



£500,000 Freehold

2 CHURCH VIEW | BILSTHORPE | NEWARK | NG22 8TB

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A CHARACTERFUL FOUR-BEDROOM BARN IN A SECLUDED SETTING – NO UPWARD CHAIN!.. Have you considered Bilsthorpe as your next home? A village loved for its strong sense of community, countryside surroundings, and excellent access to nearby towns, Bilsthorpe offers the best of village life without feeling remote.

Tucked away in a peaceful and sought-after position, this beautiful four-bedroom barn-style home delivers a rare combination of character, space, and privacy. Thoughtfully designed for modern living, the property is ideal for families or anyone dreaming of a relaxed rural lifestyle with style.

The main lounge is warm and inviting, centred around a cosy log burner and a striking feature window that fills the room with natural light. French doors open onto the garden, making it a perfect space for both everyday living and entertaining. The heart of the home is the impressive kitchen diner, where shaker-style units, generous worktops, a central island, and space for a range cooker create a sociable hub for family meals and gatherings.

A second sitting room offers a quieter retreat—ideal for reading, unwinding, or enjoying garden views through French doors that lead outside. Four generously sized bedrooms provide flexibility for family life or home working, with the standout master suite offering a four-piece ensuite and French doors opening onto the garden—perfect for slow mornings or peaceful evenings.

Outside, the private rear garden is beautifully maintained, featuring a manicured lawn, mature trees, and established borders. To the front, charming views of the local church set the scene, while a spacious gravel driveway and double garage provide ample parking.

A truly special home in a village that's easy to fall in love with—early viewing is highly recommended.





#### Living Room 17'0" x 19'5"

Complete with carpeted flooring, central heating radiator and a log burner fireplace. With window to rear elevation and french doors to side elevation.

#### Kitchen 17'10" x 14'3"

Complete with a range of cabinetry and units with work surfaces above, integrated appliances, and island which includes storage and tiled flooring. Including ample space for a dining room table and windows to front elevation.

#### Utility 9'5" x 5'6"

Including additional cabinetry with work surfaces above and an inset sink and drainer. With a window to front elevation.

#### Living Room Two 9'4" x 21'1"

Complete with tiled flooring, central heating radiator and french doors leading onto the garden.

#### WC

Complete with low flush WC and hand wash basin.

#### Bedroom One 20'8" x 22'0"

Including carpeted flooring, central heating radiator and french doors to rear elevation.

#### Ensuite 13'10" x 6'0"

Complete with a four piece suite. Including a shower cubicle, bathtub, low flush WC and hand wash basin. With window to front elevation.



#### Bedroom Two 12'11" x 11'6"

Including carpeted flooring, central heating radiator and windows to front elevation.

#### Bedroom Three 12'11" x 9'5"

Including carpeted flooring, central heating radiator and window to front elevation.

#### Bedroom Four 10'5" x 9'6"

Including carpeted flooring, central heating radiator and windows to front elevation.

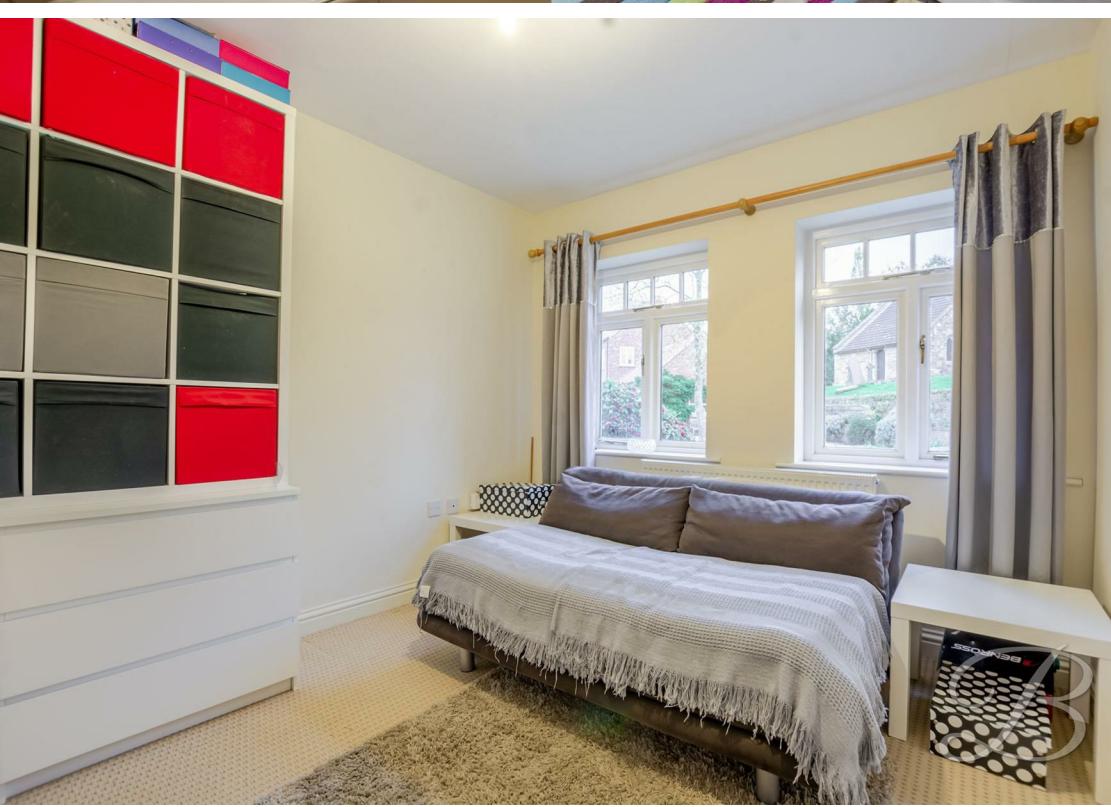
#### Bathroom 8'7" x 9'6"

