

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com



OPEN DAY SATURDAY 3RD MAY 2025
11AM - 2PM
NO APPOINTMENT NECESSARY

**RAILWAY COTTAGE, MAIN ROAD, BARNSTONE, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 9JP**

GUIDE PRICE £600,000

RAILWAY COTTAGE, MAIN ROAD, BARNSTONE, NOTTINGHAMSHIRE NG13 9JP

PRICE GUIDE £600,000 - £625,000

This substantial four bedroom detached family home, with very versatile accommodation, is situated on the edge of the village and enjoys one of the most sensibly landscaped gardens at this price range – with views that change with the seasons.

A generous and wide gravelled area of parking for numerous vehicles gives access to a composite entrance door into the attractive reception hallway with underfloor heating throughout the ground floor, a main lounge to the front, Home Office / Play Room, cloakroom with W.C., and the perfect open plan living / dining kitchen that everyone is looking for - overlooking the landscaped and south-westerly facing garden to the rear and the family kitchen gives access to the utility room with separate store.

The first floor accommodation matches the quality of the ground floor... leading from the galleried landing, there are 4 double bedrooms (ideal for the growing family) with en-suites to the two main bedrooms, whilst bedrooms 3 and 4 are served by the main family bathroom.

The gardens are a sheer delight... landscaped at the rear with a block paved patio, composite decking area... the best place from which to enjoy the evening and setting sunshine... So, whether it is the morning coffee, the afternoon cup of tea and cake... or the final drop from a bottle of Merlot... you and your family (and numerous friends) will enjoy the relaxing setting.

Barnstone lies in the Vale of Belvoir and amenities are available in the adjacent village of Langar including well regarded Primary School. The new Village Hall is fully open and hosting a variety of events to the benefit of this village community. There is a nearby Bus Stop with a regular service into Bingham and local villages. Further facilities can be found in the nearby market town of Bingham including range of shops, doctors and dentists, secondary schooling, leisure centre and railway station with links to Nottingham and Grantham.

