



**1 Foxhall Close, Norwell, Newark, NG23
6GZ**

£500,000
Tel: 01636 611811

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

The property is a superb four bedroom Victorian barn conversion offering in the region of 1900 sq.ft of family living accommodation with secluded gardens and situated in this sought after village location.

The well presented accommodation has the benefit of an oil fired central heating system and wood double glazed windows. This comprises of a dining hall with oak flooring, WC, open plan living and dining kitchen with a range of quality units and appliances with space for a dining table and seating area. Additionally French doors give access to the garden. The well proportioned and comfortable living room has a traditional brick-built fireplace with wood burning stove. On the first floor there is an impressive galleried landing with high ceilings exposing Queen Post trusses. Bedroom one is the main bedroom and features vaulted ceiling with exposed brickwork, beams and truss. There is a shower room ensuite fitted with a white suite and a shower cubicle. Additionally, there are three double bedrooms and a family bathroom, ideal for growing children, visiting friends and family.

Outside, the property is positioned in a quiet cul-de-sac on a corner plot with spacious open plan gardens to the front and an enclosed garden and patio terrace to the rear. A tarmac driveway provides parking for two cars and allows access to a brick-built double garage.

This delightful barn conversion offers accommodation with charm and character which would be suitable for a professional couple, family or for those looking to downsize from a larger home. Viewing is highly recommended.

Norwell is a delightful rural village located just eight miles north of Newark, accessed by the A1 dual carriageway and country lanes. Village amenities include the Plough pub and the Norwell C of E Primary School, taking pupils 3-11 years of age and having a good Ofsted report. The beautiful surrounding countryside can be accessed by a network of country lanes, footpaths and bridleways which are ideal for those who enjoy walking and cycling. Further amenities can be found at neighbouring villages including

Sutton-on-Trent (three miles) which has a doctor's surgery, primary school, Co-op store, butcher's shop, two hairdressers and a pub. Nearby Tuxford has the well regarded Tuxford Academy Secondary School rated good by Ofsted. The nearest town is Newark-on-Trent which has shopping facilities including a Marks and Spencer's food hall, Waitrose, Morrisons, Aldi and Asda supermarkets. Newark Northgate Railway Station has fast trains connecting to London's King's Cross with journey times of around 75 minutes. Nottingham, Lincoln, Grantham and Doncaster are commutable by car. Just a short drive away are nearby country parks including the RSPB managed Sherwood Forest and Visitor Centre, Clumber Park, Rufford Abbey and Country Park, Sherwood Pines and Center Parcs.

The original Victorian barn is believed to date from circa. 1857 and was converted by Hamilton Knight in 2002. Constructed with brick elevations under a pantile roof covering, the living accommodation is arranged over two levels and can be further described as follows:

GROUND FLOOR

DINING HALL

19'4 x 11'9 (5.89m x 3.58m)

Front entrance door and double glazed window to front elevation with pine panelling below, staircase leading to first floor, oak flooring, radiator, floor to ceiling double glazed window and a set of French doors give access to the South-West facing rear gardens. Exposed rustic brickwork.



WC

6' x 3'9 (1.83m x 1.14m)

Suite comprising low suite WC, pedestal wash hand basin, double panelled radiator, double glazed window to front elevation, oak flooring.



LIVING ROOM

18'10 x 17'7 (5.74m x 5.36m)

Accessed by a set of half-glazed, centre opening, pine doors from the hallway, this comfortable room has a good degree of character with ceiling beam and exposed brick pillars. There are double glazed windows to the front and rear elevations. Television point and brick-built fireplace with stone hearth housing a wood burning stove.



OPEN PLAN LIVING AND DINING KITCHEN

18'9 x 17'8 (5.72m x 5.38m)

This room is accessed by centre opening double doors from the hallway. There is space for a sofa and dining room table, and a set of double glazed French doors give access to the rear garden. Additionally, there are double glazed windows to the front and rear elevations, beamed ceiling and exposed brick pillar, built-in double cupboard housing a hot water cylinder and Camray oil fired central heating boiler. Fitted pine-effect units comprise of base cupboards and drawers with working surfaces over, inset stainless steel one and a half bowl sink and drainer, tiling to splashbacks. Built-in appliances include a tall fridge/freezer, Neff electric double oven, electric hob and dishwasher. Matching wall mounted cupboards.



FIRST FLOOR

LANDING

Two double glazed windows to the front elevation with pine panelling below. Landing gallery with pine balustrade and handrail. High ceiling exposing two Queen Post trusses and brickwork, built-in storage cupboard with shelving.

BEDROOM ONE

18'9 x 10'5 (5.72m x 3.18m)
(plus 6'1 x 3')

There are double glazed windows to the front and rear elevations with stone sills, two radiators, vaulted ceiling with exposed beams, truss and brick pillars.



