



**South Sherrards Barn Old Epperstone Road,  
Lowdham, Nottinghamshire, NG14 7BZ**

**No Chain £510,000**  
Tel: 01949 836678

 **RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers

**\*\* OPEN DAY - SATURDAY 15 JUNE 2024 - 10AM TIL 12PM - NO APPOINTMENT NECESSARY \*\***

An opportunity to purchase an interesting, individual detached barn conversion offering accommodation which approaches 1,650sq.ft., packed full of character and a wealth of features. This is a unique versatile home which offers accommodation over two floors with the ability to be utilised as purely single storey living.

The accommodation comprises an initial entrance hall which leads through into an impressive main reception large enough to accommodate both living and dining space, the initial reception area having a superb aspect up to a high vaulted ceiling above, galleried landing with exposed king post and truss, attractive fireplace and double doors leading through into a further versatile reception space. From the main reception is a well appointed kitchen having a generous range of Shaker style units and integrated appliances and benefitting from a dual aspect with windows to the front and rear. A further light and airy reception leading off the initial entrance hall creates a fantastic space having a beautiful vaulted ceiling and access out into the garden. The sleeping accommodation is particularly versatile in it's layout offering bedrooms to both the ground and first floors. The main accommodation lies to the southerly side of the barn, the ground floor master suite having double bedroom with fitted contemporary wardrobes and ensuite facilities, and further double bedroom and bathroom. To the first floor there is a further bedroom tucked away off an impressive galleried landing and a mezzanine area which is currently utilised as formal dining but would make a further unique reception space situation in the eaves.

In addition the property benefits from double glazed windows, gas central heating (with twin boilers) and relatively neutral decoration.

As well as the main accommodation the property occupies a pleasant, established plot, with a bias towards relatively low maintenance living. Set back behind an open plan lawned frontage with established borders with timber gates giving access onto a driveway at the side and, in turn, a

south facing courtyard style garden with various timber decked and paved seating areas offer a relatively good degree of privacy. In addition the property is positioned on a leafy lane on the outskirts of the village but still within easy reach of the heart of Lowdham and it's wealth of amenities.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

### **LOWDHAM**

Lowdham is a popular village located between Nottingham and Southwell with excellent facilities including schools, shops, public houses and a thriving village community. There is a railway station and excellent road links via the A6097 to the A46 and A52 providing quick access to the A1 and M1 as well as frequent buses to Nottingham 10 miles away.

A COMPOSITE WOOD GRAIN EFFECT ENTRANCE DOOR WITH DOUBLE GLAZED LIGHT LEADS THROUGH INTO:

### **INITIAL ENTRANCE HALL**

6'5" x 4'10" (1.96m x 1.47m)

Having central heating radiator concealed behind feature cover and double glazed window to the side.

A further part glazed door leads through into:

### **SITTING ROOM**

24'9" x 13'11" (7.54m x 4.24m)



A stunning reception offering a wealth of character having initial vaulted ceiling up to a galleried landing above with exposed king post truss and purlins, the ground floor reception area having attractive exposed brick internal elevations and beamed ceiling, brick chimney breast and hearth with inset solid fuel stove and alcove to the side, two central heating radiators concealed behind feature covers, glazed double doors leading through into an inner hallway/reception area and double glazed window to the front creating a fantastic living/entertaining space.

A further part glazed door leads through into:



**KITCHEN**  
13'5" x 10'5" (4.09m x 3.18m)



A light and airy room benefitting from a dual aspect having double glazed window to the front and rear, the kitchen fitted with a generous range of cream fronted Shaker style units providing an excellent level of storage having quartz granite preparation surfaces, under mounted Franke sink unit with chrome swan neck mixer tap, granite upstands, integrated appliances including Siemens five ring

gas hob with central wok burner, Neff chimney hood over and Siemens fan assisted oven, twin ovens including combination microwave, dishwasher, fridge freezer and larder unit which also houses Vaillant gas central heating boiler, plumbing for washing machine, inset downlighters to the ceiling and central heating radiator.



RETURNING TO THE INITIAL ENTRANCE HALL AN OPEN ARCHWAY LEADS THROUGH INTO;

**RECEPTION AREA**  
15'5" x 11'3" (4.70m x 3.43m)



A light and airy space having pitched ceiling with glazed pitched roof and exposed timbers, double glazed French doors leading into the garden and two central heating radiators concealed behind feature covers creating a versatile room currently utilised as additional sitting room but could make formal dining or snug.

A part glazed door leads through into:



### INNER HALLWAY

27' x 6'4" (8.23m x 1.93m)

Being split level and having part pitched ceiling, central heating radiator and wall light points.

Further doors leading to:

### BEDROOM 1

12' x 12'4" (3.66m x 3.76m)



A double bedroom benefitting from ensuite facilities and having a generous range of fitted furniture including 3/4 high wardrobes, low level drawer units and matching side tables, high beamed ceiling, central heating radiator, airing cupboard which provides useful storage and houses second gas central heating boiler and double glazed window overlooking the garden.

A further cottage latch door leads through into:

### ENSUITE SHOWER ROOM

9'2" (11'11" max into shower enclosure) x 4'11" (2.79m

(3.63m max into shower enclosure) x 1.50m)



Having contemporary suite comprising shower enclosure with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, a generous level of storage having built in vanity unit with vanity surface, inset washbasin and free standing mixer tap, WC with concealed cistern, fully tiled walls with glass mosaic border inlay, contemporary towel radiator, high ceiling with exposed timbers and double glazed window.



### BEDROOM 2

16'3" x 10'5" (4.95m x 3.18m)

A further well proportioned double bedroom having aspect into the garden, fitted with a generous range of integrated furniture with near full height wardrobes, central heating radiator concealed behind feature cover and double glazed window.

## MAIN BATHROOM

7'6" x 12'9" max (2.29m x 3.89m max)



An L shaped bathroom having suite comprising large doubled ended bath sat in a tiled surround, separate quadrant shower enclosure with wall mounted shower mixer and rose over, close coupled WC, vanity unit with inset heritage washbasin, exposed timbers to the ceiling and double glazed window.



RETURNING TO THE SITTING ROOM AN ATTRACTIVE SPINDLE BALUSTRADE STAIRCASE RISES TO:

## SPLIT LEVEL GALLERIED LANDING



A split level landing having galleried area above with attractive high vaulted ceiling with exposed king post truss and purlin as well as exposed brick internal elevations and double glazed window to the front.

Steps rise to:



## MEZZANINE AREA

13'10 x 12'2 (4.22m x 3.71m)



Currently utilised as formal dining but could make an additional snug or even, subject to necessary consents, could be partitioned to create an additional bedroom space. Having attractive exposed oak stripped wood flooring, deep oak skirting, central heating radiator and exposed timbers.

Returning to the galleried landing further steps rise to:



### INNER LANDING

Having useful built in storage cupboard and further cottage latch door leading into:

### BEDROOM 3

10'7" x 10'4" (3.23m x 3.15m)



An attractive room situated in the eaves having vaulted ceiling with exposed timber purlins, internal brick elevations, inset skylight to the ceiling, oak stripped wood flooring, deep pine skirting, central heating radiator and double glazed window.



### EXTERIOR



The property occupies a pleasant, relatively low maintenance plot, set back from the lane behind an open plan frontage which is partly lawned behind which lies a well stocked border with established shrubs and a granite chipping driveway which continues through a pair of timber gates providing additional parking to the side. A timber courtesy gate gives access into an enclosed garden which benefits from a southerly rear aspect and has been

landscaped for privacy and relatively low maintenance living having hard landscaping comprising granite chipping and flagged seating areas and additional decked areas providing a good level of outdoor seating space perfect for entertaining, pebbled timber edged borders with established shrubs and enclosed by brick walls and feather edged board trellised fencing. In addition there is a useful timber storage shed, exterior lighting, power point and cold water tap.





### **COUNCIL TAX BAND**

Newark & Sherwood District Council - Band F

### **TENURE**

Freehold

### **PLANNING PERMISSION**

It is worth noting that, although it is now lapsed, the property did have planning approved in 2018 for the erection of a single storey detached garage at the rear and although this work was not carried out and re-approval would need to be sought it does suggest that there is some further potential at the property, subject to consent.

### **ADDITIONAL NOTES**

We are informed the property is on mains gas, electric, drainage and water (information taken from Energy performance certificate and/or vendor).

### **ADDITIONAL INFORMATION**

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:-

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

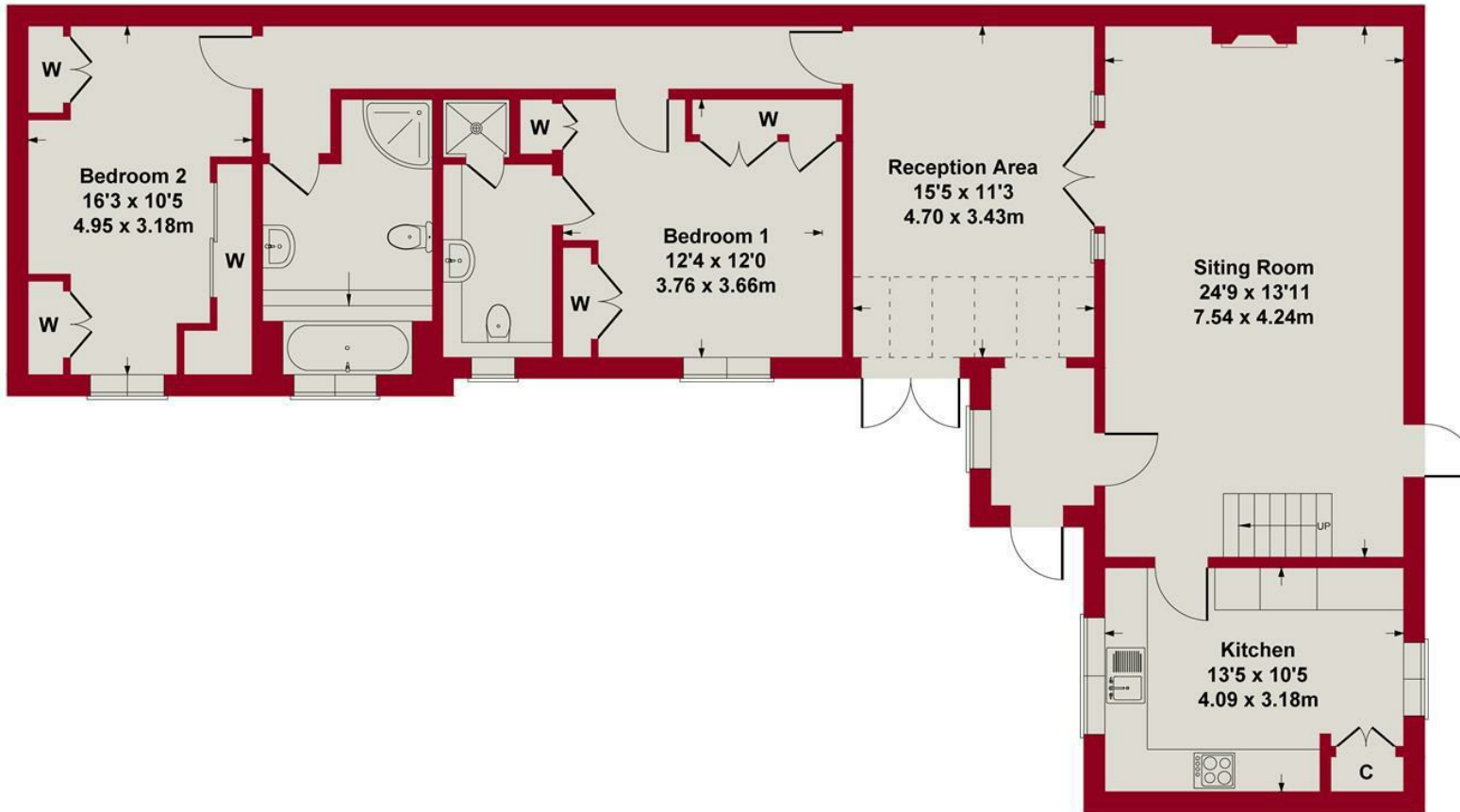
School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

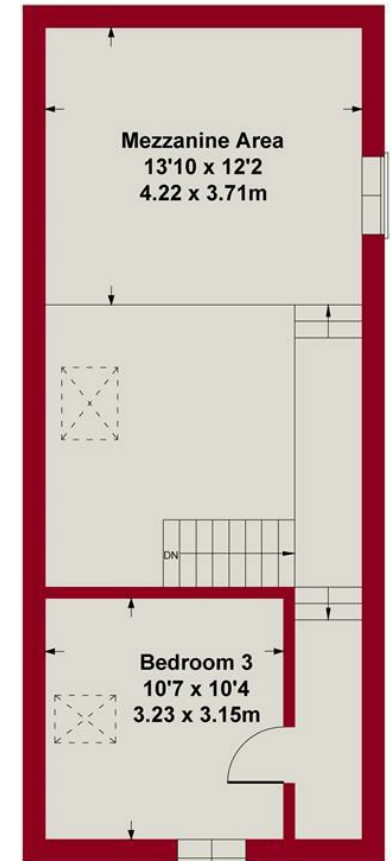
Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>

Approximate Gross Internal Area  
1819 sq ft - 169 sq m



**GROUND FLOOR**



**FIRST FLOOR**

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances,  
their sizes and locations, are approximate only.  
They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	82
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



*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. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

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