



Buttercross Estates

Hen & Chicken Yard, Barnby



Set within the peaceful cul-de-sac of Hen & Chicken Yard, in the sought-after village of Barnby-in-the-Willows, is this beautifully presented four bedroom detached home.

Detached House

Guide Price: £450,000-
£475,000

4  3  2 



Video Tour



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www.buttercrossestates.com



Newark Beacon, Cafferata Way,
Newark On Trent, NG24 2TN

SUMMARY

GUIDE PRICE £450,000-£475,000: Set within the peaceful cul-de-sac of Hen & Chicken Yard, in the sought-after village of Barnby-in-the-Willows, is this beautifully presented four bedroom detached home offering an appealing combination of turn-key presentation, generous family space and a quiet village address within easy reach of Newark. Extending to approximately 2,303 sq ft of accommodation arranged over two floors, the property is ideally suited to growing families, home movers and anyone seeking a home with flexibility, garage parking and a garden, with no work required.

The ground floor is built around generous, sociable spaces. A welcoming entrance hall leads to a stunning lounge extending to over 25 feet, featuring a characterful stone fireplace surround, coved ceilings and twin windows overlooking the garden. A separate dining room provides a more formal setting for entertaining but could be used as a more cosy living space, while the impressive open-plan kitchen/diner is very much the heart of the home – fitted with deep teal shaker-style cabinetry, integrated Bosch double ovens, an induction hob and space for a large family table, with French doors opening onto the garden. A utility room and a separate WC complete the ground floor.

Upstairs, four double bedrooms are arranged around a substantial landing. The magnificent main bedroom enjoys its own dormer French doors opening onto a Juliet balcony, together with a well-appointed en-suite bathroom. Bedroom two also benefits from an en-suite shower room, while bedrooms three and four are served by a stylish family bathroom. The whole house has been finished with herringbone-effect flooring, quality fittings and a neutral palette throughout.

Outside, the property is approached via a driveway providing parking for several vehicles, with an integral double garage. The rear garden is mainly laid to lawn with a paved entertaining area, mature boundaries and a timber shed, enjoying a pleasant rural outlook.

THE AREA

Barnby-in-the-Willows is a small, well-kept village of around 110 homes just east of Newark-on-Trent, with the 13th-century Church of All Saints at its heart, a village green, a playing field and village hall, and the Grade II listed Willow Tree pub at its centre. It is the sort of place where countryside walks start from the front door, yet Newark is only a few minutes' drive away.

Newark itself is a thriving market town with a handsome cobbled Market Place, a good selection of independent shops, cafés, restaurants and everyday services. Road connections are convenient, with access towards the A1, A46 and A17, making the property well positioned for those travelling throughout Nottinghamshire, Lincolnshire and further afield. Rail commuters are particularly well served by Newark Northgate, with East Coast Main Line services including connections towards London King's Cross, while Newark Castle station provides further regional connections towards Nottingham and Lincoln, with a selection of primary and secondary schools in the surrounding area.

THE HOME

Entrance Hall

WC (0.86m x 2.13m)

Lounge (7.72m x 4.22m)

Dining Room (4.70m x 3.91m)

Open Plan Kitchen/Diner (7.85m x 3.68m)

Utility Room (2.69m x 2.26m)

First Floor Landing

Master Bedroom (7.72m x 5.69m)

En-Suite (3.07m x 2.13m)

Bedroom Two (4.24m x 4.11m)

En-Suite (1.57m x 2.16m)

Bedroom Three (4.27m x 3.53m)

Bedroom Four (3.73m x 2.74m)

Family Bathroom (2.92m x 2.16m)

Externally - Driveway parking for several vehicles, integral double garage (5.69m x 5.18m) and a rear garden laid mainly to lawn with a paved entertaining area and timber shed.

FULL PROPERTY LISTING

<https://buttercrossestates.com/property/hen-chicken-yard-barnby-ng24-2sp/>

VIRTUAL TOUR

<https://my.matterport.com/show/?m=mxJhPPMiSE>

VIDEO TOUR

https://www.facebook.com/reel/1004029602717088?locale=en_GB



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PeterM



I highly recommend Buttercross Estates. Moving house as we know is a very stressful process. When an estate agent takes the time to contact you with updates and ensures your buyers are well informed then at least one half of the process is stress free. When you add in advice and a shoulder to cry on the service goes above and beyond. I would definitely use them again and I thank them for the care and attention through out. Well done all.

Heather V



As first time buyers, we really appreciated the helpful and efficient service that Buttercross provided throughout our journey; from the ease of booking our first viewing; to the speed in which the keys were brought to us on completion day. We were even given a handy welcome hamper with food, drinks and vouchers, and a card - with a handpainted picture of our new home. We would recommend Buttercross - thank you!



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