



Chestnut Barn Manor Farm,
Ratcliffe-On-Soar, NG11 0EB

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This superb barn conversion, originally part of the working farm, has been converted into a characterful and spacious family home.

Situated at the edge of the village of Ratcliffe-On-Soar, Chestnut Barn provides accommodation over two floors which includes a vestibule hallway, a breakfast kitchen, a family room, a drawing room, a snug, a utility room and wc on the ground floor, with the first floor landing giving access to four bedrooms (master with an en-suite shower room), and the family bathroom.

Benefiting from a security alarm, oil fired central heating and part double glazing, Chestnut Barn boasts some beautiful original features including exposed vaulted and beamed ceilings, exposed brickwork, and inglenook fireplaces.

With lawned and terraced gardens to the rear, plus a gravelled driveway and garage at the front, the property enjoys a good degree of privacy, and has views over local countryside.

Ratcliffe-On-Soar lies within easy reach of East Midlands Airport, East Midlands Parkway Station and Junction 24 of the M1 motorway. Neighbouring villages including Kegworth and East Leake, along with Nottingham and Derby city centres, are easily accessible via main road routes.

Offered with no upward chain. Viewing is essential.

Guide Price £610,000





Directions

Ratcliffe-On-Soar can be located off Remembrance Way, Nottinghamshire.

GROUND FLOOR ACCOMMODATION

Entrance Door

Opening to the:-

Entrance Porch

Ceiling light point, open access to the:-

Vestibule Hallway

Open spindled stairs rising to the first floor, ceiling light point, access to the snug/dining room, the drawing room, the breakfast kitchen, and the:-

Ground Floor WC

Fitted with a wc, and a wash hand basin. Storage cupboard.

Breakfast Kitchen

Fitted with a range of wall, drawer and base units, double Belfast sink with a mixer tap and instant hot water tap, space and plumbing for a washing machine, built in induction hob, and an oil fired Range cooker (with the heating input for the property).

Exposed beams, ceiling spot lights, table and chairs (remaining as part of the sale), larder with shelves, doors to the utility room and the family room, two sets of French doors opening to the rear garden, and a further set of French doors opening to the front.

Utility Room

Ceiling light point, radiator, space and plumbing for a washing machine, door opening to the rear garden.

Family Room

Currently used as a reading room. Inglenook fireplace, radiator, French doors opening to the rear garden.

Drawing Room

Two windows to the side elevation, further window to the rear elevation, and French doors opening to the rear garden. Inglenook fireplace, ceiling light point, open archway into the:-

Snug / Dining Room

Window to the side elevation, and French doors opening to the front. Inglenook fireplace, storage cupboard.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Doors into four bedrooms and the family bathroom.

Bedrom Two

Windows to the side and rear elevations, built in wardrobes, and a storage cupboard.

Bedroom Four

Windows to the front and side elevations, built in wardrobes, ceiling light point, radiator.

Family Bathroom

Fitted with a three piece suite comprising a bath with a shower attachment over, a vanity wash hand basin with a mixer tap over, and a low flush wc.

Velux window, exposed beams, ceiling spot lights, heated towel rail, tiled flooring, partly tiled walls.

Bedroom Three

(Currently used as a dressing room) Window to the rear elevation.

Master Bedroom

Window to the rear elevation, Velux window to the front pitch, radiator, ceiling light point, door to the:-

En-Suite Shower Room

Fitted with a shower cubicle, a wash hand basin, and a low flush wc.

OUTSIDE

There is electric gated access to the gravelled driveway at the front of the property which provides off road parking, and in turn gives access to the DOUBLE GARAGE. A pathway leads to the entrance door.

To the rear of the property there is a private lawned garden, and a sunny terraced seating area, There are mature shrubs and walls to the border.

Double Garage

With a double up and over door, and a pedestrian door to the side.

Referral Arrangement Note

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DISCLAIMER NOTES

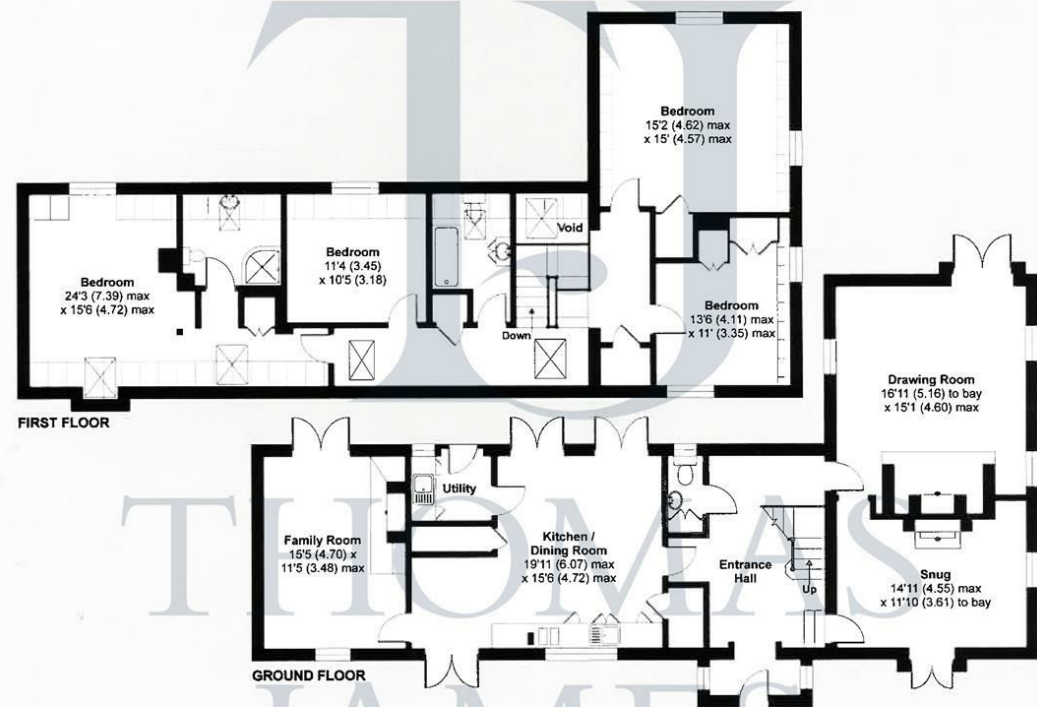
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MONEY LAUNDERING

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		69	
(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	



APPROX. GROSS INTERNAL FLOOR AREA 2185 SQ FT 202.9 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & VOID)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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