

PICKRILL BARN
GIBSMERE BLEASBY
NOTTINGHAMSHIRE NG14 7FS



Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk



PICKRILL BARN

Pickrill Barn is a stunning detached 21st Century period barn conversion (c2021) offering a truly first class 'A' rated home in a country hamlet setting with an incredibly versatile four-bedroom accommodation, generously complemented by four well-appointed bath and shower rooms. This is a highly desirable and sustainable energy efficient home with Vaillant air source heating complemented by solar panels and battery storage.

Arguably, the signature feature of the sale is the magnificent open plan central living area which benefits from exceptional open aspects across the adjacent Trent Valley countryside towards the Trent hills beyond.

GIBSMERE - BLEASBY

Gibsmere is a small village set in Trent Valley countryside to the southeast of the thriving Minster town of Southwell with convenient access into the surrounding regional centres of Nottingham, Newark on Trent and Mansfield.

The larger neighbouring village of Bleasby offers useful amenities close to hand - a first-class primary school, an active church and village hall and a thriving village pub. Nearby Fiskerton has a long-established village general store and post office.

SOUTHWELL

The thriving Minster town of Southwell offers a wider range of retail amenities, professional services and sports centre.

Southwell schooling is of a renowned standard across the age ranges, and the town offers an ex-tensive range of sporting and cultural activities – together with an active sports centre and swim-ming pool.

NEWARK ON TRENT

The larger market town of Newark on Trent, offers a more extensive range of retail amenities, professional services, restaurants and leisure facilities including a sport centre and marina.

From Newark there is direct access to the A1 national road network and a fast direct rail link into London Kings Cross in a scheduled journey time of 80/85 minutes – or thereabouts.

MILEAGES TO LOCAL POPULATION CENTRES

SOUTHWELL	5 miles	NOTTINGHAM	14 miles
NEWARK ON TRENT	9 miles	GRANTHAM	26 miles
BINGHAM	9 miles	LEICESTER	34 miles
EMA	25 miles		

PRICE GUIDE: £745,000



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

GROUND FLOOR

Large Entrance Hall

There is an impressive main entrance to Pickrill Barn, with a feature sealed unit double glazed entrance door opening into a large square hallway – offering an immediate reflection of the creative conversion of this stunning period barn. In turn, the front entrance door offers a beautiful unspoilt view away across the Trent Valley countryside.

High grade wood grain effect Karndean floor finish extending through to the connected living and sleeping spaces. Exposed heavy period cross beam. Traditional chamfered square balustraded oak dressed staircase, rising to a first private bedroom suite, with useful storage space beneath housing the underfloor central heating manifolds. Recessed ceiling lighting. Square opening to side hall.

Side Hall

Sealed unit double glazed window overlooking the rear garden.

Ground Floor House Shower Room adjacent to Snug/Bedroom Four

Large corner shower cubicle with fitted satin black aluminium framing and sliding glass door enclosure complementing a satin black thermostatically controlled twin shower installation (separate overhead and hand shower fittings), contemporary washstand, satin black tap, and Imex low flush wc. Two translucent sealed unit double glazed windows. Satin black ladder towel rail.



Luxury Primary Bedroom Suite (One)

Main Bedroom One

4.20m x 4.00m (13'9" x 13'0")

Open vaulted ceiling lines and exposed ceiling timbers. Three sealed unit double glazed windows, the primary window having an attractive private garden aspect, creatively inset into a brick stone dressed original arched profile barn opening.

En Suite Shower Room

Aluminium framed glazed corner shower with blue interior tiling and glass door enclosure, fitted thermostatically controlled satin black twin shower installation (separate overhead and hand shower fittings), contemporary washstand incorporating a rectangular wash basin with fitted satin black mixer tap and a Imex low flush wc. Satin black ladder towel rail. Open vaulted ceiling - Velux sealed unit double glazed roof light.

Walk-In Dressing Room

Range of open fronted wardrobes incorporating hanging rails, drawers and top-level box storage.

Bedroom Four/Snug

3.80m x 2.90m (12'6" x 9'6")

Open vaulted ceiling - exposed roof truss formation. Sealed unit double glazed picture window.



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

**Magnificent Open Plan Contemporary Kitchen,
Dining-Dayroom and Sitting Room**

15.20m x 4.40m (49'9" x 14'6")

Arguably the signature feature of this creatively conceived first class period barn conversion.

This magnificent twin aspect room offers a real sense of volume and scale with a high open vaulted full room length ceiling and exposed original roof truss formations forming a wonderful light open plan living space, full of natural light with stunning and enviable private Trent Valley views; offering the versatility of indoor-outdoor living with a series of bi-fold doors connecting to a sun terrace; in our opinion something rather special.

Distinct Contemporary Kitchen Zone

Featuring a well-appointed contemporary kitchen installation with a comprehensive range of cabinets comprising a main L-shaped wall run and a blend of white and grey pastel tone cabinets complemented by white quartz countertops. A secondary long wall run with storage cabinets below and matching white quartz countertops provides useful further storage space – a picture window above offers a remarkable open Trent Valley aspect.

Feature quartz topped culinary island/breakfast bar with storage capacity beneath. High grade Karndean wood grain effect flooring extending through to the connecting living spaces. Wide sealed unit double glazed doorway connected to rear garden terrace.

A comprehensive range of integrated appliances comprise a Siemens full height fridge, two in line Neff double oven/grills, and a microwave oven with warming drawer beneath. Built in wine chiller. Neff induction hob and Neff pop-up extraction unit. Integrated dishwasher. Double Belfast sink unit with brushed steel instant boiling hot water tap.



Central Dining Area/Day Room

Two sets of bi-fold grey aluminium doors connecting to a delightful front garden terrace overlooking an adjacent paddock, and freshwater pond set against the backdrop of the Trent Valley and the hills beyond.

Main Sitting Room

Further set of bi-fold doors opening to the front terrace. There is a series of exposed original brick pillars (which run through the length of the room) and together with the original roof truss formations serve to seamlessly blend period architecture with 21st Century design, to complete a relaxing and stylish open plan living area. Sealed unit double glazed French door connecting to rear garden terrace.



Outer Hall - Bedroom Suite (Two)

Beyond the main sitting room an outer hall connects to a private bedroom served by stunning house bathroom.

Ground Floor Bedroom Two

4.55m x 3.60m (15'0" x 11'9")

Large private double bedroom with an open vaulted ceiling and a wide sealed unit double glazed doorway opening to the rear garden terrace. Exposed roof truss formation.

Superb Luxury Bathroom

Featuring a contemporary freestanding ball and claw foot design bath, satin black adjacent pedestal mixer tap/hand shower, large black framed corner shower cubicle with sliding door enclosure and fitted thermostatically controlled satin black twin shower installation (separate hand and overhead shower fittings) and a Imex low flush wc. Fitted contemporary wash stand, again with satin black finish mixer tap. Open vaulted ceiling and exposed roof truss formation. Exposed brick pillar detailing.

Inner Entrance Area

From the main entrance hall, a doorway connects to an adjacent inner entrance area and the utility room. Sealed unit double glazed picture window once again offering stunning Trent Valley aspects. Exposed original crossbeam.

Well Equipped Utility Room

Fitted white quartz countertop, traditional Belfast sink unit with mixer tap. Plumbing for automatic washing machine. Space for tumble dryer appliance. Large, glazed doorway opening to raised rear garden flagstone terrace. Wood grain effect high grade Karndean flooring. Exposed original crossbeam.



FIRST FLOOR

Stunning First Floor Private Guest or Alternative Main Bedroom Suite

Bedroom Three

4.85m x 3.70m (15'9" x 12'0") *maximum dimensions*

Alighted from a traditional balustraded oak staircase rising to a first-floor landing stage, from the main entrance hall beneath. A private self-contained first floor bedroom arrangement featuring a sealed unit double glazed picture window offering a superb rural aspect across the Trent Valley. Recessed ceiling lighting. Useful, enclosed storage/wardrobe closet.

Enclosed Walk In Dressing Room

Useful range of open fronted wardrobes with hanging rails and box shelving.

En Suite Shower Room

Large corner shower cubicle with black aluminium framed enclosure and sliding door access. Satin black thermostatically controlled twin shower installation, contemporary washstand cabinet with fitted rectangular wash basin and satin black mixer tap, Imex low flush wc. Satin black ladder towel rail. Vaulted ceiling line incorporating Velux rooflight.



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

ATTRACTIVE GARDENS

Pickrill Barn is located at the end of a quiet no through lane bordering to Trent Valley countryside with remarkable views of the rural landscape.

The property is approached across a common threshold and gated entrance leading to an expansive gravel parking court with space, subject to planning and building regulation considerations, for the erection of a cart shed garage arrangement if required. *Note; ducted underground spurs providing electricity and water connection points rise to the front corner of the property with this in mind.

To the front of the property there is a long flagstone pathway and sun terrace which connects into the property itself through bi-folding doors.

A recently created rear/corner concreted level garden compound provides useful out of sight storage space/bin storage and gives pedestrian access around to the rear garden.

Split Level Rear Garden

The rear garden is an attractive feature, ideal for alfresco relaxation, comprising a wonderful balustraded raised flagstone terrace extending along the entire rear elevation of Pickrill Barn, with stepped access down to a sunken level lawned area, enclosed by dense shrubbery planting to provide a good degree of screening and natural privacy.

External Water and Power

Double external power points have been fitted to the front and rear of the property together with water points.

External Plant Room

Housing a replacement Vaillant air source heat pump, serving to provide domestic hot water and central heating.

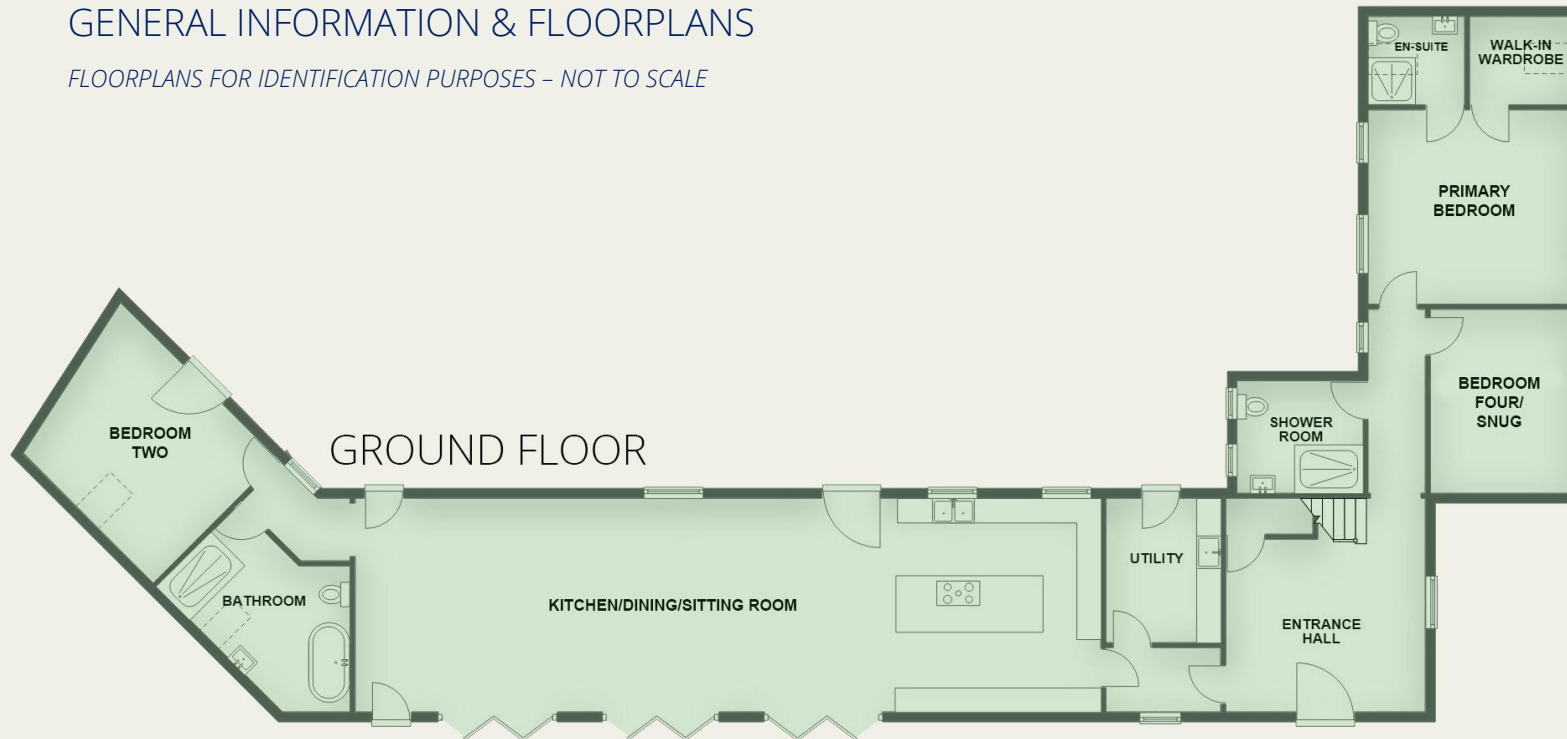
Battery Storage

Externally fitted Soltara battery storage unit linked to a solar panel array installed on the main roof line.



GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE



SERVICES

There is no mains gas in the village. Vaillant air source underfloor heating, sealed unit double glazing and solar panels with battery storage combine to create a sustainable home. Mains drainage is connected.

Please note that none of the mains service connections, appliance installations or appliances have been tested by the selling agents and no warranties are given or implied.

Environmental Considerations – Flooding

Government supplied information informs the flood risk of the land around the property, not the building itself. The risk of flooding is identified as low for rivers and sea and very low for surface water.

<https://check-long-term-flood-risk.service.gov.uk/postcode>

We understand the property has not flooded in the last 5 years.

Energy Efficiency/Costs – Solar Panels

Not only is Pickrill Barn a sustainable property, but the thermal efficiency of the building linked to a high grade Vaillant air source heat pump and solar panels with battery storage ensures the electricity costs for the property are considered to be extremely reasonable, reflected in the EPC A rating, and the owners are comfortable to share the monthly running costs with interested parties.

Available Broadband

Basic 16 Mbps / Superfast 39 Mbps
/ Ultrafast 1800 Mbps

Available Mobile Coverage (based on calls indoors)

O2 - ✓ Vodafone - ✓

EE - ✓ Three - ●

✓ = Good ● = Variable X = Poor

LOCAL AUTHORITY

Council Tax Band G

Newark & Sherwood District Council
Castle House, Great North Road
Newark on Trent, Nottinghamshire NG24 1BY
www.newark-sherwooddc.gov.uk
Tel: 01636 650 000

TENURE

Freehold with vacant possession.

VIEWING ARRANGEMENTS

If you are interested in Pickrill Barn and would like to arrange a viewing, please contact us on 01636 815544

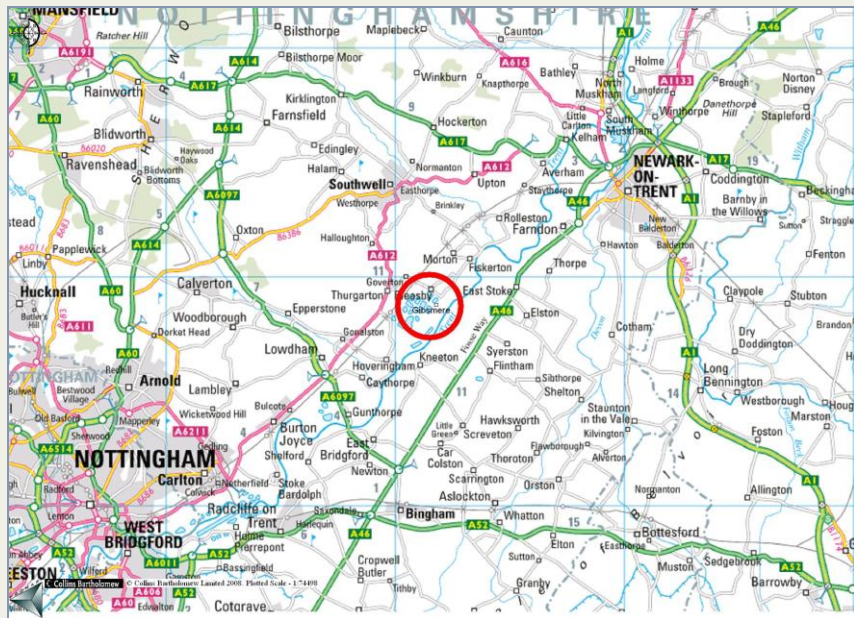
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SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

MAPS & ENERGY PERFORMANCE RATINGS

REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



ENERGY PERFORMANCE CERTIFICATE RATING - A

A copy of the EPC can be viewed at
<https://www.epcregister.com/searchReport.html>
 Ref No: 0320-2610-0630-2076-6581

Conditions of Sale

These particulars are issued on the distinct understanding that all negotiations are conducted through Smith and Partners. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility can be accepted for any loss or expense incurred in viewing. Smith and Partners for themselves and for the vendors of this property whose agents they are, give notice that: 1 These particulars do not constitute, nor constitute any part to, an offer or contract. 2 None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. 3 Any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of the statements contained in these particulars.

LOCATION PLAN

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