



The Old Barn, Town Street, Treswell, DN22 0EW



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£475,000

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This charming old barn conversion in Treswell offers spacious living with exposed beams and character features throughout. It boasts multiple reception rooms, a well-equipped kitchen with a Rayburn stove, and three bedrooms, including a master with an ensuite. Outside, the property benefits from a lawned front garden, a large driveway, and detached outbuildings/a double garage.





ENTRANCE HALLWAY

Offers a single panel radiator, tiling throughout, a front door, and a single pane glass window to the front aspect.

RIGHT RECEPTION ROOM 4.88m x 3.78m (16'0" x 12'5")

Features two double panel radiators and three single pane windows (two to the right aspect and one to the front aspect).

Utility 2.08m x 3.13m (6'10" x 10'4")

Floor and wall-mounted cupboards, a stainless steel sink with a drainer, a single panel window to the left aspect, a double panel radiator, a wrapped worktop with under-counter space and plumbing for a freestanding washing machine and dryer.

KITCHEN 4.64m x 4.34m (15'2" x 14'2")

Includes two single pane windows to the left aspect, a single pane window with secondary glazing to the front aspect, floor and wall-mounted cupboards with wood and quartz worktops, a 'Rayburn' stove unit, an 'AEG' single oven, a 'Panasonic' microwave, an 'AEG' extractor hood, an 'AEG' induction electric hob, space for a freestanding Miele fridge freezer, a feature bookcase, exposed beam work, a dishwasher, tiled flooring throughout, and a bowl and a half sink set within the countertop.



MIDDLE RECEPTION ROOM 5.43m x 3.72m (17'10" x 12'2")

Features two single panel radiators and two single pane windows with secondary glazing to the front and left aspects, along with French doors for access.

DOWNSTAIRS WC 1.75m x 2.66m (5'8" x 8'8")

Low-level flush toilet, a pedestal wash hand basin, a single panel radiator, and a single pane window with secondary glazing to the rear aspect.

LOUNGE 4.57m x 5.69m (15'0" x 18'8")

Features a fireplace with a multi-fuel stove, two single pane windows with secondary glazing to the left aspect, a single pane window with secondary glazing to the front aspect, two single panel radiators, French doors, and a TV point.

CONSERVATORY 5.26m x 2.27m (17'4" x 7'5")

Tiled flooring throughout, is double-glazed to three aspects, has a corrugated plastic roof, and French doors leading to the front aspect.

BEDROOM ONE 4.51m x 3.68m (14'10" x 12'1")

A single pane window to the front aspect with secondary glazing, a panel radiator, a single pane window with secondary glazing to the left aspect, exposed beam work, a TV point, closet space, a double panel radiator, a double-glazed window to the front aspect, and further beam work.





NEWTON FALLOWELL

DRESSING ROOM 2.01m x 3.03m (6'7" x 9'11")

ENSUITE 1.64m x 1.77m (5'5" x 5'10")

Walk-in shower with a glass screen and wall-mounted shower unit, a wash hand basin embedded in a worksurface, a dual flush toilet, and a single pane window with secondary glazing to the rear aspect.

BATHROOM 1.88m x 2.65m (6'2" x 8'8")

A single panel window with secondary glazing to the rear aspect, a wall-mounted heated towel rail, a panel bath with a shower unit attached to mixer taps, a dual flush toilet, and a wash hand basin with a mixer tap.

BEDROOM TWO 2.54m x 3.7m (8'4" x 12'1")

A single panel window to the rear aspect with secondary glazing, a single panel radiator, and fitted storage.

BEDROOM THREE 2.71m x 2.86m (8'11" x 9'5")

A single panel window to the rear aspect with secondary glazing, a single panel radiator, and fitted storage.

LANDING

Benefits from a double radiator, a chandelier, an exposed beam, and a double-glazed leaded window to the front aspect.



NEWTON FALLOWELL



NEWTON FALLOWELL

GARDENS AND GROUNDS

Include a lawned garden to the front, a large driveway, detached outbuildings and double garage. Over two acres of land, perfect for equestrian use.