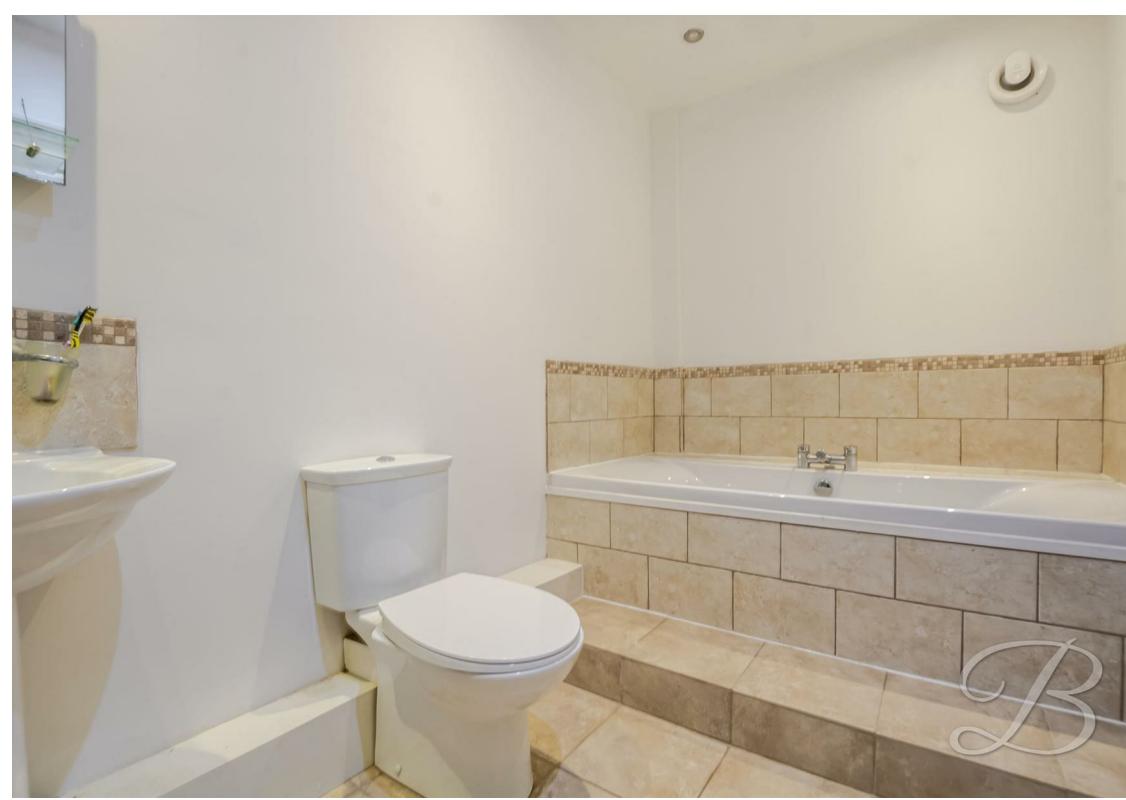
Complete with a three piece suite. Including a bathtub, low flush WC and hand wash basin. With window to front elevation.

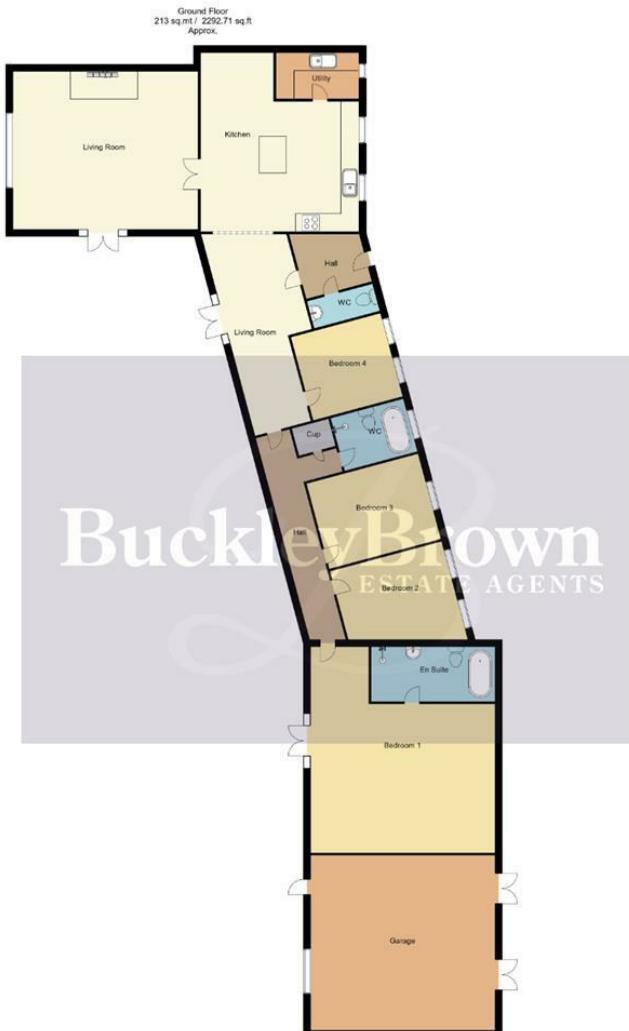
#### Outside

To the front offers a large gravel driveway with generous parking for plenty of cars. There is also the added bonus of a double garage allowing for plenty of storage. To the rear of the property hosts a beautiful garden area with a lovely lawn and well established trees and plants.









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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	75	79
(69-80) C		
(55-68) D		
(36-54) E		
(21-33) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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