



**The Long Barn 1 Barratt Close, Cropwell
Bishop, Nottinghamshire, NG12 3GH**

£530,000

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

- Part Attached Barn Conversion
- 2 Ensuites & Main Bathroom
- Generous Open Plan Living Kitchen
- South Facing Enclosed Rear Garden
- Cul-De-Sac Setting
- 4 Bedrooms 2 Receptions
- Wealth Of Character & Features
- Utility & Ground Floor Cloak Room
- Ample Parking
- Viewing Highly Recommended

An excellent opportunity to purchase a particularly interesting and deceptive conversion of a part attached former period barn which offers a particularly versatile level of accommodation spanning two floors and approaching 1,700 sq.ft. The property offers a wealth of character and features, each room providing its own individuality.

The property is tucked away on a quiet backwater, located off a small close and reached via a generous driveway providing a considerable level of off road parking and useful timber workshop. To the rear of the property is an enclosed, mainly walled, south facing garden which links back into the main receptions.

Internally the property benefits from two main reception areas including a stunning, open plan, living kitchen with a high vaulted ceiling with exposed timbers and access out into the rear garden. The second reception again offers a great deal of character with a half vaulted ceiling and feature fireplace with solid fuel stove, and having an aspect to the west into the garden. In addition there is a useful conservatory providing a further reception, a ground floor cloakroom and spacious utility. The property provides up to four bedrooms with the main bedroom situated on the ground floor, benefitting from ensuite facilities and a good level of integrated storage. To the first floor there are three further bedrooms, a second ensuite and main bathroom.

The layout would suit families, particularly with older children or, alternatively, will appeal to those downsizing from larger dwellings, future proofing the house with the ability to live purely on the ground floor.

Overall viewing is the only way to truly appreciate this unique character home.

CROPWELL BISHOP

Cropwell Bishop is well equipped with amenities including primary school, local shops with post office, health centre, two public houses and church with further facilities available in the nearby market town of Bingham. The village is conveniently located for commuting via the A46 and A52.

A DOUBLE GLAZED ENTRANCE DOOR AND SIDE LIGHT LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

17'8" x 4'8" (5.38m x 1.42m)

A relatively well proportioned entrance hall having wood effect laminate flooring, deep

skirtings, inset downlighters to the ceiling, initial exposed brick pier, built in cloaks cupboard providing useful storage and, in turn, further doors leading to:

GROUND FLOOR BEDROOM/RECEPTION

17'2" (excluding wardrobes) x 12'4" (5.23m (excluding wardrobes) x 3.76m)

A versatile space utilised as a ground floor double bedroom benefitting from ensuite facilities as well as an excellent level of storage, having a run of built in cupboards, an attractive exposed brick pier and two double glazed windows to the front. This area would make an excellent ground floor annexe suite perfect either as a master bedroom, for older children or possibly even extended families with dependent relatives.

A further door leads through into:

ENSUITE SHOWER ROOM

4'9" x 5'5" (1.45m x 1.65m)

Having a suite comprising quadrant shower enclosure with curved sliding double doors and wall mounted shower mixer, close coupled WC and pedestal washbasin with chrome mixer tap and double glazed window to the front.

Returning to the initial entrance hall an open doorway leads through into:

INNER HALLWAY

8'6" into stairwell x 9'2" (2.59m into stairwell x 2.79m)

Having a spindle balustrade staircase rising to the first floor with useful under stairs storage cupboard beneath and further doors leading to:

UTILITY/SECONDARY ENTRANCE PORCH

10'3" x 8'4" (3.12m x 2.54m)

A useful space providing a good level of storage, having wall and base units, 3/4 high larder unit, work surface with inset sink and drain unit with chrome mixer tap and tiled splash backs, plumbing for washing machine, space for tumble dryer, room for further free standing appliances, wall mounted gas central heating boiler and double glazed exterior door to the front.

SNUG/FAMILY ROOM

14'8" x 13'2" (4.47m x 4.01m)

A versatile reception currently utilised as a further sitting room linking through into the kitchen and conservatory, having attractive wide board oak flooring, deep skirtings, useful alcove with built in cupboard, double glazed window overlooking the garden and a further double glazed door leading through into:

CONSERVATORY

12' x 8'3" (3.66m x 2.51m)

A useful addition to the property providing a further versatile sitting room, having pitched polycarbonate roof, exposed internal brick elevation, electric heater, double glazed windows

and exterior door into the garden.

