

The Barn Yard

Lindrick Dale, Worksop



Blenheim
Park Estates



A Characterful Four Bedroomed
Detached Barn Conversion





Entrance Hall

Having Velux roof windows, pendant light point, recessed lighting, exposed stone walling, exposed timber beams and under floor heating. Oak doors open to the utility room, family bathroom, bedroom 4, bedroom 2, bedroom 3 and the living kitchen. An oak door also opens to the master dressing room.

The Barn Yard



Welcome to The Barn Yard

Sitting within a private hamlet in the renowned location of Lindrick Dale is The Barn Yard, a thoughtfully converted four bedroomed detached residence. This wonderful barn conversion is partially completed, offering a purchaser scope to tailor the decor to their own taste. There is also the opportunity to purchase additional adjacent land to The Barn Yard, by separate negotiation.

The Barn Yard benefits from a beautifully unique position that offers a superb degree of privacy and is set amongst lovely countryside with views being enjoyed from the property. The heart of the home is the exceptionally spacious living kitchen, which presents a bright, open plan space for family living. Featuring vaulted ceilings, the kitchen area and living/dining area connect seamlessly through bi-folding doors to the rear of the property. Just off the living kitchen is a generously sized lounge that has the provision for an entertainment system, which can be negotiated within the sale of the property, to create your very own home cinema.

The ground floor also benefits from having under floor heating throughout and contains three bedrooms, two of which share a Jack-and-Jill en-suite and have their own separate mezzanines accessed by oak staircases. The master bedroom is set over two floors and incorporates a spacious dressing room and a bedroom that has potential to add an en-suite if desired. The Barn Yard also has off-road parking within a driveway and use of the hamlets shared parking area.

The property enjoys an enviable combination of being private and secluded but within easy reach of the local amenities of Worksop and South Anston including supermarkets, cafes, restaurants and public houses. The Barn Yard is just a short distance from the highly popular Lindrick Golf Club and highly regarded local schooling. Also being well positioned for good access to the A57/A1 and M1/M18 motorways. Retford train station can be reached in approximately 30 minutes for rail routes to London in under 1 hour 30 minutes. Other train stations are located in Shireoaks and Worksop, providing shorter journeys via the Northern Rail line between Sheffield and Brigg. Due to the property's rural location, there is a host of countryside walks available from the doorstep.

The property briefly comprises on the ground floor: Entrance hall, utility room, family bathroom, bedroom 4, bedroom 2, jack and jill en-suite, bedroom 3, master dressing room, lounge and living kitchen.

On the first floor: Bedroom 2 mezzanine, bedroom 3 mezzanine and master bedroom.

Ground Floor

A Hörmann door with an obscured double glazed panel and a matching side panel opens to the:

Entrance Hall

Having Velux roof windows, pendant light point, recessed lighting, exposed stone walling, exposed timber beams and under floor heating. Oak doors open to the utility room, family bathroom, bedroom 4, bedroom 2, bedroom 3 and the living kitchen. An oak door also opens to the master dressing room.

Utility Room

11'11 x 7'11 (3.63m x 2.41m)

A useful utility room with a front facing aluminium double

glazed window, recessed lighting, exposed stone walling and under floor heating. There is a range of fitted base, wall/drawer units, incorporating matching work surfaces, matching splashbacks and an inset 1.0 bowl sink with a chrome mixer tap. There is also provision for a washing machine and a tumble dryer. An oak door opens to a storage area beneath the master bedroom staircase, which houses the under floor heating valves.

Family Bathroom

Having a front facing aluminium double glazed obscured window, recessed lighting, extractor fan and exposed timber beams. Also having exposed stone walling, partially tiled walls, chrome heated towel rail and stone flagged flooring with under floor heating. There is a Duravit suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a chrome mixer tap and storage beneath. Additionally, there is a freestanding bath with a chrome mixer tap and an additional hand shower facility.



Lounge

20'11 x 18'5 (6.37m x 5.62m)

A fabulous lounge with a partially vaulted ceiling, exposed timber beams, recessed lighting, pendant light point, two exposed stone walls and under floor heating. There is also provision for a projector, projector screen and built-in speakers, which are negotiable. Two sets of aluminium sliding doors with double glazed panels open to the left side of the property.

A Generously Sized
Reception Room...





Living Kitchen
38'9 x 30'4 (11.80m x 9.25m)

Providing the heart of the home is the living kitchen, which is generously proportioned and incorporates a kitchen area and living/dining area with a log burner.

Living/Dining Area

A large area that is filled with natural light and has a vaulted ceiling with exposed timber beams, a side facing aluminium double glazed window and a rear facing aluminium double glazed panel. Also having recessed lighting, pendant light point, exposed stone walling and under floor heating. The focal point of the room is the log burner with an oak mantel and stone surround/hearth. Two sets of aluminium bi-folding doors with double glazed panels open to the rear of the property.

An Exceptionally Spacious
Open Plan Living Kitchen





Kitchen Area

Providing the opportunity for a purchaser to complete the kitchen to their own taste. Having a vaulted ceiling with exposed timber beams, a Velux roof window, recessed lighting, pendant light point, exposed stone walling and under floor heating. There is a range of fitted base/wall and drawer units with an integrated AEG dishwasher and space/provision for two full-height fridge/freezers. The kitchen area leads seamlessly into the living/dining area.



The Barn Yard



Set Amongst Lovely Countryside within the Renowned Location of Lindrick Dale

Bedroom 4

15'3 x 10'10 (4.64 x 3.30m)
A double bedroom with a vaulted ceiling, recessed lighting, an exposed timber beam and under floor heating. An aluminium door with a double glazed panel and a matching side panel opens to the right side of the property.

Bedroom 3

15'3 x 10'10 (4.64m x 3.31m)
Having a side facing aluminium double glazed window, recessed lighting and a range of fitted furniture, incorporating open short hanging and shelving. An oak door opens to a Jack-and-Jill en-suite. An oak staircase with glazed balustrading rises to a mezzanine.

From the entrance hall, an oak door opens to the:

Master Dressing Room

18'5 x 10'10 (5.62m x 3.31m)
Having recessed lighting, exposed stone walling and under floor heating. To one wall, there is a range of fitted furniture, incorporating short/long hanging. An aluminium sliding door with a double glazed panel and a matching side panel opens to the left side of the property. An oak staircase rises to the master bedroom.

First Floor

Bedroom 3 Mezzanine

11'10 x 10'10 (3.62m x 3.31m)
Having an exposed timber beam and recessed lighting.

Ground Floor

From the entrance hall, an oak door opens to the:

First Floor

Master Bedroom

20'6 x 11'7 (6.26m x 3.52m)
A master bedroom containing Velux roof windows with fitted blinds, front facing aluminium double glazed window, recessed lighting and the provision for a pendant light point. There is also provision and plumbing for a WC, bath and sink. Two doors open to eaves storage.

Living Kitchen

38'9 x 30'4 (11.80m x 9.25m)
Providing the heart of the home is the living kitchen, which is generously proportioned and incorporates a kitchen area and living/dining area with a log burner.

Ground Floor Continued

From the entrance hall, an oak door opens to:

Bedroom 2

15'3 x 10'10 (4.64m x 3.31m)
With a side facing aluminium double glazed window, recessed lighting and a range of fitted furniture, incorporating open long hanging and shelving. An oak staircase with glazed balustrading rises to a mezzanine. An oak door also opens to a Jack-and-Jill en-suite.

Kitchen Area

Providing the opportunity for a purchaser to complete the kitchen to their own taste. Having a vaulted ceiling with exposed timber beams, a Velux roof window, recessed lighting, pendant light point, exposed stone walling and under floor heating. There is a range of fitted base/wall and drawer units with an integrated AEG dishwasher and space/provision for two full-height fridge/freezers. The kitchen area leads seamlessly into the living/dining area.

First Floor

Bedroom 2 Mezzanine

11'10 x 10'10 (3.62m x 3.31m)
A versatile space with recessed lighting and an exposed timber beam.

Living/Dining Area

A large area that is filled with natural light and has a vaulted ceiling with exposed timber beams, a side facing aluminium double glazed window and a rear facing aluminium double glazed panel. Also having recessed lighting, pendant light point, exposed stone walling and under floor heating. The focal point of the room is the log burner with an oak mantel and stone surround/hearth. Two sets of aluminium bi-folding doors with double glazed panels open to the rear of the property.

Ground Floor Continued

Jack-and-Jill En-Suite

A modern en-suite with recessed lighting, extractor fan, partially tiled walls, heated towel rail, shaver point and tiled flooring with under floor heating. There is a Duravit suite in white, which comprises of a low-level WC and two wall mounted wash hand basins with chrome mixer taps, a tiled upstand and storage beneath. To one corner, there is a separate shower enclosure with a fitted Aqualisa rain head shower and a glazed screen/door. Oak doors open to bedroom 2 and bedroom 3.

From the kitchen area, a wide opening gives access to the:

Lounge

20'11 x 18'5 (6.37m x 5.62m)
A fabulous lounge with a partially vaulted ceiling, exposed timber beams, recessed lighting, pendant light point, two exposed stone walls and under floor heating. There is also provision for a projector, projector screen and built-in speakers, which are negotiable. Two sets of aluminium sliding doors with double glazed panels open to the left side of the property.



Master Bedroom
20'6 x 11'7 (6.26m x 3.52m)

A master bedroom containing Velux roof window with fitted blinds, front facing aluminium double glazed window, recessed lighting and the provision for a pendant light point. There is also provision and plumbing for a WC, bath and sink. Two doors open to eaves storage.

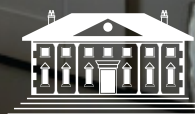




Utility Room

11'11 x 7'11 (3.63m x 2.41m)

A useful utility room with a front facing aluminium double glazed window, recessed lighting, exposed stone walling and under floor heating. There is a range of fitted base, wall/drawer units, incorporating matching work surfaces, matching splashbacks and an inset 1.0 bowl sink with a chrome mixer tap. There is also provision for a washing machine and a tumble dryer. An oak door opens to a storage area beneath the master bedroom staircase, which houses the under floor heating valves.



Bedroom 2

15'3 x 10'10 (4.64m x 3.31m)

With a side facing aluminium double glazed window, recessed lighting and a range of fitted furniture, incorporating open long hanging and shelving. An oak staircase with glazed balustrading rises to a mezzanine. An oak door also opens to a Jack-and-Jill en-suite.



Bedroom 4

15'3 x 10'10 (4.64 x 3.30m)

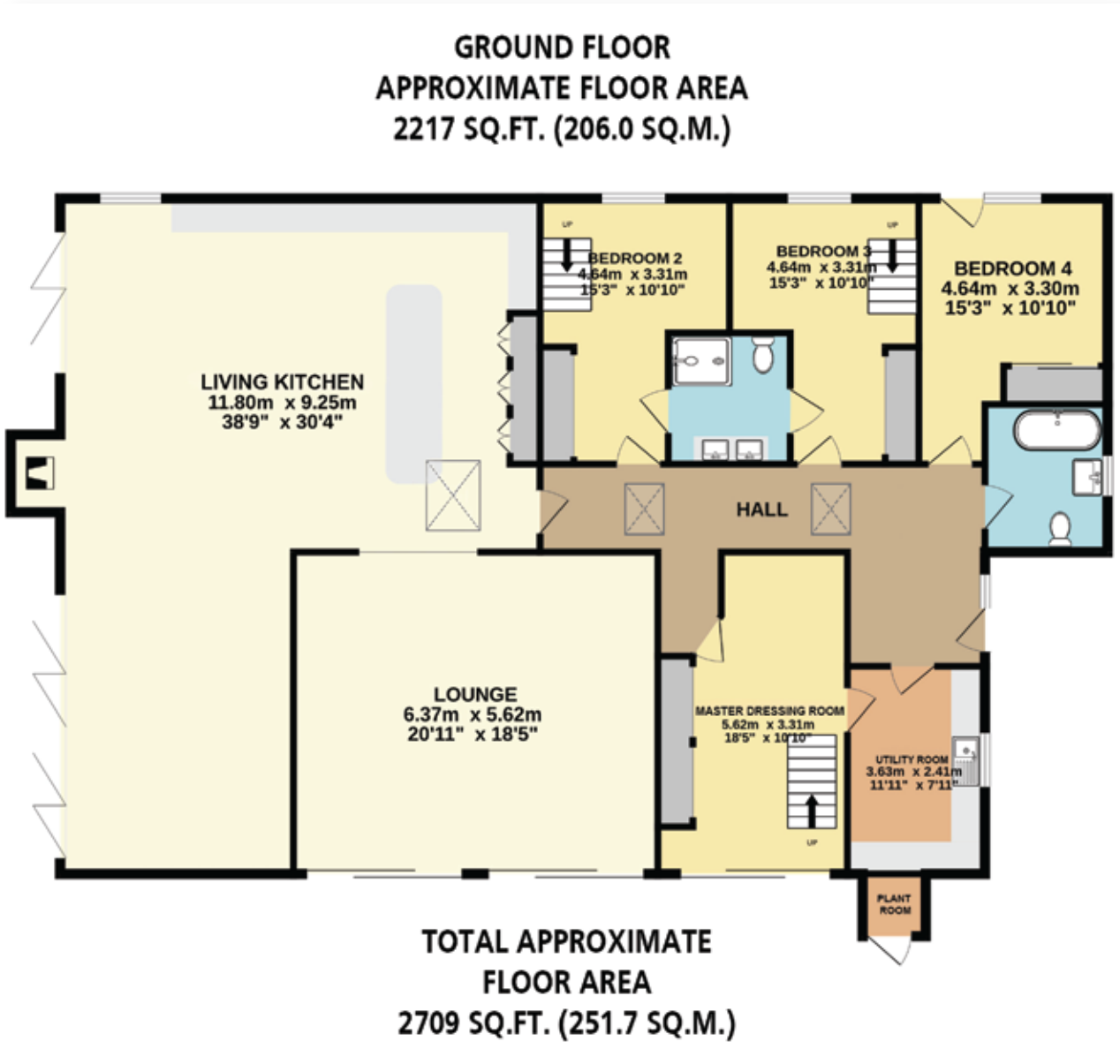
A double bedroom with a vaulted ceiling, recessed lighting, an exposed timber beam and under floor heating. An aluminium door with a double glazed panel and a matching side panel opens to the right side of the property.



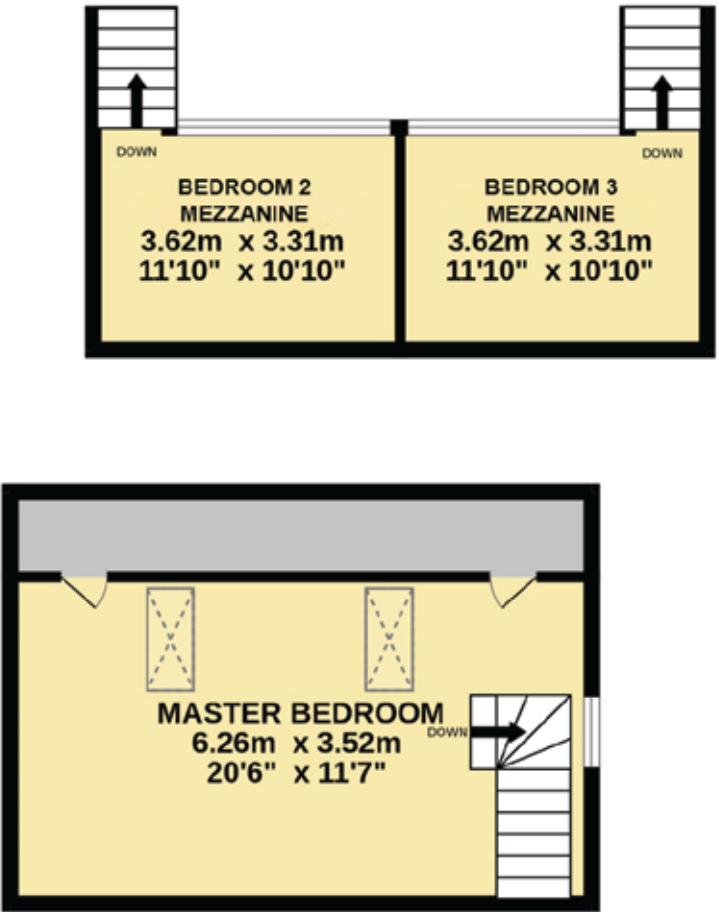
Family Bathroom

Having a front facing aluminium double glazed obscured window, recessed lighting, extractor fan and exposed timber beams. Also having exposed stone walling, partially tiled walls, chrome heated towel rail and stone flagged flooring with under floor heating. There is a Duravit suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a chrome mixer tap and storage beneath. Additionally, there is a freestanding bath with a chrome mixer tap and an additional hand shower facility.





FIRST FLOOR
APPROXIMATE FLOOR AREA
492 SQ.FT. (45.7 SQ.M.)



Score	Energy rating	Current	Potential
92+	A		101 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Exterior and Gardens

From Worksop Road, access is gained to Lindrick Dale, which continues to a private road. The road leads to intercom operated gates opening to a shared driveway that provides access to all of the properties in the hamlet. The driveway leads to a shared parking area that gives access to The Barn Yard.

To the left side of the property, there is a gravelled area with exterior lighting. Access can be gained to a plant room and to one side, there is the air source heat pump. Access can also be gained to the master dressing room and lounge.

To the front of the property, there is a concrete area providing parking for two vehicles and having exterior lighting. Access can be gained to the main entrance door and right side of the property.

To the right side of the home, an area enclosed by timber sleepers with exterior lighting leads down the side and to the rear. Access can be gained to bedroom 4 and the living kitchen. There is the opportunity to purchase the adjacent land beyond the current boundary of The Barn Yard, which can be done through separate negotiation.





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Having Private
Off-Road Parking





Land Included

Land Available by Separate Negotiation



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: F

Services: Mains electric, mains water and the heating is air source. The drainage is connected to a communal water treatment plant, which is shared between the hamlet. The mobile signal quality is good on some networks and the property currently has Gigacube 5G broadband that is fast enough for streaming and gaming.

Rights of Access/Shared Access: The Barn Yard has a right of access through the electric gates and the use of the access road. The maintenance of the road is split between the properties in the hamlet.

Covenants, Easements, Wayleaves and Flood Risk: There are no covenants, easements or wayleaves and the flood risk is medium from rivers and sea and low from surface water according to the Government website.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



The Barn Yard

Lindrick Dale, Worksop, S81 8BE

Offers in the Region of £595,000