



**The Byre, Cotton Mill Farm Farnsfield,
Newark, Nottinghamshire, NG22 8ED**

Guide Price £425,000

Tel: 01636 816200

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Character Barn Conversion
- Rural Location
- Farmhouse Kitchen
- Useful Utility, G.F. Shower Room
- Parking Plus Garage
- Approx. 1500 Sq.ft.
- Large Lounge
- Versatile 2nd Reception Room
- 3 Bedrooms, Bathroom
- Enclosed Rear Garden

A fantastic opportunity to purchase an individual barn conversion, quietly situated in a small cluster of only 3 homes with rural views and spacious accommodation which will no doubt appeal to a range of buyers.

The property is well appointed throughout and offers approximately 1500 square feet of accommodation including a fantastic farmhouse style dining kitchen, undoubtedly the hub of the home. There is a spacious lounge with feature log-burner, a 2nd reception room currently used as a craft room/office, a useful utility room and ground floor shower room then to the 1st floor 3 bedrooms and the main bathroom.

The barn is superbly situated on the outskirts of Farnsfield, adjacent to a working farm with rural views, driveway parking and a single garage plus lovely enclosed rear garden.

Viewing is highly recommended to appreciate both the location and character of this attractive and spacious barn conversion.

ACOMMODATION

A solid panelled timber door leads into the reception hall.

RECEPTION HALL

With terracotta style tiled floor, UPVC double glazed window to both the front and rear elevations, stairs to the first floor, central heating radiator, useful understand storage cupboard and doors to rooms.

KITCHEN

The spacious farmhouse style kitchen is fitted with a range of painted timber fronted base and wall units with cupboards and drawers, bevelled edge butcher's block style worktops with upstands and an inset ceramic dual bowl sink with mixer tap. Built-in appliances include a Siemens five zone electric hob with extractor hood over, integrated Hotpoint eye level double oven with grill and an integrated Bosch dishwasher. Terracotta style tiled flooring, UPVC double glazed window to the front elevation and rear elevations, UPVC double glazed French doors onto the rear garden and a central heating radiator.

LOUNGE

The spacious lounge features a semi-vaulted ceiling with exposed timber beams, 2 Velux roof lights and 3 UPVC double glazed windows to the side elevation. There are two central heating radiators, solid oak flooring throughout and a feature exposed brick chimney breast with brick hearth and timber mantle housing a chunky cast-iron burner.

FAMILY ROOM/STUDY

Located to the rear of the lounge, with oak effect laminate flooring, central heating radiator and a UPVC double glazed window to the side elevation.

GROUND FLOOR SHOWER ROOM

Fitted in white with a traditional suite including pedestal wash basin, a close coupled toilet, and a corner shower cubicle with glazed doors, mains rainfall shower with spray hose and mermaid boarding. Part tiled walls, terracotta style tiled flooring, central heating radiator and UPVC double glazed obscured window to the rear elevation.

UTILITY ROOM

The useful utility room is located at the rear of the property with rolled edge worktops and inset single drainer stainless steel sink with tiled splashback's. Terracotta style tiled flooring, plumbing for a washing machine, central heating radiator and a UPVC double glazed window and timber door to the rear elevation.

FIRST FLOOR LANDING

With access hatch to the roof space, central heating radiator and thermostat, UPVC double glazed window to the front elevation and doors to rooms.

BEDROOM ONE

With central heating radiator and UPVC double glazed windows to both the front and rear elevations.

BEDROOM TWO

A double bedroom with central heating radiator and UPVC double glazed window to the rear elevation.

BEDROOM THREE

Central heating radiator and UPVC double glazed window to the rear elevation.

FAMILY BATHROOM

Fitted with a four piece traditional style suite including close coupled toilet, pedestal wash basin with hot and cold tap and a panel sided bath with hot and cold taps. There is a separate shower enclosure with glazed sliding screens and overhead shower, tiling to the floor and walls, central heating radiator, UPVC double glazed obscured window to the rear elevation and a built-in storage cupboard.

PARKING & GARAGE

Gravelled parking for 2 cars sits to the very front of the property. A single brick built garage is situated adjacent to the barn with further parking to the front.

GARDENS

Timber gated side access leads to the fully enclosed rear garden which enjoys a south/westerley aspect and has been landscaped to include a paved patio seating area and shaped lawn edged with block paved pathway and planted borders.

VIEWINGS

By appointment with Richard Watkinson & Partners.









Approximate Gross Internal Area
1557 sq ft - 145 sq m



GROUND FLOOR

FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

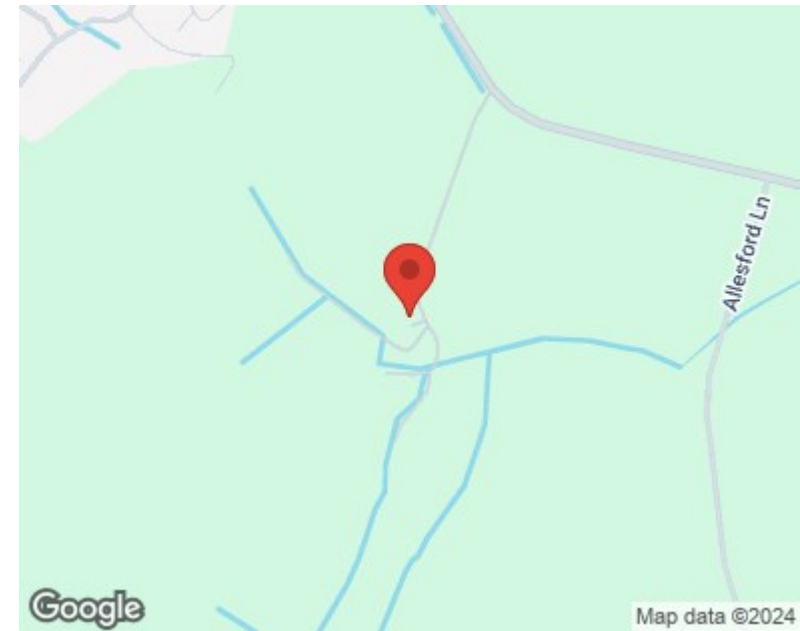
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 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



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20 King Street,
Southwell NG25 0EH
Tel: 01636 816200
Email: southwell@richardwatkinson.co.uk



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