Room, Utility and downstairs Cloakroom.

DINING ROOM 9'8" x 18'7"

Panel flooring, double doors with folding shutters leading out to the rear garden and doors with glass panels leading into the Lounge.

LOUNGE 14'10" x 20'0"

Central brick Inglenook fireplace housing multifuel burner on a raised tiled hearth, double doors opening to the rear garden, panel flooring, beam to ceiling, electric wall radiator.

UTILITY ROOM/CLOAKROOM

Window to the side elevation, cupboard, wood panel flooring, wall mounted fuse box, door into Utility with wall unit and wood worksurface, sink with mixer tap over and space for washing machine under, wall mirror with shelf, low level flush w.c., wall mounted clothes hanger, extractor and towel holder.

FIRST FLOOR LANDING 22'11" x 2'10"

With access to Bedrooms and Shower Room, beams to vaulted ceiling, loft access, Velux window, cupboard housing water tank, smoke alarm.

MASTER BEDROOM 14'9" x 12'11"

Built in wardrobe, laminate flooring, telephone point, windows to the rear and side elevations and door leading into:

EN SUITE BATHROOM 5'11" x 10'1"

Half wood wall panelling, white suite comprising stand alone slipper bath, wash hand basin with cupboard under, low level flush w.c., window to the side elevation, towel rail, loft access and wall mounted towel radiator.

BEDROOM TWO 12'7" x 9'4"

Beams to vaulted ceiling, electric wall radiator, window and separate door opening to balcony with stairs down to the rear garden.

BEDROOM THREE 9'10" x 9'3"

Ladder giving access to mezzanine, beams to vaulted ceiling, wall mounted electric heater and window to the rear elevation.

BEDROOM FOUR 12'4" x 6'3"

Cupboard giving access to eaves storage, beams to ceiling, wall mounted electric radiator and window to the front elevation.

SHOWER ROOM 11'2" x 6'2"

Three piece suite comprising shower unit, wash hand basin in unit with cupboard and built in low level w.c., spotlights to ceiling, vinyl flooring and velux window.

EXTERNALLY

The low maintenance rear garden is mainly laid to paving with stone chip area and mature borders, fencing and Countryside views. External double power point. The front of the property is approached via a gate which leads to the block paved path and steps to the Entrance Porch with shrubs and a raised seating area to the side. Driveway allows off street parking for two vehicles.

GARAGE 8'1" x 19'1"

With electric door, power and lighting, roof storage area accessed via a ladder.

COUNCIL TAX

Through enquiry of the Bassetlaw Council we have been advised that the property is in Rating Band 'E'

TENURE : FREEHOLD

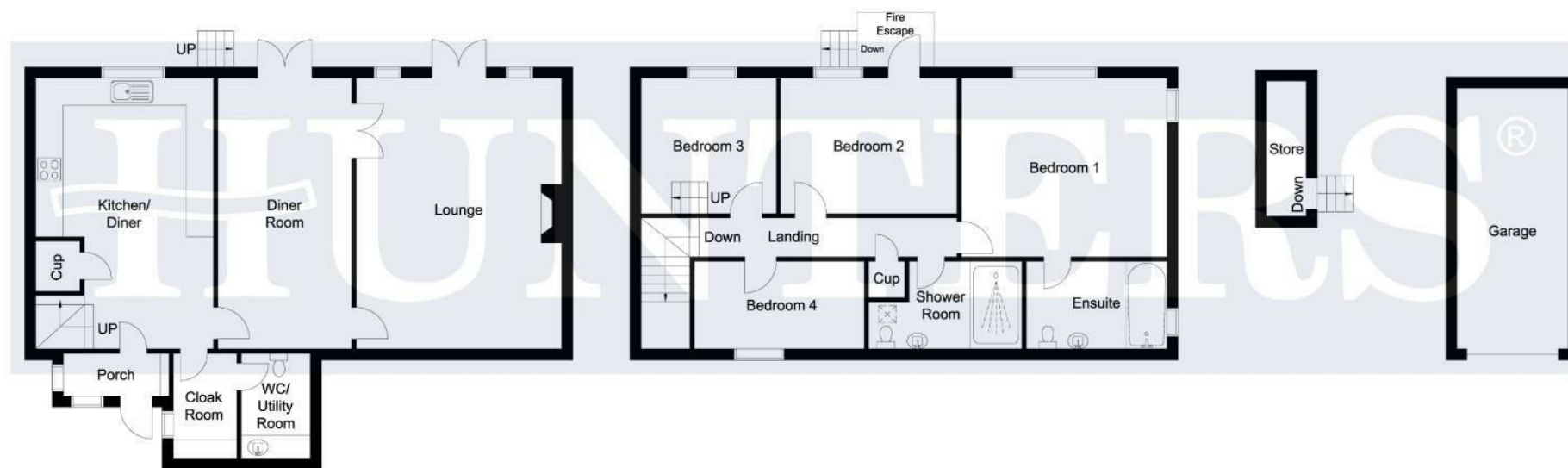
Tenure: Freehold
Council Tax Band: E

Ground Floor
80 sq m/861.11 sq ft
Approx.

First Floor
70 sq m/753.47 sq ft
Approx.

Mezzanine Floor
3 sq m/32.29 sq ft
Approx.

Outbuilding
14 sq m/150.69 sq ft
Approx.



- BARN CONVERSION
- FOUR BEDROOMS
- KITCHEN DINER
- TWO RECEPTIONS
- EN SUITE TO MASTER
- FAMILY SHOWER ROOM
- GARAGE & OFF ROAD PARKING
- GARDEN
- EPC RATING : E

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan...
CP Property Services @2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.