

Rectory Barn, Church Hill, Bilsthorpe, Newark, NG22 8RU

Offers Over £495,000



**5 bedroom detached barn conversion - Double garage and courtyard gardens - Village conservation area
Spacious lounge, sun room and superb dining kitchen - Utility room - 2 bathrooms and shower room - First floor W/C
Private gated access onto shingle driveway - No chain - Realistic asking price**

We are delighted to offer to the market this exceptionally spacious 5 bedroom detached barn conversion situated in a superb private position with gated access, courtyard style walled gardens and double garage. The property is arranged over two floors with three bedrooms to the ground and two further bedrooms, w/c and substantial eaves storage to the first floor. The well proportioned living accommodation comprises large dining kitchen, utility, impressive lounge and sun room facing onto the courtyard. In addition there are two bathrooms (one Jack and Jill) and separate shower room. The property is located within the village conservation area and enjoys a pleasant southerly aspect with shops and local pub all within walking distance. Offered for sale with no chain and at a realistic asking price to attract buyers in strong purchasing positions.

Please view our superb interactive virtual tour for a detailed walk-through of the property and gardens.



ENTRANCE PORCH: 5' 4" x 4' 4" (1.63m x 1.32m)

UTILITY ROOM: 8' 10" x 7' 7" (2.69m x 2.31m)

KITCHEN / DINING ROOM: 29' 6" x 10' 2" (8.99m x 3.1m)

INNER HALLWAY: 11' 0" x 10' 11" (3.35m x 3.33m)

SUN ROOM: 17' 1" x 10' 3" (5.21m x 3.12m)

LOUNGE: 27' 7" x 15' 11" (8.41m x 4.85m)

INNER HALLWAY: 43' 8" x 15' 11" (13.31m x 4.85m)

BEDROOM 3: 12' 0" x 9' 0" (3.66m x 2.74m)

BATHROOM: 12' 0" x 6' 7" (3.66m x 2.01m)

BEDROOM 1: 14' 2" x 12' 0" (4.32m x 3.66m)

EN SUITE BATHROOM: 12' 0" x 6' 0" (3.66m x 1.83m)

With additional access from the inner hallway.

BEDROOM 2: 15' 11" x 9' 7" (4.85m x 2.92m)

LANDING: 13' 10" x 13' 0" (4.22m x 3.96m)

BEDROOM 4: 23' 3" x 9' 10" (7.09m x 3m)

BEDROOM 5: 14' 0" x 10' 4" (4.27m x 3.15m)

EAVES STORAGE (RESTRICTED HEADROOM):

29' 0" x 9' 6" (8.84m x 2.9m)

W/C: 7' 10" x 3' 11" (2.39m x 1.19m)

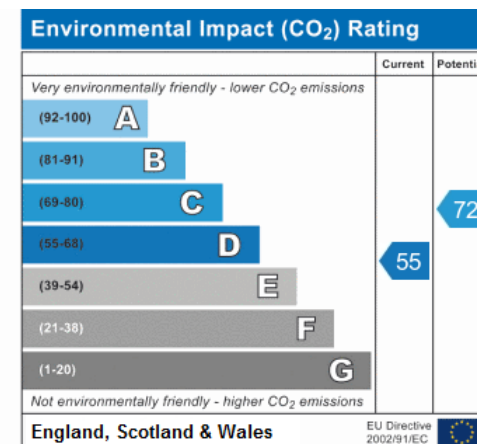
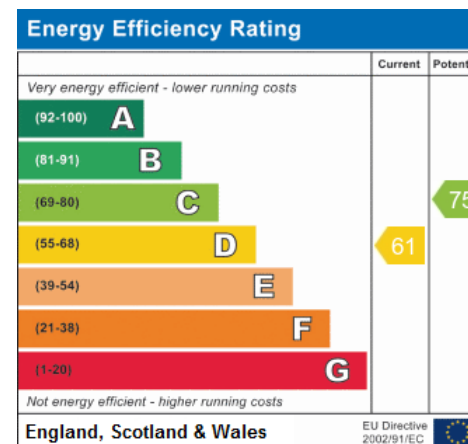
DOUBLE GARAGE: 19' 7" x 18' 6" (5.97m x 5.64m)

GARDEN: Courtyard style walled garden with patio and gated access.









Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements