



Hollyfarm Barn Procter Drive, Girton,  
Newark, NG23 7JA

**O.I.R.O £725,000**  
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Holly Farm Barn comprises a recently completed conversion and renovation providing five bedroomed accommodation, a useful profile-clad former farm building and land extending to 0.55 acre or thereabouts. The property is situated on high ground with wonderful open countryside views. The small genuinely unspoilt village of Girton is situated just 8 miles north of Newark.

The stunning accommodation provides practical space for modern living with exceptionally light and airy rooms. The property has underfloor heating on the ground floor and panelled radiators upstairs. All rooms are separately thermostatically controlled. The wooden window frames are designed to be contemporary with a traditional farm building. The brickwork is finished with lime mortar pointing. There are metal rainwater goods and the property stands under a clay pantile roof. Central heating is a heat source pump.

The ground floor accommodation provides a spacious entrance hall, sitting room, garden room and kitchen with an impressive vaulted ceiling. There is a utility room and bedroom five is adaptable as either a good size family bedroom or workplace study. From the main hall the ground floor provides two double sized bedrooms, box room, boiler room and bathroom. The first floor bedroom provides master bedroom and guest bedroom, both en-suite.

Externally there is a two bay carriage house and a bay forming the porch entrance. The 13.5 x 13.5m former agricultural building is reclad in coated profile to provide the potential for hobby space, workshop and storage.

Narrow lanes with quaint cottages and houses form the village scenery of Girton and the tiny stone built St Celia's church is a focal point of the village. The property stands on relatively high ground in the village on which High Street and Tinker's Lane lead down to join the A1133 Newark to Gainsborough road.

The village is approximately 8 miles north of Newark. There are excellent amenities at Collingham which is a village 2 miles to the south. Here there is a Co-operative store,

convenience store, medical centre, pharmacy, dental surgery, newsagents, family butchers and primary school. There are railway services from Collingham to Newark, Lincoln and Nottingham. The village is 6 miles or so from the A46 trunk road and the A1 intersection. East Coast railway trains are capable of journey times between Newark Northgate and London King's Cross in just over 75 minutes.

A substantial ornate metal gate provides access to the gravelled forecourt area. The property provides the following accommodation:

### GROUND FLOOR

#### RECEPTION HALL

17'11 x 11'1 (5.46m x 3.38m)



Staircase, LED lighting, cupboard under the stairs containing the manifolds for the underfloor heating.

#### SITTING ROOM

21'9 x 10'11 (6.63m x 3.33m)



Two exposed ceiling beams, LED lighting, opening to the kitchen.

#### GARDEN ROOM

12'3 x 8'6 (3.73m x 2.59m)



Tall Mullion type windows and centre opening French doors.

## KITCHEN

26' x 14'7 (7.92m x 4.45m)



A stunning vaulted ceiling, dual aspect and featuring original brick built troughs with Quartz surface. The kitchen is fitted with oak units comprising wall cupboards, base cupboards and Quartz working surfaces.. There are two King post truss sections featuring in the vaulted ceiling. Island unit and twin Belfast sinks, integrated dishwasher, chopping block, electric Range cooker and stainless steel hood. The chandeliers are included in the sale. There is a connecting door to the utility room and a low door to Bedroom Five.



## UTILITY ROOM

14'10 x 5'11 (4.52m x 1.80m)



Base units, Quarts working surface, sink unit and external door.

## BEDROOM FIVE

15'4 x 11'7 (4.67m x 3.53m)

Outside door, vaulted ceiling and King post truss section. This room has a dual aspect, ideal as a home office, family room or bedroom.

NOTE: We consider the utility room and Bedroom Five would have some potential, subject to planning permission, for conversion to a self-contained annexe.



FROM THE MAIN HALL:

## BEDROOM THREE

12'9 x 11'11 (3.89m x 3.63m)



A double size bedroom with centre opening French windows.

### BEDROOM FOUR

13'11 x 10'8 (4.24m x 3.25m)



A double size bedroom with centre opening French windows.

### BOX ROOM

8'11 x 7'8 (2.72m x 2.34m)

Exposed brick wall, LED lighting, connecting door to the boiler room

### BOILER ROOM

With hot water tank, control panel and manifolds. LED lighting.

### BATHROOM

10'3 x 6'8 (3.12m x 2.03m)



Bath with shower attachment, pedestal basin, low suite WC, shower cubicle with rain shower and hand shower. Porcelain half tiled walls and tiled floor, LED lighting.

### FIRST FLOOR

### LANDING



Galleried landing with Velux roof light.

### BEDROOM ONE

15' x 12'4 (4.57m x 3.76m)  
(maximum floor space)



With vaulted ceiling, exposed Purlins, two Velux roof lights, radiator.

