



**Carpenters Cottage, Cross Lane,
Harby, NG23 7DY**



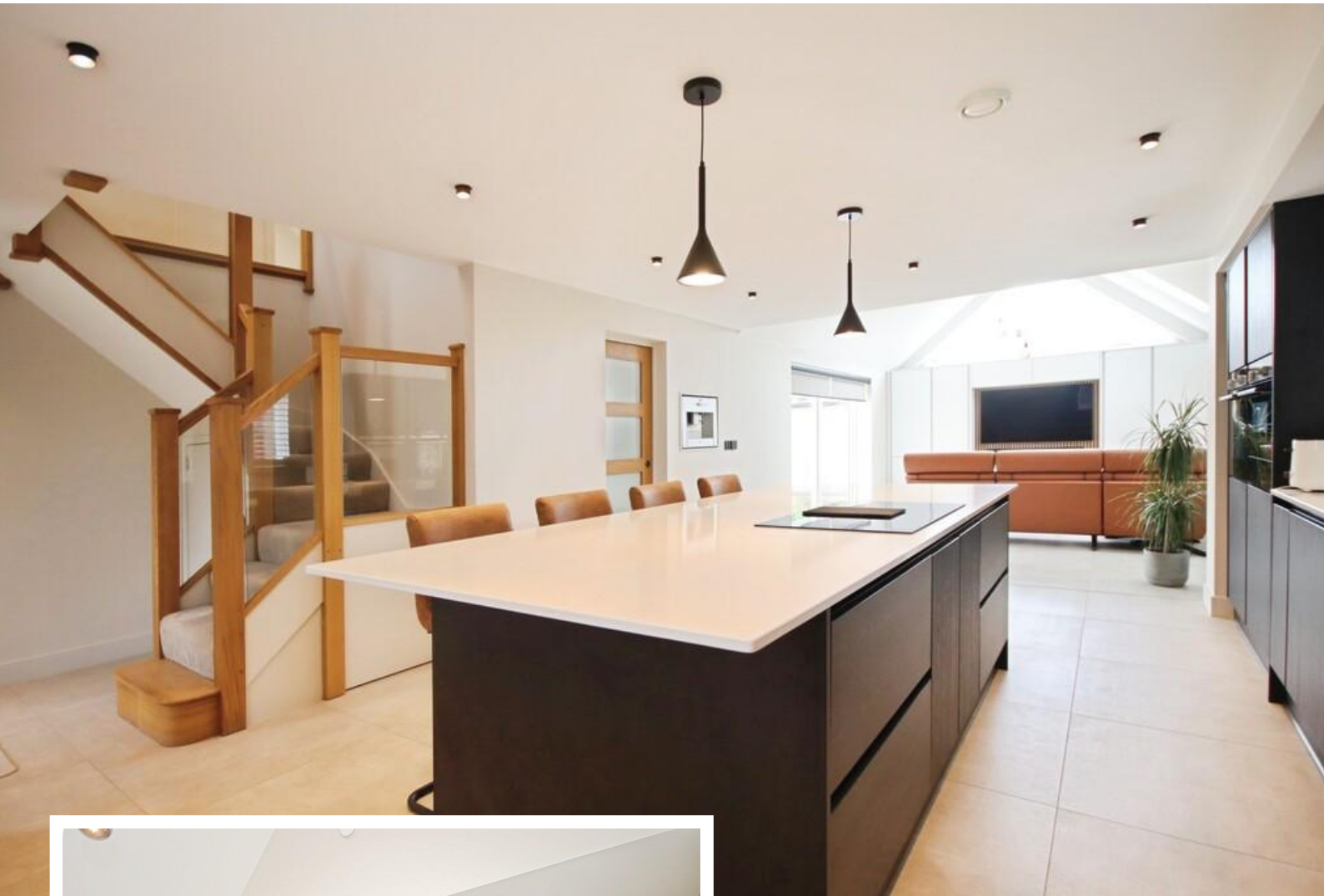
Book a Viewing!

£415,000

Exceptional Three Bedroom Detached Eco-Home finished to an outstanding standard throughout and benefiting from an EPC Rating A.

A rare opportunity to acquire a truly individual home combining contemporary design, exceptional energy efficiency and beautifully presented accommodation. Highlights include an impressive open plan living kitchen, vaulted ceilings, underfloor heating to the ground floor, three double bedrooms, en-suite to the principal bedroom and a range of advanced eco features including solar panels, air source heat pump, high performance glazing and heat recovery ventilation system.





LOCATION

Carpenters Cottage occupies a lovely position within the popular village of Harby, a well regarded rural village offering a strong sense of community whilst remaining accessible to surrounding towns and cities.

