



Mill Barn Marnham Road, Tuxford Newark NG22 0PZ

welcome to

Mill Barn Marnham Road, Tuxford Newark

A superbly appointed three-bedroom barn conversion finished to an exacting standard throughout. Included in the sale is a two storey detached dwelling which would make an ideal self-contained annexe plus several stables and workshop. Positioned on a extensive plot of 0.8 acre inc a 0.5 acre paddock



Entrance Hall

Stone paved flooring, cloaks cupboard and stairs leading to the first floor.

Cloakroom

Fitted with a wash hand basin, w.c. and stone flooring.

L Shaped Lounge

26' 8" max x 17' 4" (8.13m max x 5.28m)

Stone hearth with a gas stove inset, built in cupboards and media wall, coving and spotlights to the ceiling, two double glazed windows to the front elevation and bi-folding doors to the rear.

Dining Kitchen

13' 1" x 17' 5" (3.99m x 5.31m)

Fitted with a comprehensive range of contemporary wall and base units with a ceramic sink and drainer, wooden worktops and a central island unit with built in cupboards and wine rack. Integrated Rangemaster cooker with an extractor above, integrated dishwasher and an integrated fridge. Stone paved flooring, splashback tiling, three double glazed windows and a bi-folding doors.

First Floor Landing

Airing cupboard.

Bedroom One

16' 1" inc ensuite & wardrobes x 17' 4" (4.90m inc ensuite & wardrobes x 5.28m)

Vaulted and beamed ceilings, two double glazed windows to the side and rear elevations.

Dressing Room Ensuite

A further dressing area leads to the suite with a corner shower cubicle, wash hand basin and a w.c. Karndean flooring, double glazed window and a heated towel rail.

Bedroom Two

13' 11" x 9' (4.24m x 2.74m)

Double glazed velux window and a vaulted ceiling.

Bedroom Three

14' x 8' 10" (4.27m x 2.69m)

Double glazed velux window and a double glazed window, vaulted ceiling.

Bathroom

Fitted with a pannelled bath with a shower above, wash hand basin set into a vanity unit and a w.c. Travertine splashbacks, Karndean flooring and a heated towel rail.

Detached Two Storey Gym

This detached two storey building is currently used as a gym. It has its own shower and utility and first floor office/bedroom which would make it ideal for use as a self contained annexe.

Utility And Plant Room

Fitted with base units with wooden worksurfaces with a stainless steel sink and drainer. Space for a fridge and plumbing for a washing machine and a double glazed entrance door.

Shower Room

Fitted with a wash hand basin and a w.c.

Gym

26' 7" x 19' 10" (8.10m x 6.05m)

Two double glazed windows and french doors.

First Floor

Stairs lead from the gym.

Office/ Bedroom

9' 8" x 26' 4" (2.95m x 8.03m)

Two velux windows and eaves storage.

Timber Lodge

AVAILABLE BY SEPARATE NEGOTIATION. The timber lodge is accessed via a raised decking and is currently used as holiday accommodation comprising of an open plan living kitchen and dining area, three bedrooms, a shower room and a w.c.

Open Plan Living Kitchen

22' 4" x 12' 9" (6.81m x 3.89m)

Bedroom One

9' 4" x 7' 3" (2.84m x 2.21m)

Bedroom Two

8' 1" x 5' 11" (2.46m x 1.80m)

Bedroom Three

7' 5" x 5' 7" (2.26m x 1.70m)

Shower Room

W.C.

Exterior

Positioned on a generous plot of wrap around gardens with a stone paved patio area, corner deck with a hot tub area, large summer house and raised beds. There is a gated yard with parking for a motorhome and an open work area. Gates lead to a 0.5 acre well kept fenced paddock.

Agents Notes

Solar panels are owned outright

Ground source heating and solar runs throughout the whole property



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welcome to

Mill Barn Marnham Road, Tuxford Newark

- Three bedroom barn conversion finished to a high standard
- Detached two storey annexe/ gymnasium and office with utility and shower
- Three bedroom timber lodge available by separate negotiation
- Extensive plot of approx 0.8 acres including a 0.5 acre paddock
- Ground source underfloor heating and solar panels throughout the property

Tenure: Freehold EPC Rating: C

offers in excess of

£600,000



Please note the marker reflects the postcode not the actual property

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