EDLIN & JARVIS
ESTATE AGENTS



2 Birkett House Front Street

Barnby, NG24 2SA

Guide Price £350,000 to £500,000

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Guide Price £350,000+ For Sale by Public Auction on 10/12/2026 at Nottingham Racecourse, Colwick Park, Nottingham NG2 4BE

An opportunity to acquire a stunningly unique four-bedroom character home, seamlessly blending 1800s historic charm with expansive, sympathetic modern extensions. Nestled in the sought-after conservation village of Barnby in the Willows, this semi-detached residence offers an exceptional balance of peaceful rural living and modern convenience.

Ground Floor Accommodation
Upon entering, you are welcomed by a remarkably spacious and inviting hallway that sets the tone for the generous proportions found throughout. The heart of the original home is felt in the beautiful lounge and separate formal dining room, both featuring, character-rich beamed ceilings that exude warmth and history.

To the rear lies the impressive extended kitchen diner—a true hub for the family. Designed for modern living, it features a highly practical, traditional walk-in pantry. Seamlessly flowing from the kitchen is a cosy snug, offering the perfect spot to unwind while gazing out over the private, landscaped gardens through large windows. The ground floor is completed by a useful and discreetly positioned WC.

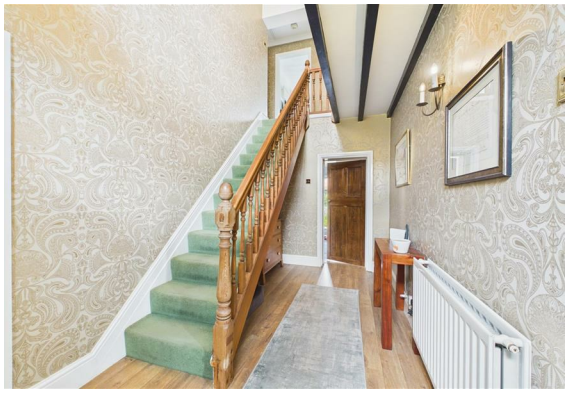
First Floor & Master Suite
An elegant galleried landing on the first floor leads to four beautifully proportioned, spacious bedrooms and a traditional family bathroom.
The crowning jewel of the first floor is the spectacular master suite. Extending over an incredible 23 feet in length, this magnificent bedroom serves as a private sanctuary, benefiting from its own dedicated dressing area and an en-suite shower room.

Outside & Gardens
The outdoor spaces have been meticulously curated to maximize relaxation and entertainment. The rear landscaped gardens are primarily laid to a lush lawn, framed by an attractive array of established shrubs and bushes. A paved seating area offers the perfect setting for alfresco dining, complemented by a charming timber summer house.

























The Garden Room: A Space for All Seasons
A particular highlight of the garden is the bespoke, detached garden room. In the warmer summer months, the external shutters can be wide open to create a seamless indoor-outdoor living experience. In the winter, the space transforms into a cosy retreat where you can light the roaring log burner and curl up with a good book while watching the frost over the lawn.

To the front, the property boasts an expansive driveway providing ample off-road parking for multiple vehicles, which leads directly to a substantial double garage.

Location & Lifestyle: Idyllic Village Life
Situated within the protected Conservation Area of Barnby in the Willows, the property enjoys an incredibly peaceful, postcard-perfect setting. Step outside your front door and you are instantly connected to an abundance of scenic countryside walks winding alongside the River Witham and across open fields—perfect for dog owners and outdoor enthusiasts alike.

Exceptional Commuter & Transport Links
While the village feels like a secluded rural escape, it benefits from remarkably fast and easy access to the historic market town of Newark-on-Trent (approximately 4 miles away).
Train Travel: Newark boasts two major train stations (Newark North Gate and Newark Castle). From North Gate, the East Coast Main Line provides high-speed, direct rail links to London King's Cross in just over 75 minutes, making a London commute entirely viable.
Road Links: The property is perfectly placed for quick access to both the A1 and the A46, providing easy road commutes to Nottingham, Lincoln, and Leicester.

