



10 Granary Row, Hockerton, Southwell, NG25
ORF

Offers Over £200,000

Tel: 01636 816200

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- A Unique Contemporary Conversion
- Chain Free
- Entrance/ Utility Room
- Lovely Garden Room
- Outside Parking/Garden Area
- Designed for Eco-Style Living
- Modern Single Storey Living
- Fitted Dining Kitchen
- Bedroom & Dressing Rm/Office
- Solar Panels, Underfloor Heating

An exciting opportunity to acquire a unique and thoughtfully designed conversion, created specifically with eco-living in mind. Offered for sale with the advantage of no upward chain, this contemporary single-storey home was converted only a couple of years ago and provides stylish, low-maintenance and energy-efficient accommodation throughout.

The property enjoys a modern and contemporary feel, beginning with an inviting entrance hall incorporating a useful utility space. The impressive fitted dining kitchen is well appointed, whilst the superb garden/living room is a particular feature of the home, boasting large UPVC double glazed windows and sliding patio doors to the front elevation, carefully designed to maximise natural light and solar heat gain.

The accommodation further includes a bedroom with an adjoining dressing room or home office, offering flexibility to suit a variety of lifestyles, together with a modern shower room finished to a high standard.

Externally, the property benefits from off-road parking to the front together with a small garden area, if preferred.

Designed with sustainability and efficiency at its heart, the property also benefits from a rainwater harvesting system, PV solar panels and a nearby reed bed water and sewerage system. The whole property has an air/heat exchanger system to ensure fresh air with no heat loss.

This is a rare opportunity to purchase an individual and environmentally conscious home combining modern living with innovative eco-friendly features.

ACCOMMODATION

A timber panel entrance door opens into the entrance passageway

ENTRANCE PASSAGEWAY

Which forms part of the title of No. 10 and over which the adjoining property, No. 9, also has access for maintenance. Having a solar panel inverter which shows the electricity generated by the solar panels. From the passageway, a UPVC double-glazed door leads into the entrance/utility room.

ENTRANCE/UTILITY ROOM

A useful space with room for coat hooks and hanging, as well as a fitted worktop with space

beneath for appliances, including plumbing for a washing machine. There is tiled flooring with underfloor heating and a glazed door into the inner hallway.

INNER HALLWAY

The inner hallway features timber-effect tiled flooring with underfloor heating and doors leading to the accommodation, including a part-glazed door into the dining kitchen.

DINING KITCHEN

This spacious room has tiled flooring with underfloor heating and is fitted with an L-shaped kitchen comprising a range of Shaker-style base and wall cabinets, roll-edge worktops and tiled splashbacks. There is a recess for an electric cooker with chimney extractor hood over, space for further appliances, and an inset stainless steel sink with mixer tap. Large UPVC double-glazed sliding doors open into the garden room.

GARDEN/ LIVING ROOM

A superb reception room with tiled flooring, large UPVC double-glazed windows and double-glazed sliding patio doors to the front, designed to maximise solar heat gain.

BEDROOM

The bedroom has tiled flooring, underfloor heating and a UPVC double-glazed window to the side aspect.

OFFICE/DRESSING ROOM

An adjoining office/dressing room provides a versatile space, also with tiled flooring, underfloor heating and a double-glazed skylight. The sellers advise that the internal wall between the bedroom and this room is non-load-bearing, should purchasers wish to combine the two rooms to create one larger space.

SHOWER ROOM

The shower room is superbly presented, with tiled flooring, underfloor heating and an electric heated towel radiator in cream. It is fitted in white with a dual-flush toilet, vanity wash basin with mixer tap, and a shower enclosure with fixed glazed screen and electric shower.

OUTSIDE

To the front of the property, a gravel forecourt provides off-street parking or potential garden space.

COUNCIL TAX

The property is registered as council tax band B.

VIEWINGS

By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION

The property is of non standard construction. There is a shared private drainage system with settling tank and reed bed treatment plant.

The property is subject to a shared maintenance arrangement relating to communal areas, with costs apportioned between neighbouring properties. Further details are available upon request. The property is accessed via a shared private driveway.

Solar panels are included in the sale.

Once an offer is accepted, there will be a small charge for our biometric Anti Money Laundering compliance check of £14 + VAT per purchaser.

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: <https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

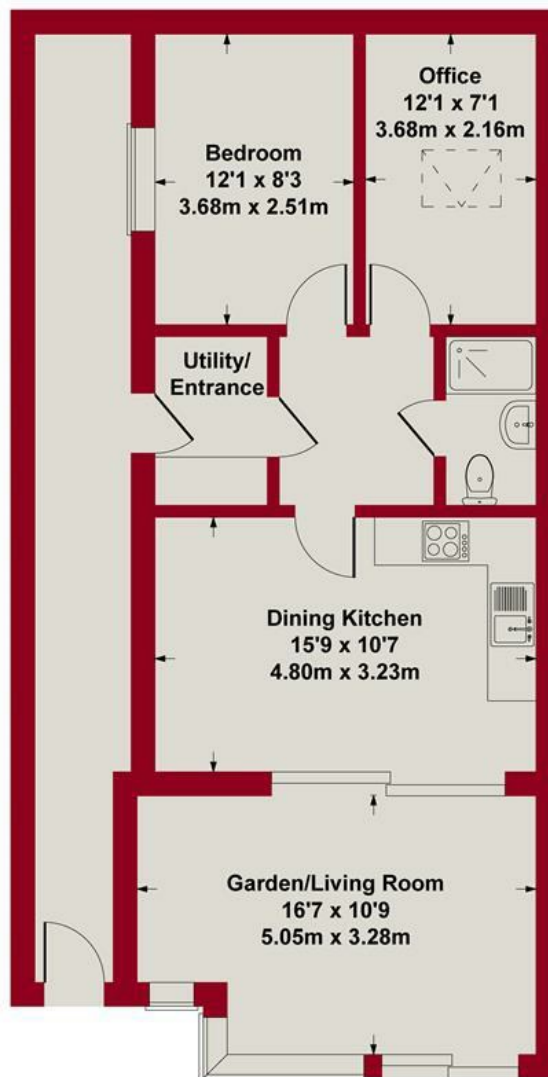
School Ofsted reports: <https://reports.ofsted.gov.uk/>

Planning applications: <https://www.gov.uk/search-register-planning-decisions>





Approximate Gross Internal Area
860 sq ft - 80 sq m



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	100+	100+
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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



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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.

Thinking of selling? For a FREE no obligation quotation call 01636 816200



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20 King Street,
Southwell NG25 0EH
Tel: 01636 816200
Email: southwell@richardwatkinson.co.uk

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