



Main Road, Barnstone
Nottingham, Nottinghamshire, NG13 9JP



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£325,000

Offered to the market is this recently decorated, charming, Grade 2 Listed Character Home. Enjoying stunning views to the rear elevation over the countryside. Located in the picturesque Village of Barnstone within the Vale of Belvoir, this beautiful home was believed to be constructed in 1783 and offers accommodation over three stories to include: Entrance hall, living room, versatile second reception room, kitchen, utility room, lean to conservatory to the ground floor, two bedrooms, master having en-suite and family bathroom to the first floor and spacious attic room / third bedroom to the third floor. This property also benefits from being set back from the road providing a generous front garden and driveway providing off-street parking, courtyard style rear garden with stunning views, and a detached garage set adjacent to the quaint row of cottages. No Upward Chain. EPC Exempt. Council Tax Band - B. Freehold.



Barnstone

Barnstone is a picturesque Village located within the desirable Vale of Belvoir.

Situated just 4.5 miles away from the Market Town of Bingham, 4 miles away from the A52, 5 miles away from the A46 and 13.4 miles from Grantham Train Station where you can get a direct line to London Kings Cross in approximately just over an hour.

The Village of Langar is less than 1 mile away where there is the desirable Langar Hall Hotel and restaurant and The Unicorns Head which is a popular public house and restaurant.

The Primary School Catchment is for Langar C of E Primary School, The Comprehensive School Catchment is for Toot Hill which has a bus for pupils.

The Village has currently had a new Community Hall which was completed in 2023, and is a modern, warm and welcoming venue for all occasions. Ideal for regular group bookings, meetings, business or training events, celebrations or shows.

Entrance

Solid wooden and glazed front door into Entrance Hall.

Entrance Hall

A lovely welcoming reception with wide staircase leading to the first floor, exposed beam, deep skirting's, contemporary light grey wood effect flooring, open through to Home Office and Kitchen and white latch and brace door to the Living Room.

Home Office / Reception Room

8'0" x 9'3" max (2.44 x 2.82 max)

A useful additional Reception Room with feature exposed brick archway, deep skirting's, contemporary light grey wood effect flooring and wooden window.

Living Room

13'9" x 16'0" (4.20 x 4.88)

A light and bright Primary Reception Room with wooden window to the front elevation, exposed ceiling beam, deep skirting's, feature fireplace, white latch and brace door to storage cupboard and television point.

Kitchen

7'1" x 12'11" (2.17 x 3.94)

Fitted with solid wooden units with solid wooden work surface over, further roll top work surface, breakfast bar, inset Belfast ceramic sink, space and plumbing for dishwasher, dual fuel range cooker and extractor fan over, wall mounted gas combination central heating boiler, feature period styled column radiator, contemporary light grey wood effect flooring, two windows to the rear elevation, open through to the Utility Room and door to the Garden Room.

Utility Room

6'8" x 4'0" (2.05 x 1.22)

Space and plumbing for under counter appliances, space for full sized fridge freezer, roll top work surface, contemporary light grey wood effect flooring and window to the rear elevation.

Garden Room

7'0" x 12'2" (2.15 x 3.72)

A lovely addition to the property with windows and door to the rear elevation accessing the courtyard styled garden and having sloping polycarbonate roof.

Landing

Window to the rear elevation with attractive views over the fields beyond and white latch and brace doors to the Bedroom accommodation and to the stairs accessing the Attic Room / Bedroom Three and door to the Family Bathroom.



Bedroom One

10'3" x 16'9" (3.14 x 5.12)

A generously proportioned Master Bedroom with windows to the front and rear elevations again with the stunning views over the countryside to the rear, white latch and brace door to good sized storage cupboard and open through to the En-Suite.

En-Suite shower Room

Fitted with a modern three piece suite comprising: Double shower cubicle with chrome rain shower, W.C. and feature circular Marble basin set onto a vanity storage unit, cushion flooring, feature stainless steel radiator and window to the rear elevation.

Bathroom

7'2" max x 9'3" max (2.20 max x 2.82 max)

Fitted with a modern three piece suite comprising: Panel bath with shower over, W.C. and feature blue glass basin set onto a contemporary unit, cushion flooring, stainless steel heated towel rail and window to the rear elevation again with the countryside views.

Bedroom Two

10'1" max x 15'10" max (3.08 max x 4.83 max)

Two windows to the front elevation.

Bedroom Three / Attic Room

27'3" max x 14'7" max (8.31 max x 4.46 max)

A versatile room with Velux Skylight and window to the rear elevation and sloping roof with feature exposed beams and trusses.

Agents Note: This room could be adapted to provide a Master Suite with possible En-Suite STP.

Garage

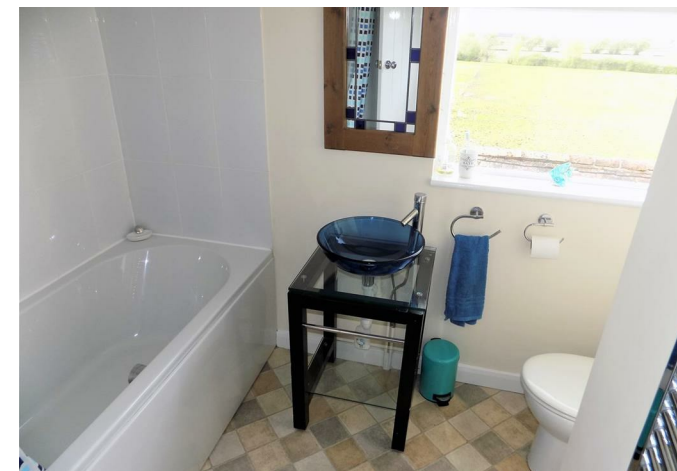
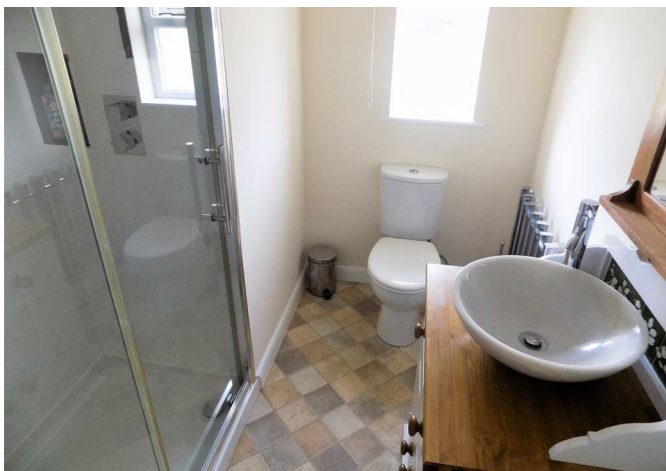
There is a Detached Garage located adjacent to the row of cottages ideal for storage with garage door to the front and two windows to the side elevation.

Rear Garden

There is a courtyard styled garden with a brick built outbuilding ideal for storage and low brick retaining wall to the rear boundary with stunning views over rolling countryside.

Outside to the Front

This delightful character home is set back front the road enjoying a good sized front garden with inset Yew Tree and driveway providing off street parking.





Agents Note

This property is Grade 2 Listed
The Tenure is Freehold, but please note there are some minor elements of the property which will be subject to a "Flying Freehold"
There is mains gas central heating, water and electric.
There is a shared septic tank that facilitates the three Grade 2 Listed properties.
There is broadband in the area and mobile phone signal.
No tree conservations
Very low risk of surface water flooding and very low risk of flooding from rivers and the sea: <https://check-long-term-flood-risk.service.gov.uk/risk#>

Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

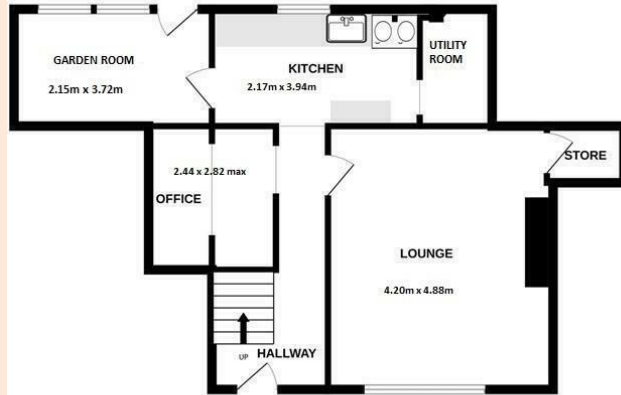
Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales <small>EU Directive 2002/91/EC</small>		

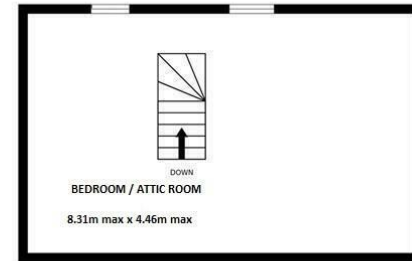
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Total Area:
125 square meters
1345.49 square foot

THE ROOKERY, MAIN ROAD, BARNSTONE NG13 9JP

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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