Returning to the snug/family room a further door leads through into:

OPEN PLAN LIVING/DINING KITCHEN

27'4" x 13'8" (8.33m x 4.17m)

A fantastic space of generous proportions, affording immense character, having attractive high vaulted ceiling with exposed central king post and truss and timber purlins. The initial kitchen area is appointed with a generous range of contemporary wall, base and drawer units with brush metal fittings providing an excellent level of storage, having two runs of granite preparation surfaces including a central island unit with undermounted sink and mixer tap, integrated appliances including Neff double oven, microwave, dishwasher and Neff induction hob with contemporary hood over and attractive Travertine style flooring which leads through into a dining/living space. This space, again, has a vaulted ceiling and exposed timbers and also having double glazed windows and exterior door into the garden.

An open doorway leads through into:

INNER LOBBY

Having further doors leading to:

GROUND FLOOR CLOAK ROOM

7'11" x 2'8" (2.41m x 0.81m)

Having a two piece suite comprising close coupled WC and wall mounted washbasin with chrome mixer tap and stone tiled splash back, towel radiator and access to loft space above.

SITTING ROOM

26'7" x 13'7" (8.10m x 4.14m)

An attractive, light and airy room with a wealth of character, having part vaulted ceiling with exposed king post, truss and purlin, the focal point to the room being chimney breast with raised brick hearth, inset solid fuel stove and alcoves to the side, deep skirtings, double glazed windows and exterior door to the side and inset skylights to the ceiling.

RETURNING TO THE INNER HALLWAY A SPINDLE BALUSTRADE STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having access to loft space above, inset light tunnel to the ceiling and, in turn, further doors leading to:

BEDROOM 1

11'8" x 10'5" (3.56m x 3.18m)

A double bedroom benefitting from ensuite facilities having built in wardrobes with overhead storage cupboards, part pitched ceiling with exposed beam, double glazed window overlooking the garden and a further door leading through into:

ENSUITE SHOWER ROOM

9'6" x 5'9" (2.90m x 1.75m)

Having a suite comprising double width shower enclosure with initial drying area, wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC and pedestal washbasin with chrome mixer tap and tiled splash backs, chrome towel radiator and double glazed window to the front.

BEDROOM 2

11'2" x 10'7" (3.40m x 3.23m)

A further double bedroom having exposed beam to the ceiling and double glazed window to the front.

BEDROOM 3

10'8" x 9'2" (3.25m x 2.79m)

Again a double bedroom having an aspect to the front, built in wardrobes with overhead storage cupboards, exposed beam to the ceiling and double glazed window to the front.

BATHROOM

9' x 5'5" (2.74m x 1.65m)

Having a suite comprising P shaped shower bath with chrome mixer tap, wall mounted shower mixer with independent handset over and glass screen, WC with concealed cistern and washbasin with chrome mixer tap and tiled splash backs, contemporary towel radiator and double glazed window.

EXTERIOR

The property is tucked away off a small cul-de-sac setting located down a private driveway that provides an excellent level of off road parking and having perimeter wood chipping borders well stocked with a range of trees and shrubs. In addition, to the front of the property, there is a useful timber storage shed/workshop that provides a good level of storage, with the driveway proceeding to the front of the property. To the rear of the barn is a south easterly facing garden enclosed by established hedging and brick walls, having a central lawn, a raised paved and a timber decked terrace providing a large seating area which links back into the main receptions, established borders, exterior lighting, cold water tap and courtesy gate at the foot.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band E

TENURE

Freehold

ADDITIONAL NOTES

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

Please note there are additional historic covenants within the title that prospective purchasers should satisfy themselves about before proceeding with a sale. This relates to potential

livestock / animals, temporary dwellings / caravans, certain boundaries. Further details are held within the title.

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>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

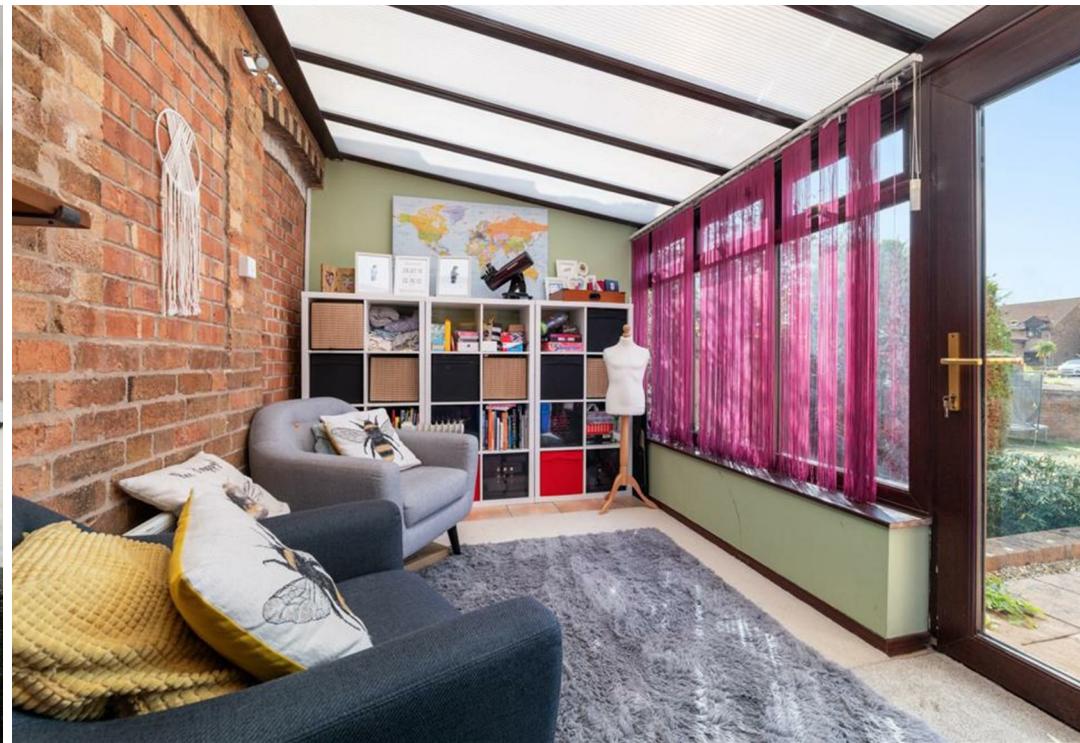
School Ofsted reports:-

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

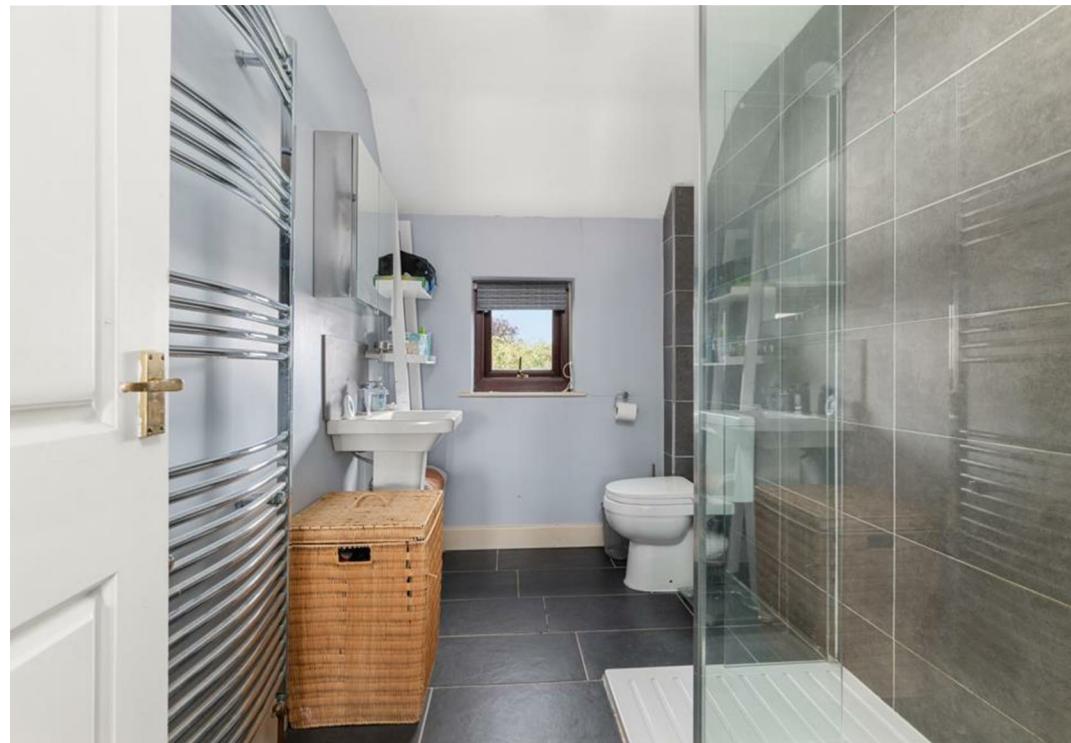
Planning applications:-

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















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.

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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	



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 firms 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



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