The village is served by Queen Eleanor Primary School, while a school bus service provides access to Tuxford Academy. Harby also benefits from a village hall, children's play area, bowls club, allotments and the popular Bottle and Glass public house. Further transport links are available via a pre-bookable bus service connecting the village with Newark, Collingham and Saxilby, with the nearest railway station located in Saxilby.

The location is particularly well suited to those seeking village life without complete isolation, with both Lincoln and Newark remaining within comfortable reach for a broader range of shopping, leisure and transport facilities.

ACCOMMODATION

ENTRANCE HALL

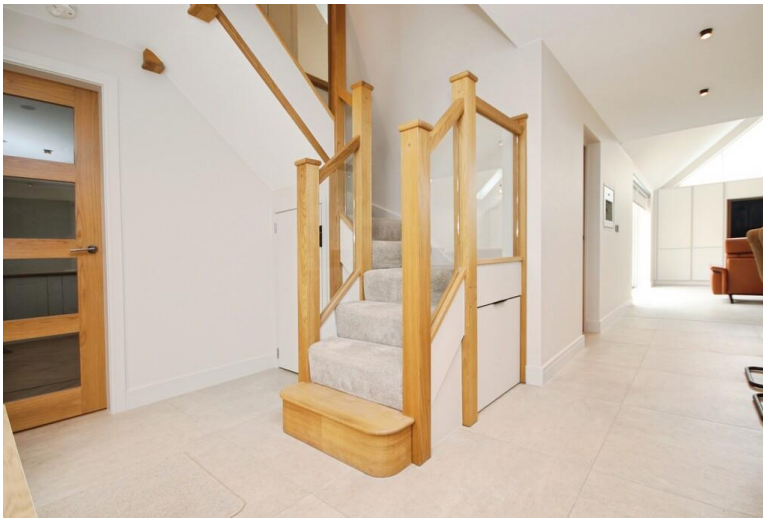
With a composite entrance door, oak and glazed staircase rising to the first floor and opening directly into the open plan living space. The space also benefits from underfloor heating.



OPEN PLAN LIVING

35' 9" x 18' 4 max" (10.9m x 5.59m) Fitted with a range of contemporary wall and base units with complementary work surfaces, inset sink, instant boiling water tap with filtered water system, integrated appliances include; fridge and freezer, dishwasher, induction hob with concealed extractor, eye-level oven, microwave and warming drawer, breakfast bar, feature lighting, spotlights, tiled flooring and exposed beams, and windows to the side aspect with shutters.

The living area benefits from a media wall, electric Velux windows, under stairs storage, underfloor heating runs throughout the space and bi-fold doors open directly onto the garden.



LOUNGE

18' 6" x 12' 3" (5.64m x 3.73m) With parquet flooring, windows to the front and rear aspects with bespoke shutters, underfloor heating, and feature multi-fuel log burning stove.

UTILITY ROOM

8' 4" x 4' 9" (2.54m x 1.45m) Fitted with worktop space, wash hand basin and WC, space and plumbing for a washing machine and tumble dryer, spotlights and a window to the rear aspect with shutters. The room also benefits from underfloor heating.

FIRST FLOOR LANDING

With glazed balustrading, window to the front aspect with shutters, access to all three double bedrooms and the family bathroom.



BEDROOM 1

12' 11" x 9' 9" (3.94m x 2.97m) With fitted sliding door wardrobe storage, radiator, a front facing window with shutters and access to the en-suite shower room.

EN-SUITE SHOWER ROOM

8' 4" x 7' 4" (2.54m x 2.24m) Comprising a large walk-in shower, WC and wash hand basin with vanity storage, tiled splashbacks, radiator, Velux window to the rear aspect, extractor and useful eaves storage.

BEDROOM 2

9' 11" x 9' 4" (3.02m x 2.84m) With side window with shutters, radiator and access to a dressing area.

DRESSING AREA

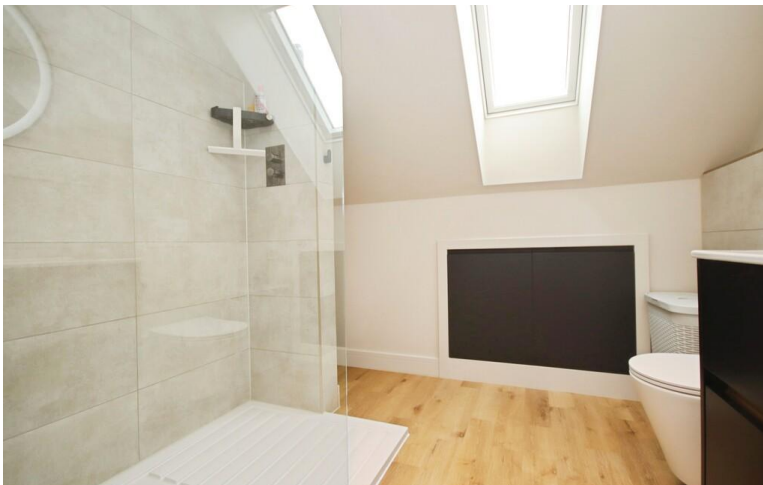
6' 8" x 5' 1" (2.03m x 1.55m) With a Velux window, additional storage and dressing space.

BEDROOM 3

9' 4" x 8' 3" (2.84m x 2.51m) With radiator, spotlights and window to the front aspect with shutters.

FAMILY BATHROOM

9' 4 max" x 8' 4" (2.84m x 2.54m) Fitted with a four piece suite comprising bath, separate shower cubicle, WC and wash hand basin, built-in vanity storage, radiator, tiled splashbacks, and Velux window to the rear aspect.





OUTSIDE

The property occupies an attractive plot with landscaped gardens designed to complement the quality of the accommodation. To the front, a decorative driveway provides parking for up to four vehicles alongside an attractive lawned frontage. To the rear there is an enclosed garden incorporating a paved patio seating area and lawn, creating an ideal space for outdoor dining, entertaining and family life.

The property also benefits from a useful plant room, housing elements of the hot water and heating systems, together with further external storage, lighting and electricity, excellent additional storage and supports the home's impressive energy efficient systems.

ECO FEATURES

One of the property's most significant selling points is its outstanding energy efficiency and sustainability credentials. The home benefits from solar panels, an air source heat pump and a heat recovery ventilation system, resulting in an impressive EPC Rating A, placing it amongst the most energy-efficient homes available on the market. These features combine to provide lower running costs, enhanced comfort and future-proofed living.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Air Source Heat Pump and solar panels, under floor heating to the ground floor.

EPC RATING – A.

COUNCIL TAX BAND – D (Newark and Sherwood DC).

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Mundys.

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

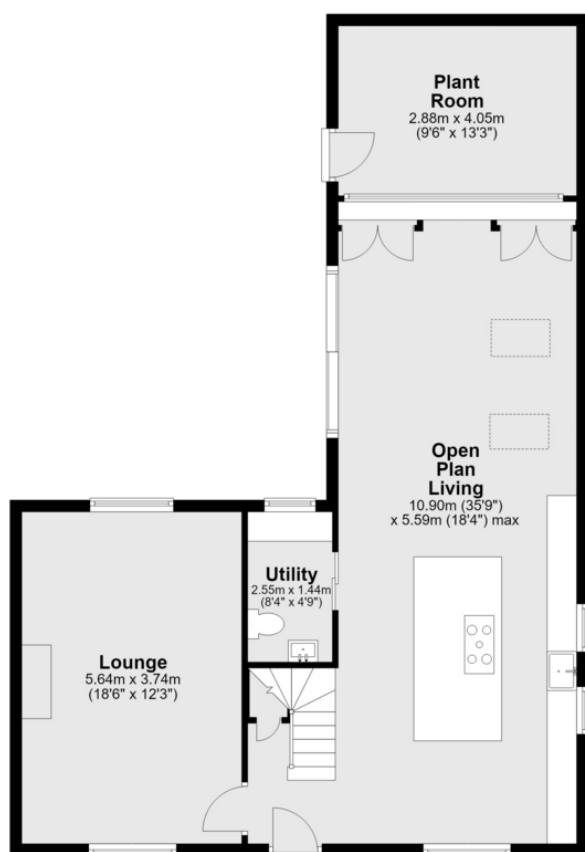
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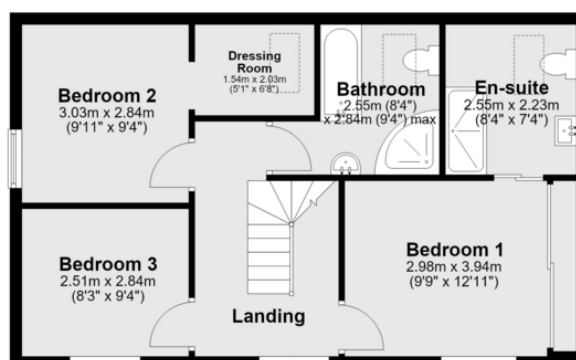
Ground Floor

Approx. 86.5 sq. metres (931.5 sq. feet)



First Floor

Approx. 53.1 sq. metres (571.8 sq. feet)



Total area: approx. 139.7 sq. metres (1503.3 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

