



Field Barn Main Street, Shelton, Newark,  
NG23 5JQ

Chain Free £305,000  
Tel: 01949 836678

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



A delightful barn conversion which retains a wealth of charm and character with many original features throughout, occupying an idyllic, semi rural position located on the edge of this pretty village.

The property is part attached to the neighbouring barn, forming part of the former Top Farm and is approached by an initial shared driveway with Field Barn having its own ample car standing and a pleasant courtyard style rear garden which has been landscaped to provide a relatively low maintenance outdoor space, well stocked with mature shrubs.

Internally the property boasts a wealth of character with cottage latch doors and stripped wood skirting and architrave, the focus of the house being its stunning main reception which is large enough to accommodate both living and dining area having part vaulted ceiling, attractive exposed king post truss and exposed brick fireplace with inset solid fuel stove. In addition this room benefits from a dual aspect with windows to the front and rear providing a delightful living/entertaining space.

The kitchen is fitted with a range of hand painted units and leads out into the rear garden. From a central hallway are two double bedrooms and a modernised bath/shower room.

In addition the property benefits from oil fired central heating with upgraded boiler and a Klargestar septic tank drainage system. The property is constructed in brick elevations under a pantile roof and in addition to the original barn and modern extension was built to accommodate the bedrooms in 1990.

## SHELTON

Shelton is a charming village situated within commuting distance of Newark, Nottingham and Bingham. Although a small village it is steeped in history with the Norman church of St Mary & All Saints in which, amongst others, is a memorial to William Warburton, a Royalist cavalier buried here in 1669. Local landmarks include some fine period houses and cottages and amenities include Kingfisher Lodge, situated at nearby Portland Fishing Lakes.

The area is rural in character and whilst also being within commuting distance for Newark and Nottingham there are rail services from Elton (3 miles) to Nottingham, Newark and Lincoln with the main East Coast Main Line running from Newark Northgate and Grantham stations to Kings Cross in just over an hour. Access points to the A1 and A46 are within a short driving distance with the nearby village of Elston having a primary school, community shop and public house.

AN ATTRACTIVE COTTAGE STYLE LEDGE AND BRACE  
TIMBER ENTRANCE DOOR LEADS THROUGH INTO:

## ENTRANCE HALL

5'6" x 4'7" (1.68m x 1.40m)



Having terracotta style tiled flooring in the entrance area, leading through into a central hallway with oak flooring, deep skirting, useful built in cupboard, pine doors and central heating radiator.

Further doors leading to:

## SITTING/DINING ROOM

21'3" max x 14'5" max (11'3" min) (6.48m max x 4.39m max (3.43m min))



A stunning space large enough to accommodate both living and dining area, offering a wealth of character and features having exposed timber purlins, internal brick work with focal point to the room being attractive exposed brick chimney breast which runs up to the vaulted ceiling above with raised slate hearth, inset solid fuel stove and alcoves to the side. In addition, an attractive feature are the former feeding troughs which have been retained creating character with exposed brick fronts and slate tops and sills. The room having central heating radiator and a dual aspect with sealed unit double glazed window to the rear and UPVC double glazed window to the front.





standing Warmflow oil fired central heating boiler, inset downlighters to the ceiling, terracotta style tiled floor and window and stable door leading into the garden.

RETURNING TO THE ENTRANCE HALL A COTTAGE LATCH LEDGE AND BRACE DOOR LEAD INTO:



### KITCHEN

14'7" x 8'2" (4.45m x 2.49m)



Fitted with a range of solid wood wall, base and drawer units hand painted in a cottage style having two runs of butcher's block effect preparation surfaces, one with under mounted ceramic Belfast style sink, integrated appliances including electric ceramic hob with single fan assisted oven beneath, plumbing for dishwasher and washing machine, space for free standing fridge freezer, updated floor



### BATH/SHOWER ROOM



Tastefully appointed having been thoughtfully modernised



having a contemporary suite comprising panelled bath with chrome mixer tap and stone tiled splash backs, separate large shower enclosure with glass sliding screen and wall mounted shower mixer with independent handset over, pedestal washbasin with chrome taps, attractive high flush period style WC, contemporary towel radiator, inset downlighters to the ceiling and UPVC double glazed window to the front with attractive stone tiled sill,



RETURNING TO THE ENTRANCE HALL AN OPEN DOORWAY LEADS THROUGH INTO AN:

### INNER HALLWAY

11'5" x 3'1" (3.48m x 0.94m)

Having continuation of the oak effect flooring with central heating radiator, wall mounted cupboard housing electrical consumer unit and sealed unit double glazed window to the side.

Further cottage latch brace and ledge doors leading to:

### BEDROOM 1

13'1" x 10'3" (3.99m x 3.12m)



A double bedroom having aspect to the front with central heating radiator and UPVC double glazed window.

### BEDROOM 2

10'5" x 9'7" (3.18m x 2.92m)



A further double bedroom having aspect to the side with wood effect laminate flooring, access to loft space above, central heating radiator and UPVC double glazed window.



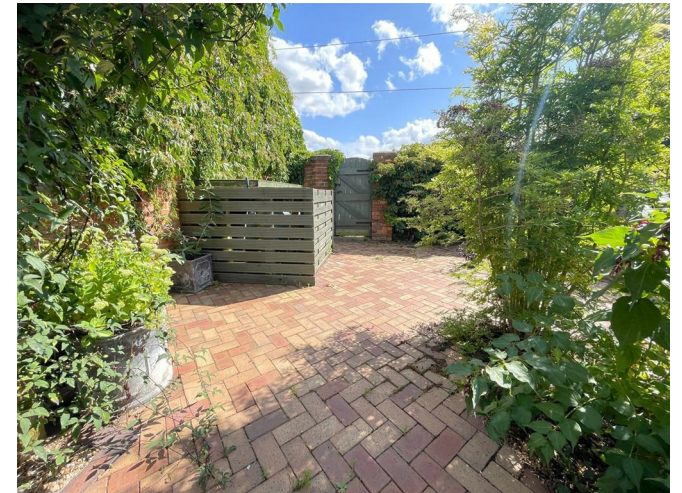
### EXTERIOR



The property occupies a superb position in a semi rural location on the fringes of this pretty village. However it doesn't feel isolated as it is set within a small group of conversions and adjacent cottages. The property is accessed by an initial, shared, block paved and gravelled entrance which leads to a private, paved driveway providing off road car standing for numerous vehicles, having established perimeter borders and pathway leading



to the front door. To the rear of the property is a pleasant, south facing cottage style garden in a courtyard setting with brick walls, wooden entrance gate and wall continuing along the side boundary. Patio areas include a block paved area with brick edged borders and a further seating area beneath a timber pergola with established surrounding borders which, combined, create a pleasant relatively low maintenance outdoor space. In addition an enclosed area houses an conceals the oil tank storage.







#### **COUNCIL TAX BAND**

Rushcliffe Borough Council - Band C

#### **TENURE**

Freehold

#### **DIRECTIONAL NOTE**

Continue through Shelton village in the direction of Thoroton and the property is located on the righthand side, 1/2 a mile outside the village. For sat nav directions use postcode NG23 5JL.



### **ADDITIONAL NOTES**

The property is understood to have mains electricity and water but is not connected to mains drainage but has its own sewerage system ( Klargester). Heating is oil fired We understand super fast broadband is available.

There is an initial shared driveway entrance with the adjacent property but the property does have its own private driveway.

(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:-

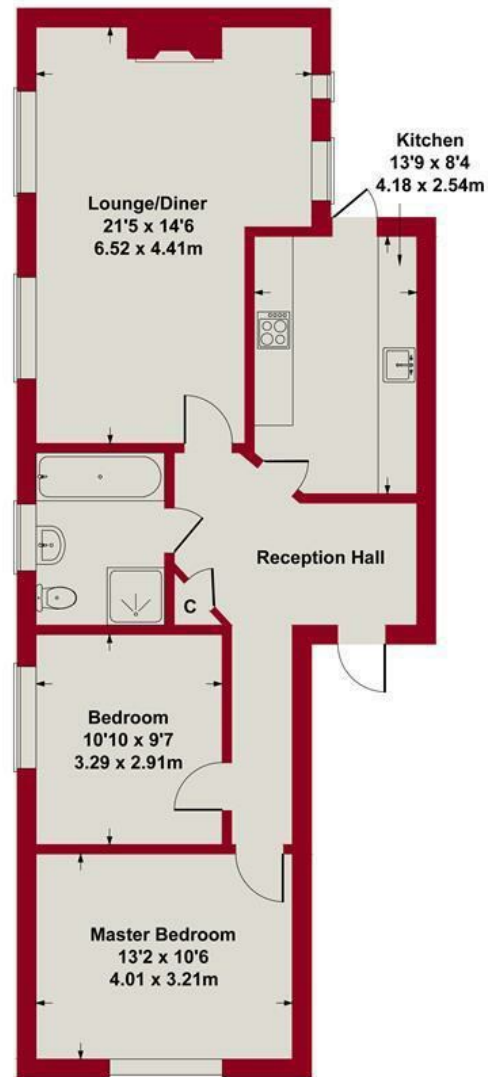
<https://reports.ofsted.gov.uk/>

Planning applications:-

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



Approximate Gross Internal Area  
840 sq ft - 78 sq m



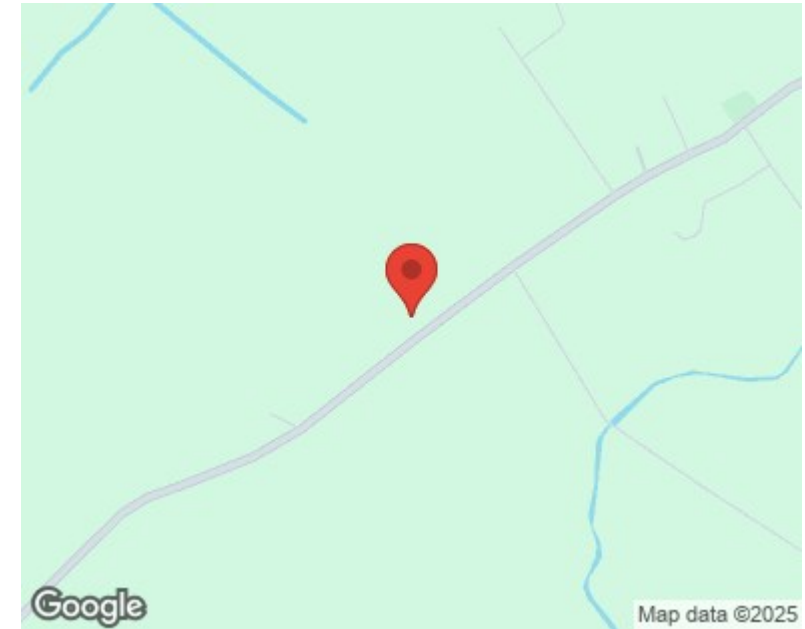
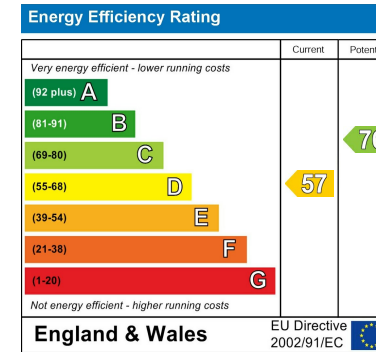
**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

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. 2021







*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.*

Thinking of selling? For a FREE no obligation quotation call 01949 836678



**RICS**



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.  
Registered in England. Ltd Registration number: 07140024

10 Market Street,  
Bingham NG13 8AB  
Tel: 01949 836678  
Email: [bingham@richardwatkinson.co.uk](mailto:bingham@richardwatkinson.co.uk)

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers