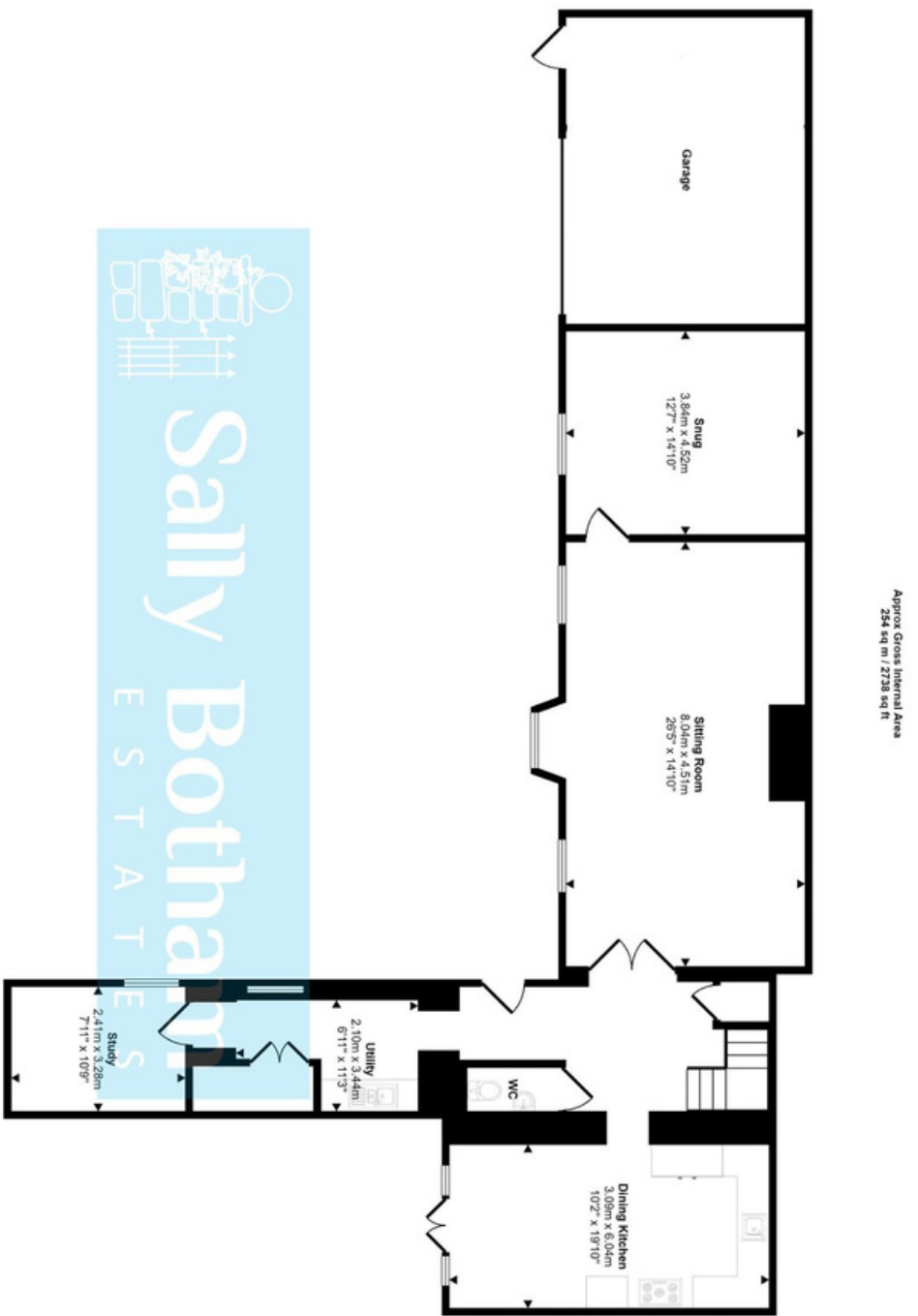
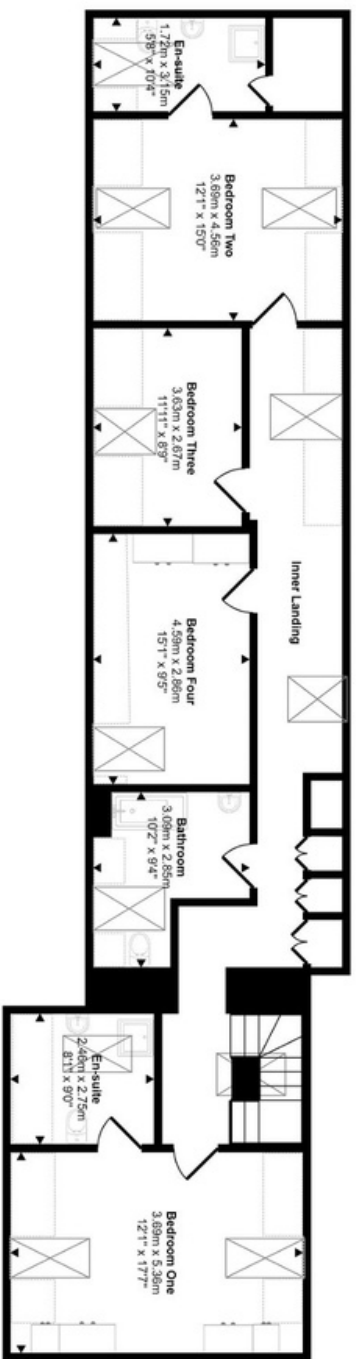




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	81	86
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor
Approx. 138 sq m / 1481 sq ft



First Floor
Approx. 116 sq m / 1248 sq ft

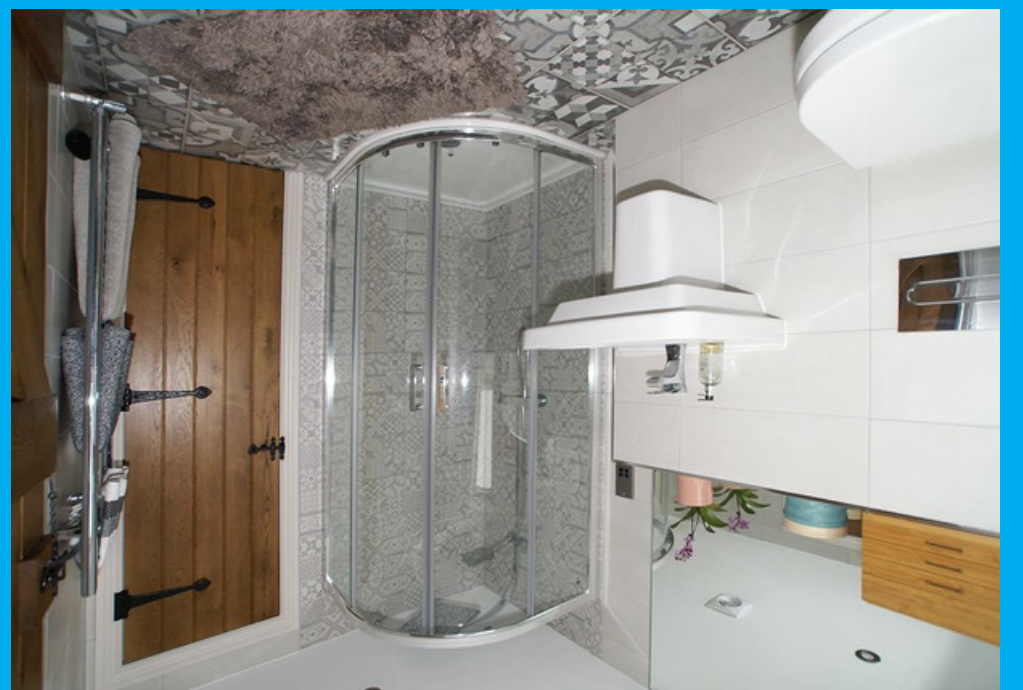
□ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items of items such as bathroom suites are representations only and may not look like the real items. Please visit the property.

Sally Botham
ESTATES







A superbly presented and characterful spacious barn-conversion property, ideally located in the popular village of Palterton, with good access to the M1 motorway, Chesterfield, and Mansfield. This high-quality family home, constructed in mellow stone under a pantile roof, offers generous accommodation, including: four double bedrooms, two with en suite bathrooms; family bathroom; spacious sitting room; snug; good-sized dining-kitchen; utility room; and study. There is garaging, driveway parking and gardens.

Entering the property via a composite entrance door with glazed panel, which opens to:

RECEPTION HALLWAY

Having an elegant barley twist staircase rising to the first floor accommodation, ceramic tiles to the floor, central heating radiator with thermostatic valve, and a pair of oak batten doors with thumb latches opening to:

SITTING ROOM

A delightfully spacious room with front-aspect double-glazed windows overlooking the gardens and the close, with views towards the open countryside and the distant hills. The room has exposed beams to the ceiling, polished oak block flooring laid in a herringbone pattern, and there is a feature fireplace with a rustic brick insert, and a raised stone hearth, housing a Clearview multi-fuel stove. The room is illuminated by wall lamp points. There are central heating radiators with thermostatic valves, a television aerial point, and an internet access point. A batten door with thumb latch leads to:

SNUG

A characterful room having original exposed beams to the ceiling, polished oak block flooring in a herringbone pattern following through from the sitting room, and front-aspect windows overlooking the gardens. The room has a central heating radiator with thermostatic valve, wall lamp points, and a television aerial point.

From the reception hallway, a batten door with thumb latch opens to:

GROUND FLOOR WC

Having a dual-flush concealed-cistern WC, and wall-hung wash hand basin. There is a central heating radiator and an extractor fan.

From the hallway, an opening leads to:

DINING-KITCHEN

A delightfully spacious room with double-glazed French-style doors with sidelight windows opening onto a terrace and gardens. The room has ceramic tiles to the floor following through from the hallway, and an extremely good range of high-

quality kitchen units in a paint-effect finish, with cupboards and drawers set beneath a polished granite worksurface with a matching upstand and tile splashback. There are wall-mounted storage cupboards with under-cabinet lighting. Set within the worksurface is an under-mounted Belfast-style sink with mixer tap. Integral appliances include: fridge, freezer, twelve-place-setting dishwasher, and Zanussi microwave. Sited within the kitchen is an electric AGA cooker with a lidded hot plate, three-ring induction hob, and two ovens, over which is an AGA extractor canopy. The room is illuminated by downlight spotlights. There are inset ceiling speakers, and a contemporary column central heating radiator with thermostatic valve. There is ample space for a family dining table.

From the hallway, a further opening leads to:

UTILITY ROOM

With a side-aspect double-glazed window enjoying views over the garden and the drive to the open countryside that surrounds the area. The room has ceramic tiles to the floor, following through from the hallway. There is a polished granite worksurface with matching upstand and tile splashback, beneath which are storage cupboards. There are wall-mounted storage cupboards with under-cabinet lighting. Set within the worksurface is an under-mounted one-and-a-half-bowl stainless sink with mixer tap. The room has a central heating radiator with thermostatic valve, and a pair of batten doors with a thumb latch open to a large BOILER CUPBOARD housing the hot water cylinder and the Ideal Logic gas-fired boiler, which provides hot water and central heating to the property. There is hanging space and further storage space.

From the utility room, a batten door with Suffolk thumb latch opens to:

STUDY

Having double-glazed windows overlooking the gardens and the views beyond. There are ceramic tiles to the floor following through from the utility room. The room has downlight spotlights, and a central heating radiator with thermostatic valve, creating an ideal work-from-home space.

From the hallway, a three-quarter turn staircase with barley twist spindles and newels rises to:

FIRST FLOOR LANDING

Having a conservation rooflight window, central heating radiator with thermostatic valve, and a batten door with thumb latch opening to:

BEDROOM ONE

A spacious room with dual-aspect conservation rooflight windows, flooding the room with natural light. There are a good range of fitted wardrobes providing hanging space and storage shelving and drawers. The room has a central heating radiator with thermostatic valve and television aerial point. A batten door with thumb latch opens to:

EN SUITE SHOWER ROOM

Being fully tiled and with a conservation rooflight window, ceramic tiled floor, and suite with: level-entry shower cubicle with mixer shower having monsoon rain head and handheld shower spray; contemporary wall-hung wash hand basin with fitted mirror over and shaver point; concealed-cistern dual-flush WC. There is a chrome-finished ladder-style towel radiator.

From the landing, a broad opening leads to:

INNER LANDING

Having a good range of built-in storage cupboards with hanging rails. The landing has a pair of conservation rooflight windows with obscured glass. There is a central heating radiator with thermostatic valve and oak batten doors with thumb latches opening to:

BEDROOM TWO

A delightfully light and spacious room with dual-aspect conservation rooflight windows, central heating radiator with thermostatic valve, and a television aerial point. An oak batten door opens to:

EN SUITE SHOWER ROOM

Being fully tiled with ceramic tile floor, and having a rooflight window with obscured glass, and suite with: quadrant shower cubicle with mixer shower having monsoon rain head and handheld shower spray; contemporary wall-hung wash hand basin; and dual-flush concealed-cistern WC. There is a large fitted mirror, shaver point, and chrome-finished ladder-style towel radiator. A door opens to a useful storage space within the eaves.

BEDROOM THREE

Having a front-aspect conservation rooflight window overlooking the gardens and driveway and with views over the surrounding properties to the open countryside beyond. The room has a central heating radiator with thermostatic valve.

Disclaimer

All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

BEDROOM FOUR

Again with a front-aspect rooflight window, central heating radiator with thermostatic valve, and a range of bespoke built-in wardrobes providing hanging space, storage shelving, and storage drawers.

FAMILY BATHROOM

A partially-tiled room with a ceramic tile floor, and luxury suite comprising: roll-top bath set up on stylised ball and claw feet, having a mixer tap and handheld shower spray; contemporary wash hand basin with storage cupboard beneath; and concealed-cistern dual-flush WC. There is a chrome-finished ladder-style towel radiator, shaver point, and an extractor fan.

OUTSIDE

The property is approached via a shared access, creating a courtyard-style close, from where a block-paved driveway provides off-road parking and gives access to the garage. Lying to the front of the property is an area of garden with a central lawn and borders stocked with flowering plants and ornamental shrubs, underplanted with spring flowering bulbs. There is a flagged seating area. To the side of the property is an area of cottage garden with a flagged seating area where the door open from the dining kitchen. There are borders stocked with flowering plants and shrubs.

GARAGE 5.20m x 4.72m

Having an up-and-over vehicular access door, power, lighting, and side personnel door.

SERVICES AND GENERAL INFORMATION

All mains services are connected to the property.

TENURE Freehold

COUNCIL TAX BAND (Correct at time of publication) 'F'

DIRECTIONS

From Junction 29 of the M1 Motorway take the road signposted Palterton, passing The Twin Oaks Hotel, follow the road up the hill turning left at the T junction into Main road, turn right into Highfield Close where the property can be found on the left hand side.