DISCLAIMER

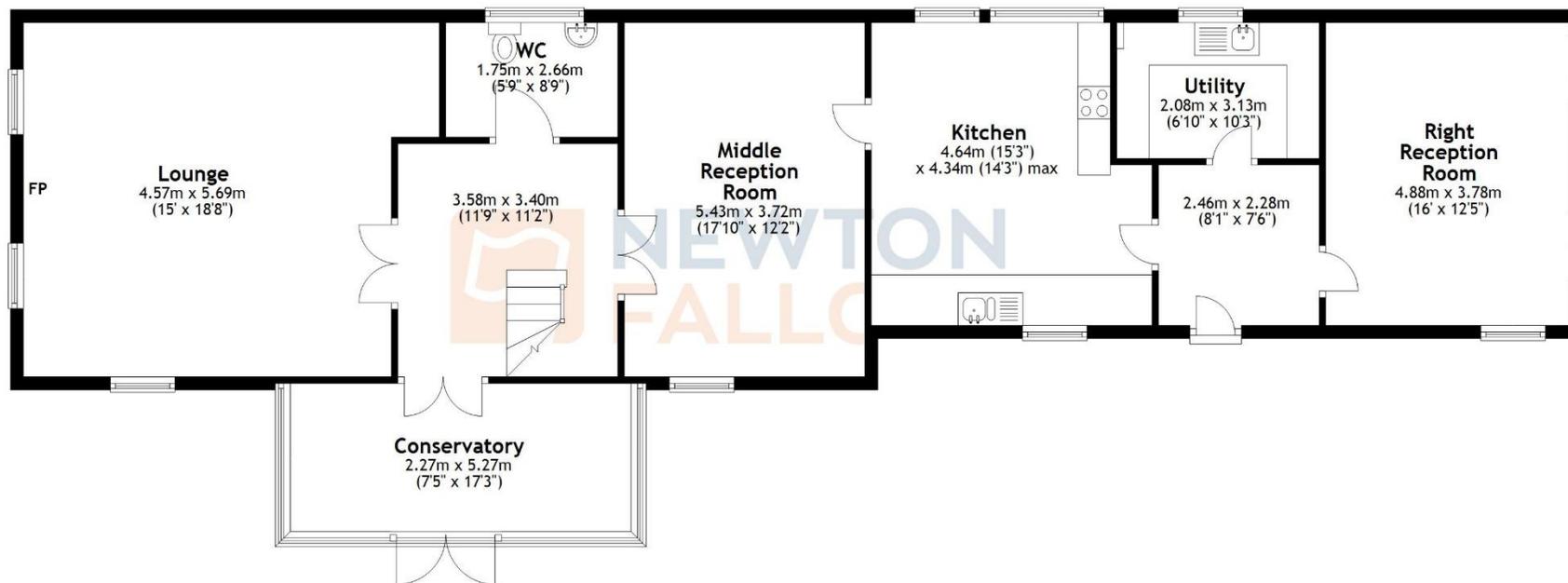
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing. Any site measurements given are subject to site survey.

SERVICES

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.



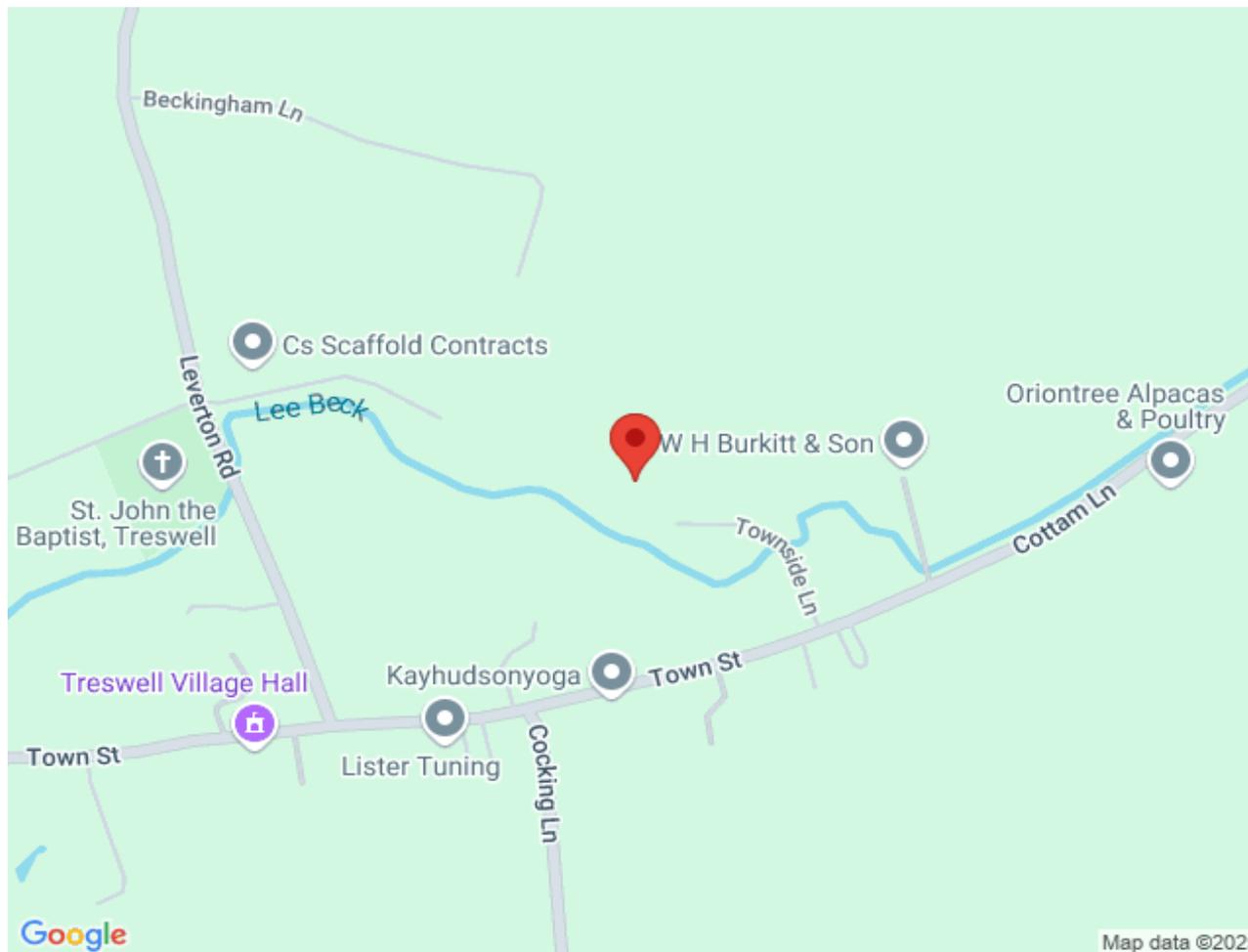
Ground Floor



First Floor



Total area: approx. 189.4 sq. metres (2038.6 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F	26 F	
1-20	G		