EN-SUITE SHOWER ROOM

8'5 x 8'4 (2.57m x 2.54m)

Featuring a quality white suite comprising low suite WC and pedestal wash hand basin. There is part tiling to the walls, radiator, shower cubicle with glass screen and door, full wall tiling and a Triton shower, extractor fan, high ceiling with exposed beam and brick pillar, Velux roof light.



BEDROOM TWO

17'6 x 9'3 (5.33m x 2.82m)

With high ceilings exposing a truss and rustic brickwork, Velux roof light, laminate floor covering, double glazed window to the front elevation with stone sill, radiator.



BEDROOM THREE

17'6 x 9'1 (5.33m x 2.77m)

Double glazed window to the rear elevation with stone sill, radiator, high ceiling with exposed truss, beams and brick pillars, Velux roof light.



BEDROOM FOUR

12'3 x 8'1 (3.73m x 2.46m)

Double glazed window to rear elevation with stone sills, radiator, loft access hatch, vaulted ceiling exposing truss, beams and brickwork.



FAMILY BATHROOM

10'11 x 6'10 (3.33m x 2.08m)

Double glazed window to front elevation, radiator, part tiled walls, exposed beams, truss and brick pillars. Laminate floor covering, extractor fan, suite comprising panel bath with mixer tap and shower attachment, low suite WC and pedestal wash hand basin. Recently fitted (2021) double shower cubicle with glass screen and double door, rain head and hand shower, waterproof full shower board/splashbacks to the walls.



OUTSIDE

This barn conversion, situated on a corner plot, with open plan gardens, laid to lawn, to the front and side of the property. There is a paved path leading to the front door. To the side is a driveway with tarmac surface and parking for two cars. This, in turn, leads to the double garage.

DOUBLE GARAGE

20'6 x 17'5 (6.25m x 5.31m)

This brick built garage has a tiled roof covering, two sets of wooden, centre opening, doors and personal door giving access to the rear garden. There is power and light with two double power points and lighting.



GARDENS

The garden is laid to lawn with a gravelled terrace to the rear of the house, paved path and steps. There is an old brick wall and wooden gate which gives access to the driveway and front gardens. The gardens have a good degree of privacy and makes a secure play area for pets and children.



SERVICES

Mains water, electricity, and drainage are all connected to the property. There is no mains gas in Norwell village. The central heating system is oil fired and a new oil tank was fitted circa. 2020.

TENURE

The property is freehold.

POSSESSION

Vacant possession will be given on completion.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

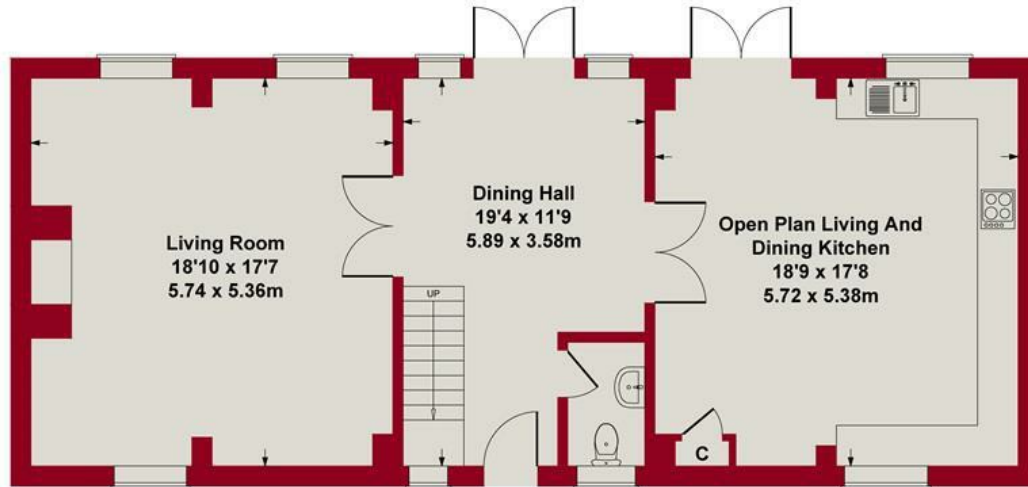
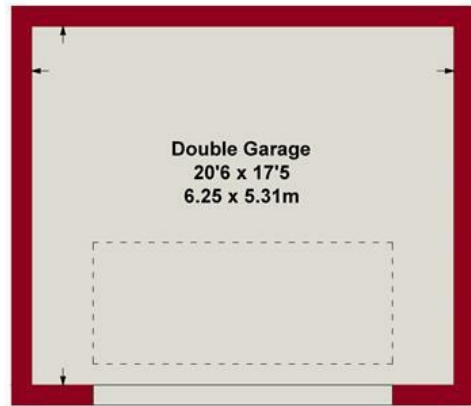
VIEWING

Strictly by appointment with the selling agents.

COUNCIL TAX

This property comes under Newark and Sherwood District Council Tax Band E.

Approximate Gross Internal Area
2164 sq ft - 201 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. 2023





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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Thinking of selling? For a FREE no obligation quotation call 01636 611811



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