



Plot 4, 11 The Barns Monks Place, Abbey
Lane, Aslockton, Nottinghamshire, NG13 9AE

£850,000

Tel: 01949 836678

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

- Contemporary Barn Conversion
- 4 Double Bedrooms
- Separate Family Bathroom
- Impressive Central Hallway & Galleried Landing
- Ample Off Road Parking & Double Garage
- Thoughtfully Designed In The Region Of 2,700 Sq.Ft
- 2 Ensuite & 2 Dressing Rooms
- Boot Room, Utility Room & Ground Cloak Room
- Open Aspect To Rear
- Expected Completion Summer 2025

An impressive, well proportioned conversion of a modern barn due to be completed in summer of this year, finished to a high specification and tucked away in a quiet backwater on a generous corner plot within this popular edge of Vale village.

Plot 4 is the largest of these fantastic conversions offering an excellent level of accommodation lying in the region of 2,700 sq.ft., boasting three main reception areas as well as an impressive dual aspect entrance hall with vaulted ceiling up to a galleried landing above and access out into the garden at the rear. In addition there is a well proportioned dining kitchen with walk through boot room and utility off, a ground floor cloak room and a good level of built in storage. To the first floor there are four double bedrooms, the master and second bedroom both benefitting from a walk in dressing room and ensuite facilities, and separate family bathroom. The first floor rooms offer attractive pitched ceilings and elevated views across adjacent fields.

As well as the wealth of internal accommodation the property will occupy a delightful corner plot with landscaped gardens running to three sides and an open aspect across to adjacent fields at the rear. The property also benefits from ample parking and detached double garage.

The properties benefit from under floor heating to the ground floor, double glazed windows, contemporary fixtures and fittings neutral decoration and landscaped gardens. The dwellings are anticipated to be completed in summer of this year with early viewing coming highly recommended to appreciate these well designed and interesting conversions.

ASLOCKTON

Aslockton is well equipped with amenities including a public house, well regarded primary school and catchment area for Toothill School, new shop The Larder - a farm fresh shop with household sundries and deli, hourly bus services and railway station with links to Nottingham and Grantham, from Grantham high speed trains to London in just over an hour. There is also a church and village hall, excellent sports facilities with cricket and football pitches and all weather tennis courts . Additional amenities can be found in the nearby market town of Bingham and the village is convenient for the A52 and A46 which provide good road access to the cities of Nottingham and Leicester, the A1 and M1.

A COMPOSITE TRADITIONAL STYLE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHT LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

30' x 13' (9.14m x 3.96m)
A fantastic, well proportioned, open plan space which is flooded with light benefitting from both a dual aspect and also full height double glazed lights at the front with a vaulted aspect up to a galleried landing above. In addition double glazed French doors and side lights lead out into the rear garden and a staircase rises to an impressive galleried landing above and further doors leading to:

GROUND FLOOR CLOAK ROOM

7'6" x 3'6" (2.29m x 1.07m)
Having double glazed window to the front

CLOAKS CUPBOARD

7'6" x 3'8" (2.29m x 1.12m)

SITTING ROOM

30' x 16' (9.14m x 4.88m)
A fantastic space providing 480 sq.ft. of floor area, benefitting from windows to two elevations and having central chimney breast providing a feature fireplace. The room, although part open plan, provides two separate reception areas either as formal dining and separate sitting room, offering a great deal of versatility.

DINING KITCHEN

15'5" x 15' (4.70m x 4.57m)
A well proportioned space having aspect into the rear garden, being part open plan to the reception area of the initial entrance hall which would be ideal as a formal dining space which benefits from doors leading out into the rear garden. A further door, in turn, leads through into:

BOOT ROOM

11'6" x 7'3" (3.51m x 2.21m)
A well proportioned space providing an excellent level of walk through storage and, in turn, leads to:

UTILITY ROOM

11'10" x 6'10" (3.61m x 2.08m)
Having double glazed window to the front.

RETURNING TO THE INITIAL ENTRANCE HALL A STAIRCASE RISES TO:

FIRST FLOOR GALLERIED LANDING

An impressive space having vaulted ceiling with exposed timber purlins creating an attractive galleried area flooded with light having full height double glazed window to the front. Further doors lead, in turn, to:

WALK IN LINEN CUPBOARD

10' x 4'8" (3.05m x 1.42m)

MASTER BEDROOM

A fantastic space offering around 340 sq.ft. of floor area comprising dual aspect double bedroom with walk through dressing room and ensuite facilities. The main bedroom having attractive pitched ceiling, double glazed windows to two elevations and further doors into:

DRESSING ROOM

7'6" x 7'8" (2.29m x 2.34m)

ENSUITE SHOWER ROOM

8'2" x 7'3" (2.49m x 2.21m)

BEDROOM 2

15'7" x 10' (4.75m x 3.05m)

A further well proportioned double bedroom which also benefits from a dressing room and ensuite facilities, having pitched ceiling and double glazed window with attractive elevated views across fields to the rear.

DRESSING ROOM

7'3" x 4'5" (2.21m x 1.35m)

ENSUITE SHOWER ROOM

10' x 5' (3.05m x 1.52m)

BEDROOM 3

15'5" x 9'5" (4.70m x 2.87m)

A further well proportioned double bedroom having aspect to the front with pitched ceiling and double glazed windows.

BEDROOM 4

16' x 9'11" (4.88m x 3.02m)

Again a double bedroom having aspect to the side with pitched ceiling and double glazed window.

BATHROOM

13' max x 8'5" max (3.96m max x 2.57m max)

A well proportioned space having pitched ceiling and double glazed window with aspect to the rear.

EXTERIOR

The property occupies an attractive corner plot with gardens to three sides and a delightful aspect across adjacent fields to both the side and rear, the gardens to be landscaped. The property also having ample off road parking and benefitting from a detached double garage.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band TBC

TENURE

Freehold

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:-

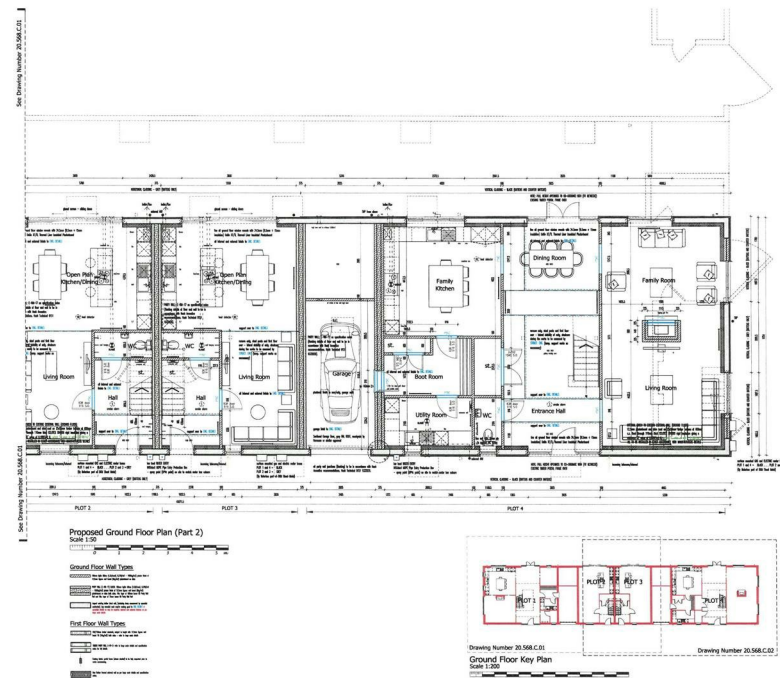
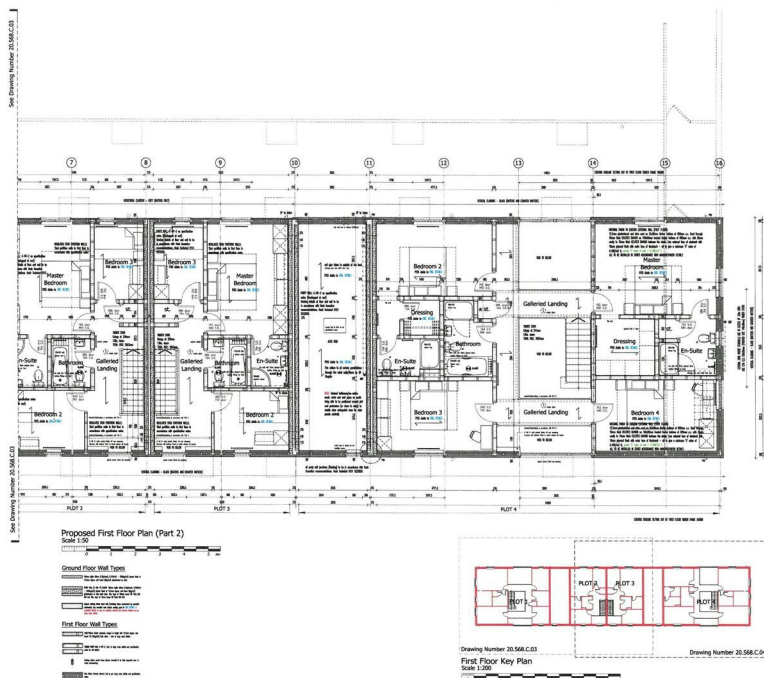
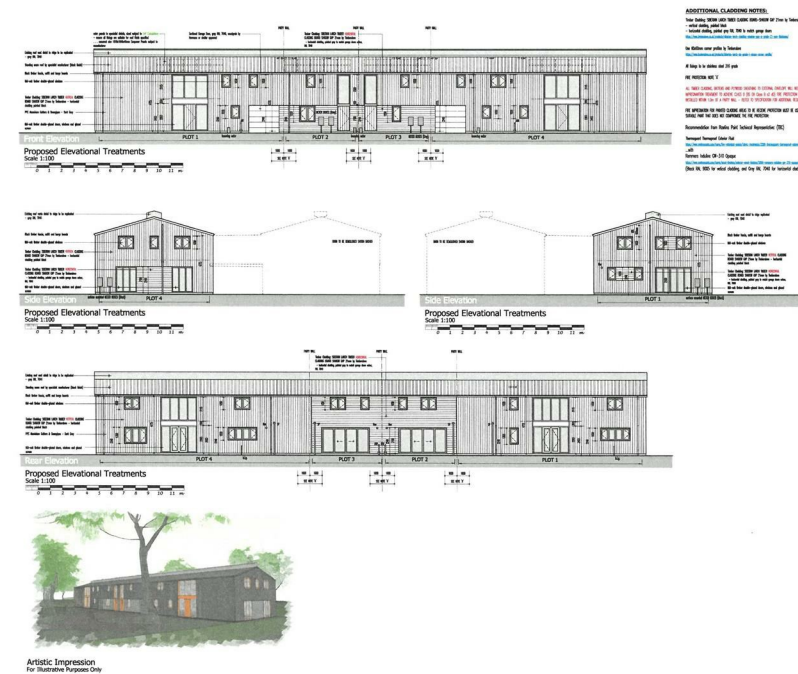
<https://www.gov.uk/search-register-planning-decisions>

ADDITIONAL NOTES

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

The properties are located off a private road and will become part of "Monks Place Management Company Ltd" with an initial management fee of £423 payable after the last property is sold and the private road is completed. Upon completion the management company will be handed to the residents.

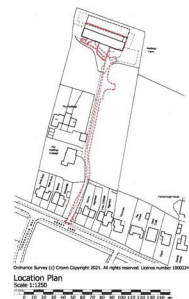
All measurements are approximate as the properties are yet to be boarded and plastered.



PRODUCTION DRAWING

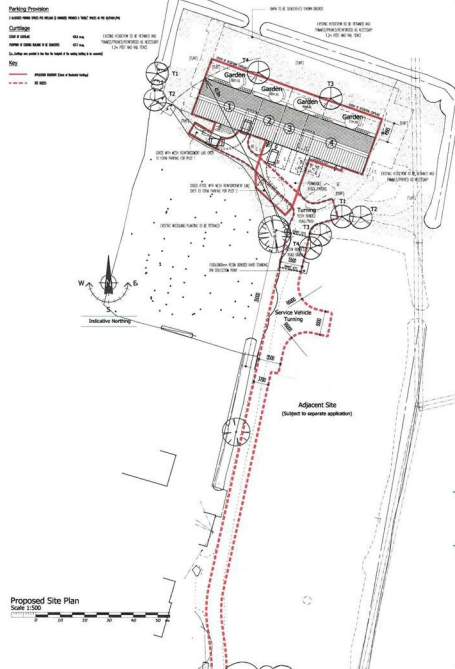
IRWIN PROJECT MANAGEMENT
MALTINGS POULTRY FARM, ASLOCKTON

BASED UPON SURVEY INFORMATION FROM DANIEL CHARLES SURVEYS LIMITED



Location Plan
Scale 1:1000

Proposed Site Plan
Scale 1:500



UNDERGROUND PROVISION

Water supply and drainage
Electricity supply and distribution
Gas supply and distribution
Telecommunications supply and distribution
Other services supply and distribution

GENERAL INFORMATION AND NOTES

The information contained in this drawing is for the use of the client and is not to be used for any other purpose without the written consent of the architect.
The architect is not responsible for the accuracy of the information provided by the client.
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DISCLAIMER

The architect is not responsible for the accuracy of the information provided by the client.

NOTES

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PD ARCHITECTURE

Proposed Barn Conversion
The Maltings Poultry Farm, Aslockton, Leicestershire LE12 3 9AE

Drawing Title
Production Drawing
Sheet 1 of 1
01/11/2020

Client
Irwin Project Management
20, 56B, C, D3

Author
D. C. 11/11/2020

Checker
D. C. 11/11/2020

Approved
D. C. 11/11/2020

Architect's Registration Number
144 1143376

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		
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



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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



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