



**The Barn, 88 High Street, Collingham, NG23
7NG**

Guide Price £575,000

Tel: 01636 611 811

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

A two storey barn conversion providing two reception rooms, garden room, four bedrooms, double garage and a delightful enclosed garden, in all 0.281 acre or thereabouts. The barn is believed to date back to the 18th Century converted circa 1972 for residential purposes. The grounds contain a lean to potting shed, wood clad summerhouse and brick built workshop. The property, standing in established grounds, is approached by a private driveway and a pair of entrance gates with tarmacadam parking in front of the double garage.

The accommodation provides on the ground floor, a long inner hall, cloakroom, lounge, garden room, dining room, kitchen and utility room. On the first floor there is a landing, four bedrooms, master en-suite and family bathroom. The double garage is of brick construction under a pantile roof with a pair of electric remote garage doors and a staircase to the useful loft storage area and loft room.

The barn is set well back from Collingham High Street and approached by a private shared driveway. The location is within a short walking distance of local amenities including medical centre, pharmacy, dentist, Co-operative school, primary school, community owned public house, family butcher and local trades. The village has a railway station with regular services to Newark, Lincoln and Nottingham. The village of Collingham is situated 6 miles north of Newark within commuting distance of Newark, Lincoln and Nottingham. There are many social organisations, societies and clubs. Access points to the A46 and A1 dual carriageway are within 4 miles. Newark is on the main East Coast railway line with regular services to York, Newcastle, Edinburgh and London King's Cross.

The property is constructed with brick elevations under a pantile roof. There is partial double glazing and a number of original wood framed, single glazed windows. Central heating is gas fired. The property provides the following accommodation:

GROUND FLOOR

LONG INNER HALL



With beamed ceiling, built-in China cabinet, recess and sliding doors to the garden room.

CLOAK ROOM

9'6 x 5'9 (2.74m'1.83m x 1.52m'2.74m)



Low suite WC, basin with cabinets, radiator and ceramic tiled floor.

LOUNGE

18'6 x 16'3 (5.49m'1.83m x 4.88m'0.91m)



Ornamental brick fireplace feature with provision for electric fire, quarry tiled hearth. The room has a beamed ceiling and two radiators

GARDEN ROOM

15'4 x 12'6 (4.57m'1.22m x 3.66m'1.83m)



A modern extension to the property constructed with a brick base, uPVC double glazed windows and centre opening French doors. Two radiators, LED lighting and a fan light unit.

DINING ROOM

15'8 x 12'5

(Measured into the bay window)

Beamed ceiling, radiator.



Shortland oak fitted kitchen units providing wall cupboards, base units and working surfaces, incorporating a twin bowl sink unit. Integrated electric over, gas hob and microwave. Beamed ceiling, ceramic tiled floor, radiator, pantry cupboard under the stairs



UTILITY ROOM/ENTRANCE LOBBY

11'10 x 9'4

Fitted cupboards, two double wardrobes with oak doors, ceramic tile floor, front entrance door and radiator. Recess with space for fridge/freezer. Back entrance door

FIRST FLOOR

LANDING

With double panelled radiator, built-in cupboard, hatch to the roof space, single glazed window.

BEDROOM ONE

10'6 x 9'11



built-in wardrobes with mirrored doors, double panelled radiator, single glazed window.

EN-SUITE

6'8 x 5'3 (1.83m'2.44m x 1.52m'0.91m)



Shower cubicle, basin, cabinet, low suite WC, fully tiled walls, heated towel rail. Recessed Halogen lighting.

BEDROOM TWO

14'8 x 12'11 (4.27m'2.44m x 3.66m'3.35m)



Built-in wardrobes and "Ingle Nook" beam. Fitted shelving, radiator and single glazed window.

BEDROOM THREE

13'7 x 12'2 (3.96m'2.13m x 3.66m'0.61m)



"Ingle Nook" beam, fitted vanity basin and built-in wardrobe. Single glazed window, double panelled radiator.

BEDROOM FOUR

11'9 x 11'9



Three double built-in wardrobes, "Ingle Nook" beam, radiator, single glazed window.

BATHROOM

9'3 x 6'9 (2.74m'0.91m x 1.83m'2.74m)



Whisper grey coloured suite with bath, Aqualisa shower over, basin and low suite WC. Fully tiled walls, heated towel rail, tiled floor.

SEPARATE WC

With low suite WC, basin and single glazed windows

OUTSIDE

There is a wall with a substantial height built to the west boundary of the property. A pair of entrance gates and tarmacadam parking area in front of the garage. Hard surfaced frontage area with raised bed and patio with canopy.

The extensive established garden has lawned areas, a variety of trees and shrubs



GARAGE

21'5 x 20'1 (6.40m'1.52m x 6.10m'0.30m)



With a pair of electric remote garage doors and a personal

door. Staircase to loft, storage area and loft room, measuring approximately 11' x 8'. Electricity connected.

LEAN TO POTTING SHED



With glazed windows and door.

SUMMERHOUSE

16'9 x 10'6 (4.88m'2.74m x 3.05m'1.83m)



Timber framed and clad. Electricity connected



WORKSHOP

9'4 x 8'3 (2.74m'1.22m x 2.44m'0.91m)



Brick construction under a pantiled roof. Electricity connected.



SERVICES

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

POSSESSION

Vacant possession will be given on completion.

TENURE

The property is freehold.

VIEWING

Strictly by appointment with the selling agents.

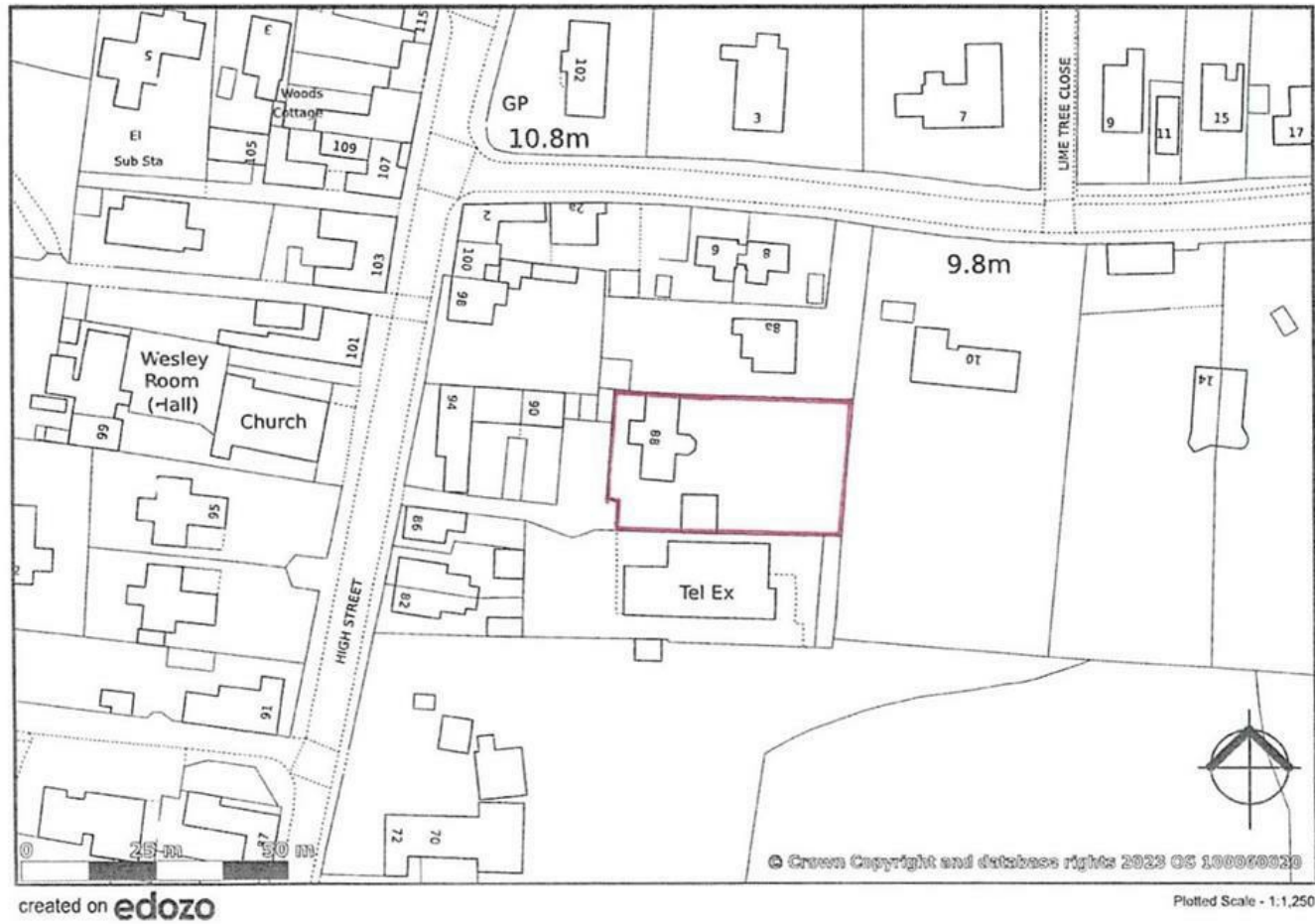
MORTGAGE

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.

COUNCIL TAX

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

The Barn, 88 High Street, Collingham, Newark, NG23 7NG



This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract

Ground Floor
Approx. 112.6 sq. metres (1211.5 sq. feet)



First Floor
Approx. 90.0 sq. metres (969.1 sq. feet)



Total area: approx. 202.6 sq. metres (2180.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	60	
(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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