



**Teversal Barn, Pleasley Road, Teversal Village,  
Sutton-in-Ashfield, Nottinghamshire, NG17  
3JP**

**£650,000**

**Tel: 01623 626990**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Semi Detached Stone Barn Conversion
- Four Bedrooms
- Second En Suite + Separate Shower Room
- Large South West Facing Plot (0.20 Acres)
- Remote Controlled Electric Gated Entrance
- High Vaulted Ceilings
- Master Bedroom with En Suite Bathroom
- Open Plan Living/Dining/Kitchen
- Resin Driveway & Integral Double Garage
- Delightful Semi-Rural Location

A rare opportunity to acquire a semi detached four bedroom barn conversion occupying a large plot extending to circa 0.20 of an acre with a south west facing garden and remote controlled gated entrance in the centre of this highly regarded semi-rural village location.

Teversal Barn dates back to the early 19th Century built from stone elevations beneath and pantile roof and was previously a farm building to Teversal Farm which lies to the rear. The property is presented in immaculate condition throughout with modern and contemporary fixtures and fittings and character features associated with a barn conversion, including high vaulted ceilings to both the ground and first floors with beams and king post trusses. The property was re-roofed in 2016. The property has oil fired central heating with Nest app heating control, slate windowsills and high quality double glazing installed in 2016 and 2018.

The layout of living accommodation extends to circa 1700 sq ft comprising on the ground floor; entrance porch, entrance hall with oak and glass staircase, cloakroom/WC with fitted cloaks wardrobe, bedroom 4/second reception room with fitted wardrobes and en suite, a superb, 8.5m open plan living/dining/kitchen and a dual aspect lounge with bi-fold doors leading out onto the south west facing patio area. The first floor galleried landing leads to a master bedroom with fitted wardrobes and an en suite bathroom/wet room. There are two further double bedrooms and a shower room/wet room.

Overall, this is a rare opportunity to acquire a stunning family home and viewing is highly recommended.

## OUTSIDE

Teversal Barn occupies a large, south facing plot extending to circa 0.20 of an acre. The property is well screened and set well back from Pleasley Road behind a stone wall and laurel bushes front boundary. The property is accessed via a five bar farm gate entrance onto a sweeping gravel driveway. There are extensive lawns either side of the driveway with plants and shrubs. Remote controlled electric gates open through to a gravel and resin driveway with turning space and an integral double garage providing off road parking for numerous vehicles. There are post and rail and laurel bushes and further mature hedgerow boundaries on both sides with planting borders and further lawns. To the side of the property, there is a wide, pebbled pathway with space to keep bins and a shed. Immediately in front of the property, is a south west facing Indian sandstone patio, lawn, established beech hedgerow boundary and a low level stone walled boundary which divides the patio area from the resin driveway.

## LOCATION

Teversal Barn has a fabulous location, with its delightful rural setting and yet still being in an incredibly convenient location within close proximity to Hardwick Hall, the Teversal trails and Silverhill (one of the highest points in Nottinghamshire) which all offer some beautiful walks straight from the property. There are an excellent range of amenities nearby including the highly regarded The Carnarvon pub/restaurant, excellent links to the M1 and Chesterfield train station which offers a well serviced route reaching London in under two hours. The delightful village of Teversal also comes stacked with a well established history including links to D.H Lawrence and the 5th Earl of Carnarvon, who was the financial backer in the excavation of Tutankhamen's tomb which is celebrated with a feature mosaic on entry to the village itself.

A CONTEMPORARY COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

## ENTRANCE PORCH

4'4" x 3'8" (1.32m x 1.12m)

With porcelain tiled floor, two ceiling spotlights and connecting obscure glazed contemporary door leads through to the:

## ENTRANCE HALL

12'1" x 8'7" (3.68m x 2.62m)

With engineered oak floor, radiator, built-in understairs storage cupboards, three ceiling spotlights and beautifully appointed oak and glass staircase leading to the first floor galleried landing.

## CLOAKROOM/WC

5'11" into wardrobes x 5'0" (1.80m into wardrobes x 1.52m)

Having a modern two piece white suite comprising a low flush WC. Wall hung wash hand basin with chrome mixer tap. Part tiled walls, chrome heated towel rail and fitted wardrobe with hanging rails, ample shelving and sliding fronted high gloss modern doors.

## LOUNGE

17'8" x 14'8" (5.38m x 4.47m)

A lovely dual aspect reception room, having a feature fireplace with granite hearth and oak mantle above. Radiator, four wall light points, double glazed window to the rear elevation with slate windowsill and contemporary bi-fold doors to the front elevation with fitted electric blind leading out onto the south west facing patio.

## OPEN PLAN FAMILY LIVING/DINING KITCHEN

28'0" x 16'9" (8.53m x 5.11m)

A superb, open plan family/living/dining kitchen space with wonderful, 4.4m vaulted ceiling to the kitchen area with two original king post trusses. The kitchen has a range of modern high gloss white cabinets comprising wall cupboards with under lighting, base units and drawers with brushed chrome handles complemented by black silestone work surfaces. Inset 1 1/2 bowl stainless steel sink with chrome swan neck mixer tap. Integrated stainless steel

Bosch cooking appliances include a double oven and a separate microwave oven. Integrated Bosch induction hob with extractor hood above. Integrated Bosch dishwasher and integrated Bosch fridge/freezer. There is a 2m island with silestone work surfaces, six drawers, including pan drawers on one side and handleless base units on the other beneath a raised wood work surface with space for stools beneath. Cupboard housing the oil fired central heating boiler. Utility cupboard with ample shelving and plumbing for a washing machine. Engineered oak floor, two radiators, velux roof window to the front elevation allowing an abundance of natural daylight into the room, plus two double glazed windows to the front elevation, two double glazed windows to the rear elevation and French doors leading out onto the south west facing patio. The dining area continues with engineered oak floor, seven ceiling spotlights, feature glass shelving display area with inset lighting and further double glazed window to the rear elevation with slate windowsill. Personal door through to the integral double garage.

### **BEDROOM 4/SECOND RECEPTION ROOM**

15'6" x 9'2" (4.72m x 2.79m)

A versatile room which can be utilised as a fourth bedroom or second reception room, having fitted wardrobes with hanging rail and ample shelving. Radiator, six ceiling spotlights, double glazed window to the side elevation with slate windowsill and a second floor-to-ceiling double glazed window to the side elevation.

### **EN SUITE**

7'6" x 5'2" (2.29m x 1.57m)

Having a three piece white suite comprising a tiled shower enclosure with Mira electric shower. Pedestal wash hand basin with tiled splashbacks. Low flush WC. Tiled floor, radiator and extractor fan.

### **FIRST FLOOR GALLERIED LANDING**

Having a 3.6m vaulted beamed wall and ceiling, radiator and velux roof window to the front elevation.

### **MASTER BEDROOM 1**

17'9" into wardrobes x 9'1" (5.41m into wardrobes x 2.77m)

A spacious master bedroom with a 3.6m vaulted beamed wall and ceiling. There are fitted wardrobes with hanging rails and shelving and sliding fronted doors. Radiator, window slit features and double glazed window to the rear elevation with slate windowsill.

### **EN SUITE BATHROOM/WET ROOM**

10'8" max x 8'5" (3.25m max x 2.57m)

Having a modern four piece white suite comprising a tiled inset bath with mixer tap and tiled recessed box above with inset lighting. Separate walk-in tiled shower area with tiled shelf. Wall hung wash hand basin with mixer tap. Fitted cabinet above the sink with mirror fronted door. Low flush WC with enclosed Geberit cistern. Zehnder heated towel rail, tiled floor, electric underfloor heating, tiled walls, five ceiling spotlights, extractor fan, velux roof window and ample, L-shaped built-in eaves storage which extends behind the shower and sink.

### **BEDROOM 2**

14'7" x 8'10" (4.45m x 2.69m)

A second double bedroom with 3.2m vaulted beamed wall and ceiling. Radiator, window slit features and velux roof window to the rear elevation.

### **BEDROOM 3**

14'8" x 8'9" (4.47m x 2.67m)

A third double bedroom with 3.2m vaulted beamed wall and ceiling. There are fitted wardrobes with hanging rails and ample shelving and modern high gloss door fronts plus additional overhead storage cupboards. Radiator, double glazed windows to the front elevation and a fitted, L-shaped desk which is included in the sale.

### **SHOWER ROOM/WET ROOM**

8'4" x 5'1" (2.54m x 1.55m)

Having a modern three piece white suite comprising a walk-in tiled shower area. Vanity unit with inset wash hand basin with mixer tap, work surfaces to the side and storage cupboard beneath. Low flush WC with enclosed cistern. Zehnder heated towel rail, modern tiling throughout to the floor and walls, six ceiling spotlights, extractor fan and obscure double glazed window to the rear elevation.

### **INTEGRAL DOUBLE GARAGE**

18'0" x 16'6" (5.49m x 5.03m)

With a 4.8m high vaulted ceiling with potential to create a mezzanine floor. Equipped with power and light. Housing consumer unit and ethernet point. Twin double opening doors. Personal door through to the kitchen and side entrance door off the resin driveway.

### **VIEWING DETAILS**

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on zero seven eight one seven two eight three five two one.

### **TENURE DETAILS**

The property is freehold with vacant possession upon completion.

### **SERVICES DETAILS**

Mains water and electricity are connected. Drainage to a septic tank shared with Dovecote Barn. We have been advised that there is the option to connect to mains drainage which is located at the entrance to the driveway.

### **MORTGAGE ADVICE**

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

### **FIXTURES & FITTINGS**

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No

services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.





















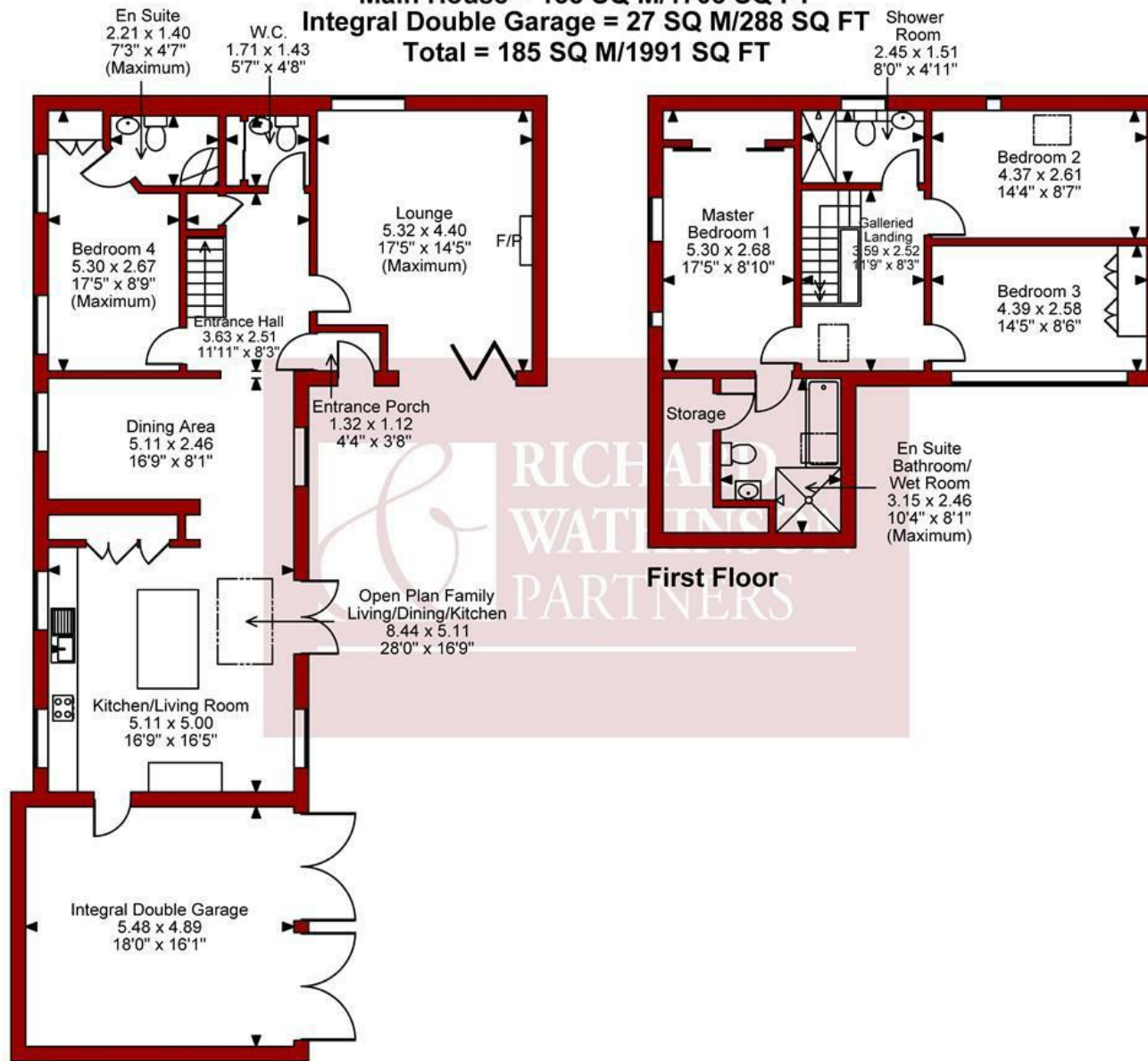








**Pleasley Road, Teversal Village**  
**Approximate Gross Internal Area**  
**Main House = 158 SQ M/1703 SQ FT**  
**Integral Double Garage = 27 SQ M/288 SQ FT**  
**Total = 185 SQ M/1991 SQ FT**



**Ground Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	72
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

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