Entrance Hall
14'6 x 7'5 (4.42m x 2.26m)

Lounge
14'4 x 14'6 (4.37m x 4.42m)

Dining Room
13'5 x 14'6 (4.09m x 4.42m)

Kitchen Diner
12'6 x 13'1 (3.81m x 3.99m)

Kitchen Diner
8'3 x 13'0 (2.51m x 3.96m)

Pantry
2'9 x 4'8 (0.84m x 1.42m)

Snug
10'5 x 17'8 (3.18m x 5.38m)

W C
4'4 x 6'0 (1.32m x 1.83m)

Landing
7'5 x 18'4 (2.26m x 5.59m)

Master Bedroom
9'4 x 23'9 (2.84m x 7.24m)

Dressing Area
10'5 x 7'5 (3.18m x 2.26m)

Shower Room
7'4 x 11'10 (2.24m x 3.61m)

Bedroom Two
14'5 x 14'7 (4.39m x 4.45m)

Bedroom Three
11'2 x 14'7 (3.40m x 4.45m)

Bedroom Four
12'5 x 9'9 (3.78m x 2.97m)

Bathroom
8'3 x 9'9 (2.51m x 2.97m)

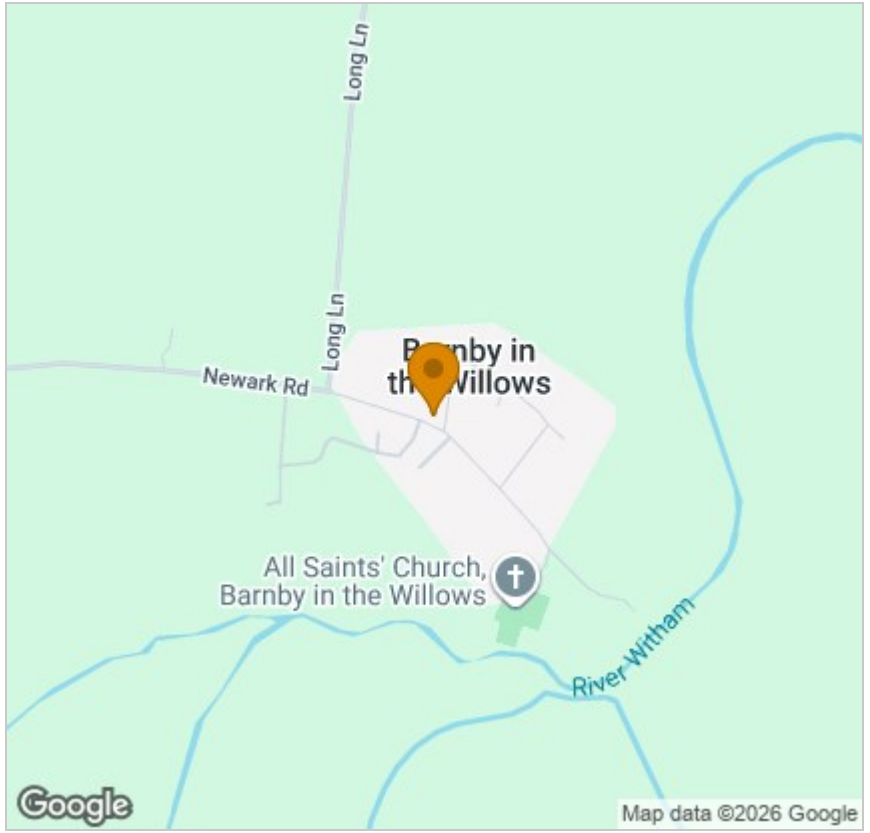
Double Garage
18'1 x 23'5 (5.51m x 7.14m)

Garden Room
14'11 x 18'2 (4.55m x 5.54m)

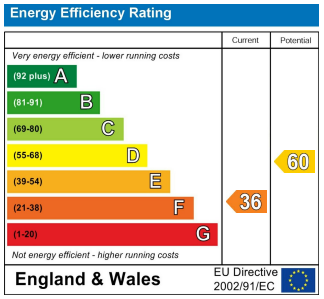
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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