### EN-SUITE



4' wide shower, basin with fitted drawers, low suite WC, heated towel rail/Finlock radiator. Gable window, LED lighting, porcelain wall and floor tiling.

### BEDROOM TWO

15 x 12'1 (4.57m x 3.68m)  
(maximum floor measurements)



With vaulted ceiling, exposed Purlins, two Velux roof lights and radiator.

### EN-SUITE



4' wide shower, basin with fitted drawers, low suite WC, heated towel rail/Finlock radiator. Gable window, LED lighting, porcelain wall and floor tiling.

### OUTSIDE



There is an ornate metal gated entrance and a gravelled forecourt area.

### TWO BAY CAR PORT

19'4 x 18'2 (5.89m x 5.54m)



Fluorescent lighting, additional bay forming the porch entrance.

There is post and rail fencing to the frontage.

NOTE: A 5 metre strip within the rear wooden fence line is a separate access to Holly Farm House.

### FORMER FARM BUILDING

45' x 45' (13.72m x 13.72m)



A concrete framed building with new profile cladding. The front of the building is open. Beyond the building is a pleasant grassed area and amenity space. The east side of the building has a walled boundary and gravelled courtyard area.





### **SERVICES**

Mains water, electricity, and drainage are all connected to the property.

### **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.

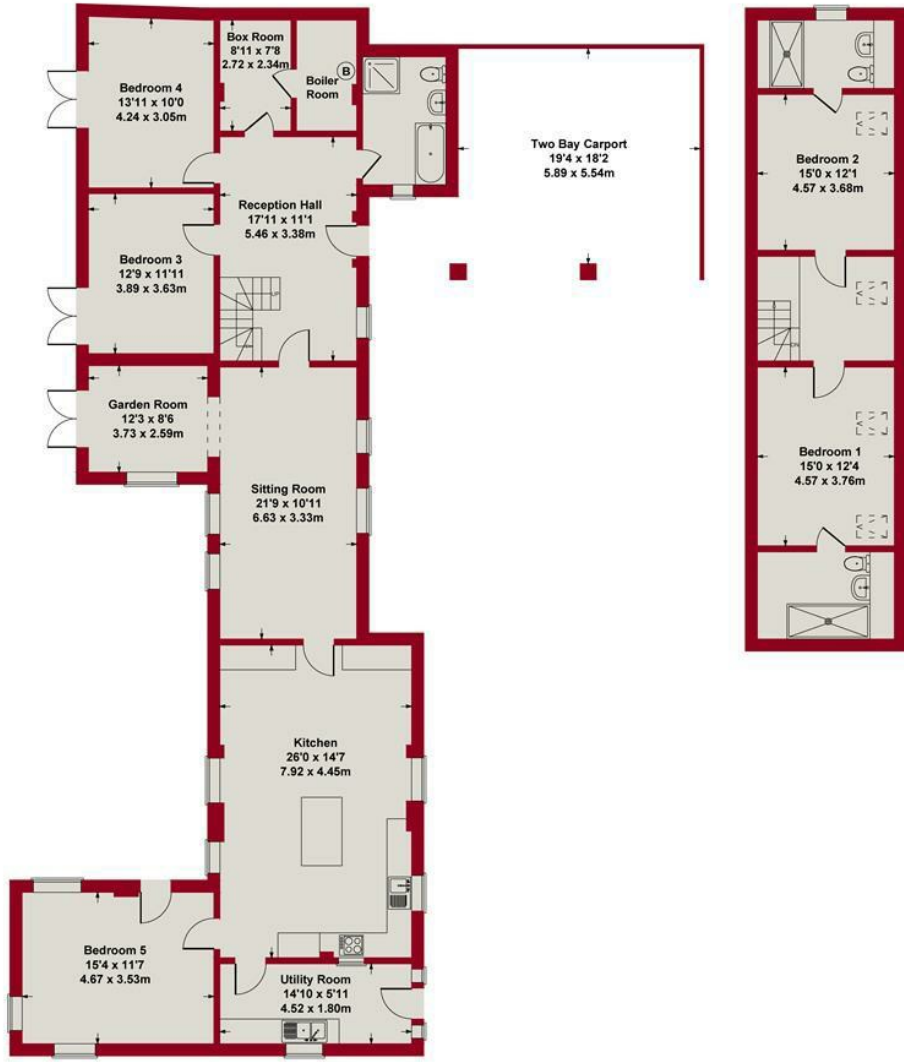
### **COUNCIL TAX**

The Council Tax has been assessed under Newark and Sherwood District Council - TBC

### **ARCHITECT'S CERTIFICATE**

An Architect's Certificate has been issued on completion of the works.

Approximate Gross Internal Area  
2217 sq ft - 206 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.

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



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