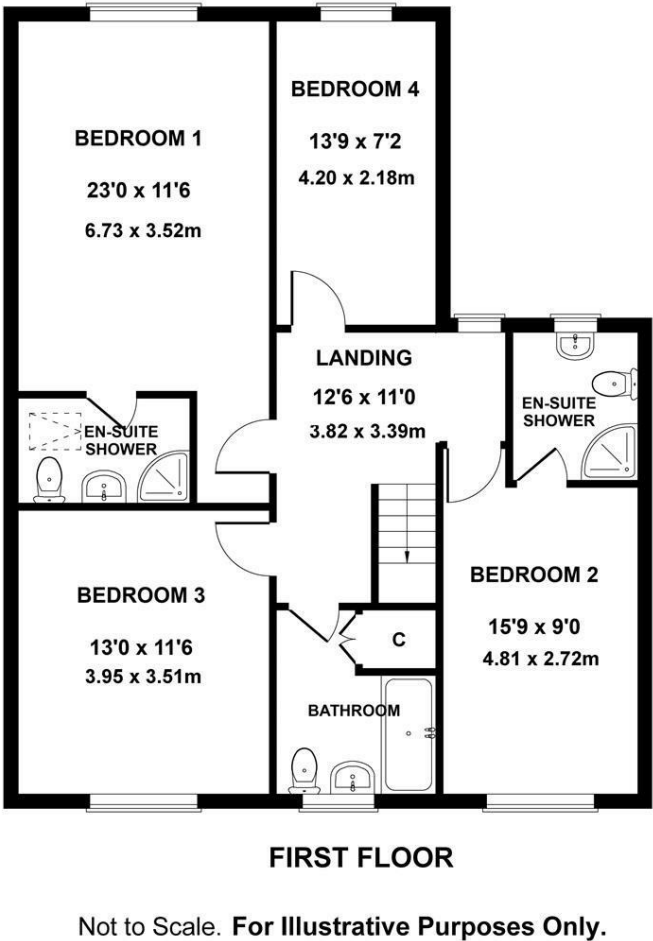
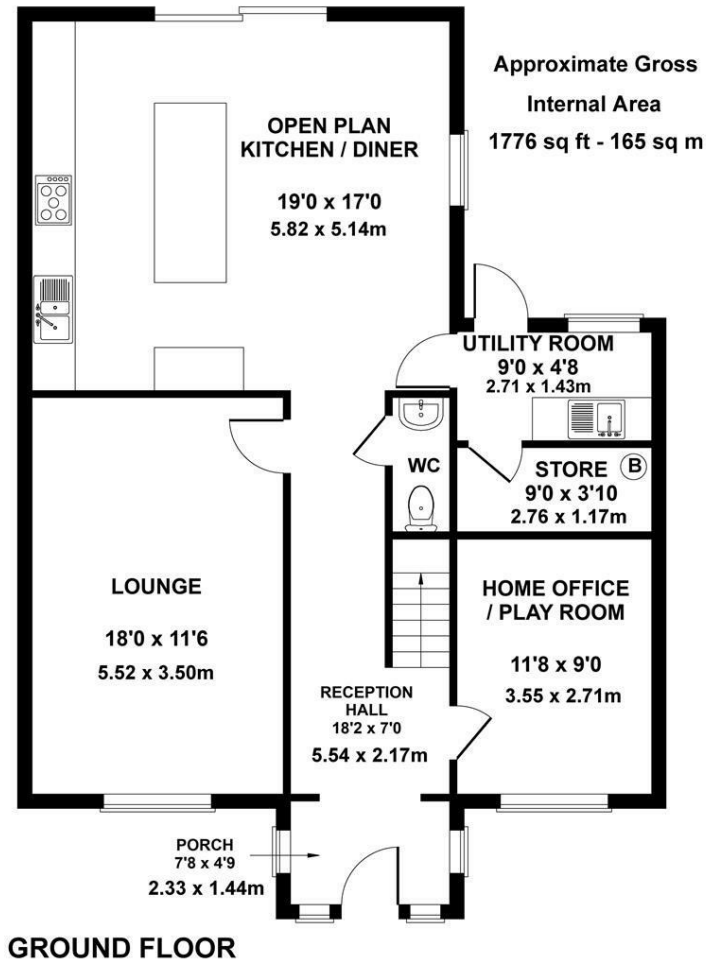
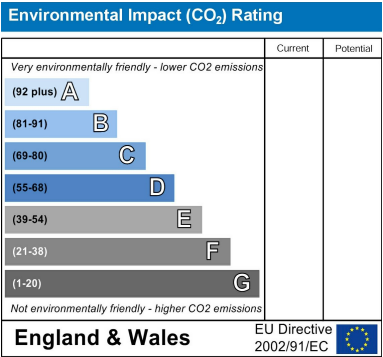
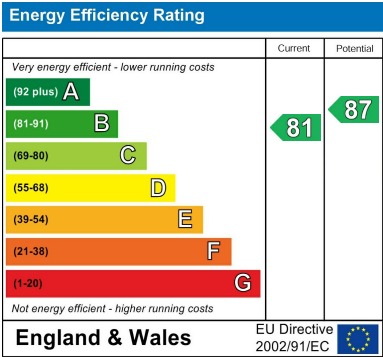


DIRECTIONAL NOTE Leaving our Bingham office along Market Street turn right onto Long Acre and, at the traffic light junction with The White Lion pub, turn left onto Tithby Road. Continue up the hill and at the crossroads proceed, with care, straight over the A52 as signposted to Langar and Harby. Follow the road for several miles and upon reaching the village of Langar take the left turn signposted to Barnstone. Proceed into the village along Main Road and continue through, until the open aspect and views to the left are joined by a run of old cottage properties on the right. At the end of the run of cottages on the right, Railway Cottage will be found on the left hand side, the second property down the short cul-de-sac, clearly identified by our Hammond Property Services For Sale board.

For Sat Nav use Post Code: **NG13 9JP**

Council Tax Band

E





Composite entrance door into the

ENTRANCE PORCH

7'8 x 9'4 (2.34m x 2.84m)
with double glazed windows to the side and underfloor heating to the tiled floor.

RECEPTION HALLWAY

18'2 x 7'0 (5.54m x 2.13m)
with a continuation of the underfloor heating to the tiled floor. Stairs rising to the first floor.

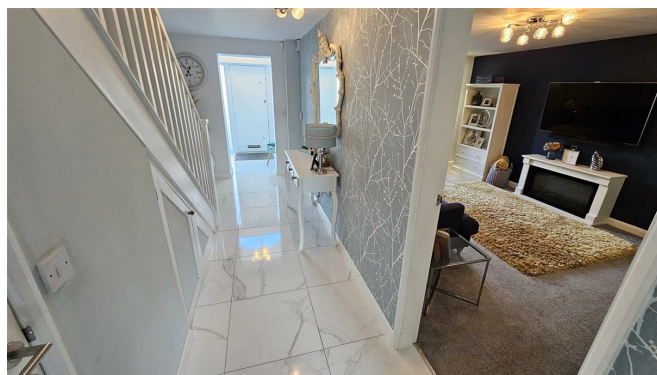
MAIN LOUNGE

18'0 x 11'6 (5.49m x 3.51m)
with a continuation of the underfloor heating to the carpeted floor. Double glazed windows to the front and side elevations. A feature electric log-effect fireplace



HOME OFFICE / PLAY ROOM

11'8 x 9'0 (3.56m x 2.74m)
with a continuation of the underfloor heating to the carpeted floor. Double glazed windows to the front elevation.





OPEN PLAN LIVING / DINING KITCHEN

19'0 x 17'0 (5.79m x 5.18m)

with a continuation of the underfloor heating to the tiled floor. Double glazed patio doors leading to the composite decking area of the very private rear garden. A wonderful range of base and wall units with feature lighting and integrated appliances, a five ring gas hob with electric oven under and extractor hood over. American style and plumbed-in fridge freezer, deep pan drawers, central island with seating area for bar stools. Recessed lighting.





SITTING / DINING AREA

with a baquette dining area and plenty of additional space for seating whilst a meal is being prepared!

UTILITY ROOM

9'0 x 4'8 (2.74m x 1.42m)

with a continuation of the underfloor heating to the tiled floor. A double glazed door leading to the patio area of the rear garden and a double glazed window. Plumbing for a washing machine and tumble dryer. Stainless steel sink unit with mixer tap. Open doorway to the

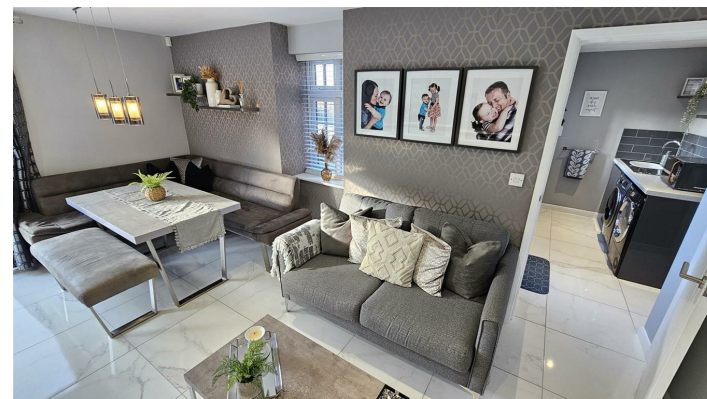
STORE

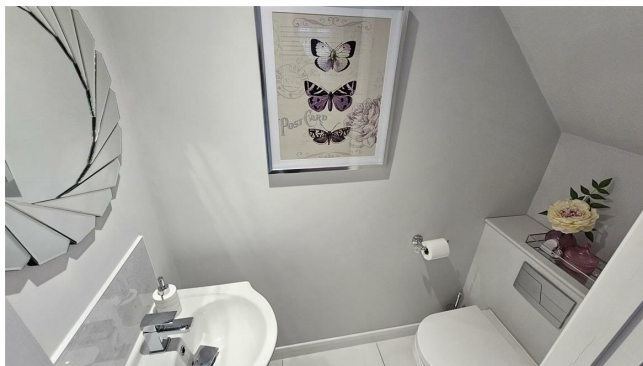
9'0 x 4'0 (2.74m x 1.22m)

with a continuation of the underfloor heating to the tiled floor and a wall mounted combi-boiler.

DOWNSTAIRS CLOAKROOM / W.C.

with a continuation of the underfloor heating to the tiled floor. A low flush W.C. with concealed cistern, a pedestal wash basin with block mixer tap and tiled splashback.





GALLERIED LANDING

12'6 x 11'0 (3.81m x 3.35m)
with a double glazed window overlooking the rear garden with views across neighbouring farmers' fields.

BEDROOM 1

23'0 x 11'6 (7.01m x 3.51m)
with a central heating radiator and a double glazed window overlooking the rear garden with extensive views across farmers' fields.

EN-SUITE SHOWER ROOM

with a corner shower enclosure, low flush W.C., pedestal wash hand basin, tiled flooring, back-lit mirror.



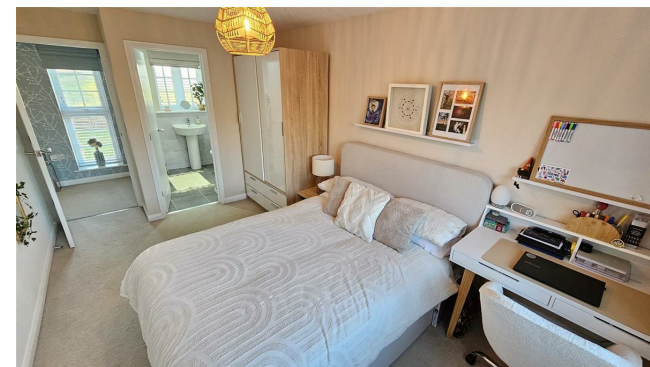


BEDROOM 2

15'9 x 9'0 (4.80m x 2.74m)
with a central heating radiator and a double
glazed window overlooking the front garden
with extensive views across a paddock.

EN-SUITE SHOWER ROOM

with a corner shower enclosure, low flush
W.C., pedestal wash hand basin, tiled
flooring, chrome towel radiator.





BEDROOM 3

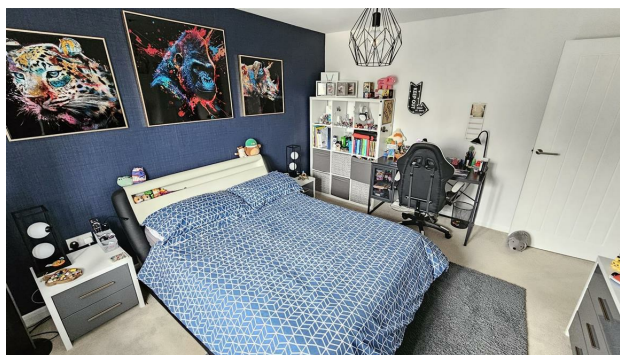
13'0 x 11'6 (3.96m x 3.51m)
with a central heating radiator and a double glazed window overlooking the front garden with extensive views across a paddock.

BEDROOM 4

13'9 x 7'2 (4.19m x 2.18m)
with a central heating radiator and a double glazed window overlooking the rear garden with extensive views across farmer's fields.

FAMILY BATHROOM

a beautiful room with a doubled bath, with Victorian style mixer tap and shower handset, low flush W.C., pedestal wash hand basin, tiled flooring, chrome towel radiator.





OUTSIDE - FRONT

To the fore is an expansive area of gravelled parking - ideal for the growing family or for entertaining friends. A useful timber garden shed / summer house has been added, which provides plenty of storage or potential for a Home Office... or for those who enjoy hobbies or tinkering in a shed!





OUTSIDE - REAR

The fully landscaped rear gardens are a delight with a large area of block paved patio as well as further composite decking area from which to enjoy the rays of the setting sun and the final drops of Merlot. Sensibly, an outside tap has been fitted. Fully enclosed with magnificent and extensive views across farmer's fields... a scene that changes with the seasons.





To arrange a viewing of this property, please contact our office on
01949 87 86 85 or email bingham@hammondpropertyservices.com

If you feel that your property deserves to be marketed and presented like
this, then please contact our office to arrange a time for
Jonathan Hammond to call out and to discuss what we do and how we do it!

