

1 Manor Farm Rise, Wellow, Newark,
Nottinghamshire, NG22 0ER

Guide Price £425,000

Tel: 01636 816200

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Part-Attached Barn Conversion
- Spacious Entrance Hall
- Large Lounge with Log Burner
- Two Double Bedrooms (Formerly Three)
- Converted 'Cow Barn' in Garden
- Beautifully Appointed Throughout
- Quality Fitted Kitchen by Wren
- Separate Dining Room with Log Burner
- Bathroom, GF W/C
- Delightful Gardens, Driveway Parking

A rare opportunity to acquire an exceptional and beautifully appointed barn conversion, enviably positioned within a charming, tranquil setting and enjoying delightful views towards the village green and historic maypole.

Dating back to 1875, this characterful home was thoughtfully converted in 1989 and has since been significantly enhanced by the current owners, blending period charm with contemporary living.

The accommodation is both spacious and beautifully presented, offering a seamless flow throughout. An impressive reception hallway with staircase and guest cloakroom leads into a delightful lounge, featuring a character fireplace with wood-burning stove and bespoke fitted cabinetry to either side. There is also a newly fitted Wren kitchen, stylishly designed and opening into a spacious dining area. A practical separate utility room completes the ground floor.

To the first floor are two double bedrooms and a bathroom. The principal bedroom is particularly generous in size, having previously been two double bedrooms, and could easily be divided again if preferred. The original doors and radiators have been left in situ to facilitate this.

The gardens are a particular feature and include gated driveway parking and attractive established gardens leading to the converted cow barn, a versatile space suitable for a range of uses, subject to planning permission.

This unique and character-filled residence effortlessly combines heritage, style and practicality. With its idyllic setting, versatile outbuilding and high-quality interior, it presents a rare opportunity for those seeking a truly special home.

ACCOMMODATION

A covered entrance porch with attractive red brick flooring and a uPVC double glazed door with a uPVC double glazed side window leads into the entrance hall.

ENTRANCE HALL

A welcoming and spacious entrance hall with laminate flooring, a central heating radiator and an attractive spindled and balustraded staircase rising to the first floor. Cottage doors lead to rooms including a latch and brace cottage style door into the lounge.

LOUNGE

A superbly proportioned reception room featuring exposed timber beams and ceiling spotlights, with three high-level windows to the front elevation and two impressive floor-to-ceiling picture windows overlooking the rear garden, in addition to uPVC double-glazed French doors.

The room benefits from two central heating radiators and laminate flooring, while an attractive exposed red brick chimney breast forms a striking focal point, housing a floor-standing log burner set upon a matching brick hearth. This is flanked by bespoke built-in cabinetry, including a remote-control rise and fall TV and pull-out shelf for pc/keyboard.

DINING ROOM

A good sized reception room with a central heating radiator, laminate flooring, double glazed shuttered windows to the front and side aspects, coved ceiling and a feature floor standing log burner situated in the corner upon a red brick hearth.

KITCHEN

The kitchen is open plan to the dining area and features quality in-frame base and wall cabinets, white marble worktops with matching upstands and under-lighting. It includes a Rangemaster white ceramic sink with traditional gold mixer tap, Zanussi twin oven stack and microwave, Zanussi four-zone induction hob with concealed extractor, integrated Bosch slimline dishwasher, pull-out recycling unit, corner shelving systems and basket storage.

Additional features include a central heating radiator, ceiling spotlights, double-glazed window overlooking the rear garden and a latch-and-brace door to the utility room.

UTILITY ROOM

A useful space with a central heating radiator, spotlights to the ceiling and a double glazed window to the side aspect. There is space for appliances including space beneath a worktop and plumbing for a washing machine and tumble dryer plus built-in wall mounted storage cupboards.

GROUND FLOOR W/C

Fitted with a traditional suite including a close coupled toilet and a wall mounted wash basin with hot and cold taps. Tiling for splashbacks, laminate flooring, central heating radiator and a double glazed window to the front aspect.

FIRST FLOOR LANDING

An attractive galleried first floor landing with a central heating radiator and two double glazed shuttered windows to the front aspect. There is access to the roof space and an airing cupboard housing the Nibe hot water cylinder. The roof space is insulated, boarded, has light and runs the entire length of the barn.

BEDROOM ONE

A superbly proportioned double bedroom, formerly two bedrooms and easily reconverted if

preferred. This large double bedroom has two central heating radiators, two double glazed dormer windows to the rear aspect and a good sized walk-in wardrobe with hanging rail and shelving.

BEDROOM TWO
A spacious dual aspect double bedroom with a central heating radiator, a double glazed window overlooking the Village Maypole and a further double glazed window to the rear aspect.

BATHROOM
A superbly appointed three piece bathroom fitted with a traditional style suite including a pedestal wash basin with mixer tap, a close coupled toilet and a panel sided bath with hot and cold taps, mains fed shower and glazed shower screen. The walls are fully tiled, a central heating radiator and a double glazed obscured window to the rear aspect.

THE COW BARN
An attractive converted outbuilding, currently arranged into three separate areas but offering flexibility to be reconfigured if desired. It features a high vaulted ceiling with exposed roof trusses, along with power and lighting throughout and the benefit of underfloor heating. Access is provided via two glazed doors at the front, complemented by French windows to the front aspect.

Planning permission was granted in 2010 for the change of use of the domestic garage into a studio/workshop space for a specific industry. Prospective purchasers wishing to use the Cow Barn for an alternative purpose will need to seek the appropriate planning consent from Newark and Sherwood District Council.

GARDENS & DRIVEWAY
There is a five bar timber gate opening onto gravelled parking as well as a useful timber shed.

The property occupies a delightful plot including mature and well stocked cottage style gardens with paved patio seating areas, a circular shaped lawn and well stocked beds and borders. The drive is edged with attractive flower and shrub borders to each side.

COUNCIL TAX
The property is registered as council tax band D.

VIEWINGS
By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION
The property is situated in a conservation area

The property is Grade II Curtilidge Listed - being part of the listing of the adjoining Manor Farmhouse

An air souce heat pump is installed and the property is connected to main drains

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

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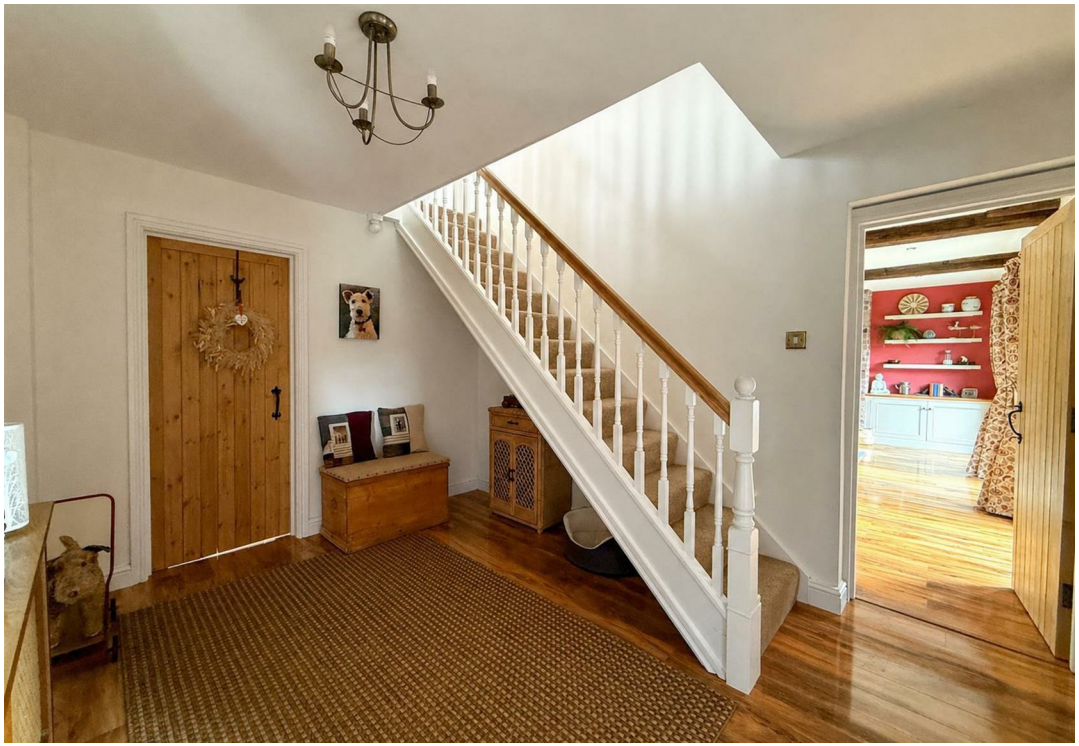























































THE
COW BARN



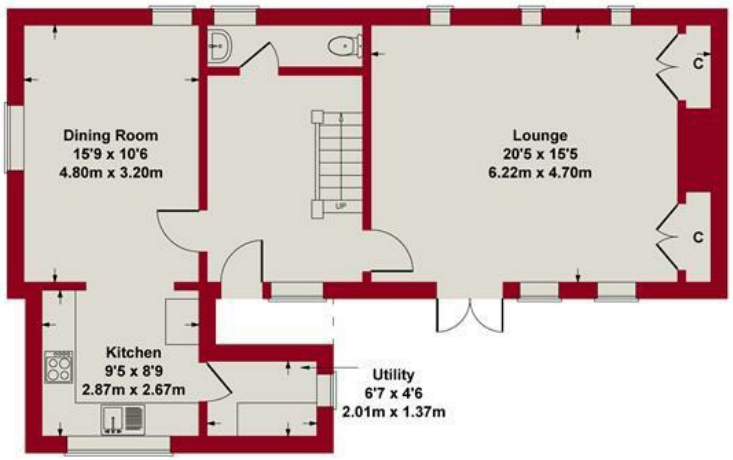



THE MANOR BARN
1 MANOR FARM RISE

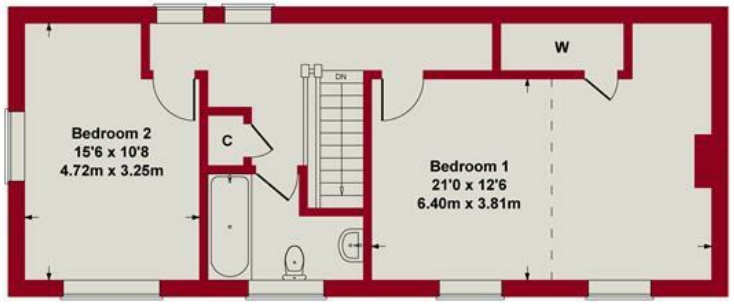




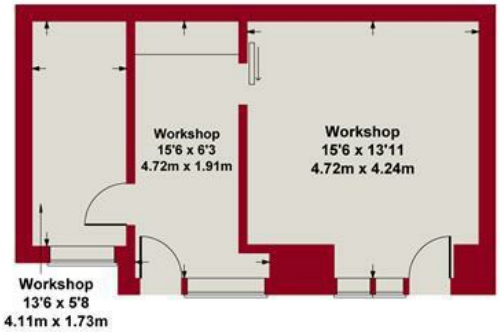
Approximate Gross Internal Area
1793 sq ft - 167 sq m



GROUND FLOOR



FIRST FLOOR



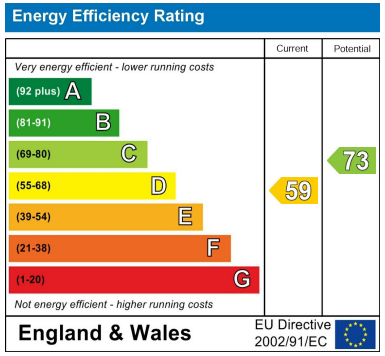
THE COW BARN

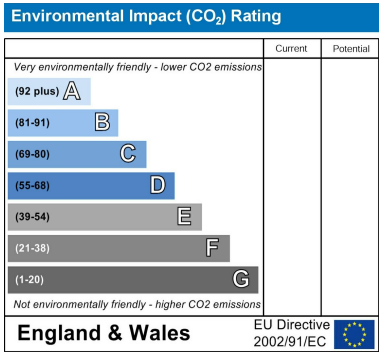
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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20 King Street,
Southwell NG25 0EH
Tel: 01636 816200
Email: southwell@richardwatkinson.co.uk

RICHARD WATKINSON PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers