CLARK ESTATES



Broadgate

Darlton, Newark, NG22 0TF

Offers over £625,000

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An exquisite renovated farm house offering an unique blend of rustic charm and modern living. With an impressive layout, the property boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The heart of the home is complemented by four well-appointed bedrooms, providing ample space for family and guests alike.

The property features three stylish bathrooms, one to the ground floor for multi generational living along with the annex, ensuring convenience and comfort for all residents. Each bathroom is designed with modern fixtures, enhancing the overall appeal of this delightful home.

One of the standout features of this farm house is the generous parking space, accommodating many vehicles. This is a rare find and ideal for those who enjoy hosting gatherings or have multiple vehicles.

Set in a picturesque location, this property not only offers a tranquil lifestyle but also the opportunity to enjoy the beauty of the surrounding countryside. With its blend of character and contemporary living, this barn conversion in Darlton is a perfect choice for those seeking a unique and spacious family home. Don't miss the chance to make this remarkable property your own.







Description
A stunning recent renovation of 'The Old Dairy Farm' Darlton. The property briefly comprises of an entrance hall, kitchen /diner with sun room, lounge, utility, cloakroom and wet room to the ground floor. To the first floor there are four bedrooms, master with en suite and a family bathroom. The property benefits from an annex which is currently a bar / games room with a cloakroom, this could easily be converted into living space with change of use. To the front of the property there is a gated gravel driveway for many vehicles leading to the rear with grass and patio area fully enclosed.

Hallway 8'5" x 6'8" (2.59m x 2.04m)
Entering the property through the front door into the hallway with decorative part panelled walls, gated access to the stairs ahead and access into the kitchen / diner and lounge.

Kitchen / Diner 22'0" x 18'6" (6.73m x 5.64)
This is a spacious country-style kitchen and living area with a warm, rustic character. A large exposed-brick chimney breast forms the focal point, framing a traditional black rangemaster cooker comprising of five ring hob, double oven and grill. Shaker style units with a granite worktop housing a double Belfast sink, dishwasher and space for an American fridge / freezer. A centre feature of a substantial island with matching granite worktop, brick side panels, wine coolers with seating area to one side and cabinetry to the other with rope-hung industrial pendant lights above. Under stairs walk in pantry and access to the open plan sun room over looking the rear garden. Zone control underfloor heating compliments the Travertine flooring.

Sun Room 8'3" x 7'4" (2.54m x 2.26m)
Leading through from the open plan kitchen / diner with the continuation of under floor heating recessed lighting and French doors leading out onto the rear garden.

Lounge 13'1" x 12'2" (4.00m x 3.73m)
The cosy country-style lounge is front facing with exposed brickwork, dark timber ceiling beams and warm wooden flooring. The main focal point is a substantial brick fireplace with a rustic timber mantel and a traditional wood-burning stove. Access leading through to the utility room.

Utility & Boot Room 19'8" x 7'9" (6.00m x 2.37m)
This is a practical country-style utility and boot room, combining generous storage with a compact washing area. Floor-to-ceiling cream shaker cabinetry in keeping with the kitchen provides ample of concealed storage, while the light floor adds warmth and rustic character with the continuation of under floor heating. A built-in wooden bench sits beneath traditional coat hooks and overhead cupboards, creating a convenient place for removing boots and storing outdoor clothing. Opposite, a long stone worktop incorporates a Belfast sink and chrome tap beside a bright window.

Cloak Room 7'6" x 5'10" (2.30m x 1.80m)
A ground floor toilet with part tiled walls, stone flooring with underfloor heating with wc and hand basin with access leading through 6to the wet room.

Ground Floor Wet Room 7'6" x 3'7" (2.30m x 1.10m)
This is a striking rustic wet room with a natural, spa-like atmosphere. The walls are fully clad in wood-effect porcelain tiles in varied brown and grey tones, while the shower floor is finished with rounded pebble mosaics for an organic look and added texture underfoot. A large overhead rainfall shower is paired with traditional dark-metal controls and a handheld shower attachment. Tropical greenery softens the hard surfaces and creates a lush, relaxing feel, while a discreet wall-mounted basket keeps toiletries within easy reach.

Stairs & Landing
This is a characterful country-style staircase combining rustic solid timbers with soft neutral finishes. The wide wooden steps are fitted with a light beige carpet runner, providing warmth and comfort while leaving the natural grain visible along each side. A substantial reclaimed solid wood balustrade frames the upper landing, complemented by a thick rope handrail secured to traditional dark-metal brackets.

Bedroom One & Ensuite 12'8" x12'2" (3.87m x3.72m)
A double bedroom stepping down from the landing with soft carpet underfoot and a front facing window with an exspoed natural beam through the centre. Access leading into the en suite shower room with a cubicle with a bi fold door, wc and hand basin.

Bedroom Two 16'0" x 10'11" (4.89m x 3.35m)
A double bedroom rear facing with exposed beams and curtained clothes rails for a softer wardrobe look.

Bedroom Three 15'3" x 7'9" (4.66m x 2.37m)
A double bedroom front facing with carpet, traditional style radiator and exposed beams.

Bedroom Four 10'5" x 7'9" (3.20m x 2.37m)
A double bedroom front facing with carpet, traditional style radiator and exposed beams.

Family Bathroom
This is a bright and spacious bathroom with a fresh decorative patterned tiled floor, balanced by neutral stone-effect wall tiles and crisp white walls. A freestanding roll-top bath with traditional chrome fittings sits beneath the window, accompanied by a classic pedestal basin and matching toilet. A chrome column radiator with an integrated towel rail adds both practicality and period character.

Annex
A multi functional self sufficient room with its own heating supply, with a bar, games area and relaxation area and a cloakroom for convenance. The building with change of use granted could be ideal for multi generational living.

Outside
To the front of the property is a gated gravel driveway for many vehicles with access to the rear garden which is fully enclosed and offers a generous size lawn, patio area and secluded garden to the rear of the annex.

Additional Information
The property is oil central heating and the annex is LPG.

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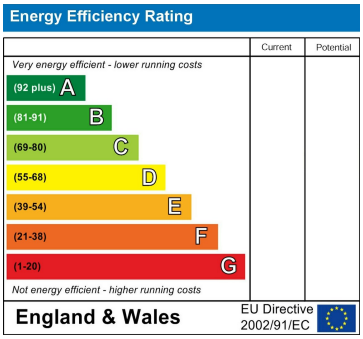
Area Map



Floor Plans



Energy Efficiency Graph



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