



The Gables Barn, Ollerton Road, Little Carlton, Little Carlton, NG23 6BP



Book a Viewing!

£750,000

Set within a generous plot extending to over half an acre (STS), this substantial and versatile family home offers over 3,000 sq ft of accommodation arranged across two floors, providing exceptional space for modern family life and multi-generational living. The beautiful grounds create a wonderful sense of privacy, with a formal courtyard, lawns and extensive multi-vehicle parking. Inside, the home blends character and contemporary living, retaining charming period features including vaulted beamed ceilings, exposed brickwork, latch doors and a welcoming log-burning stove. The flexible layout provides plenty of room for everyone, with two bedrooms and a bathroom at ground floor level, making the home particularly well suited to multi-generational living. Upstairs, the principal bedroom benefits from an en-suite, alongside further bedrooms and a family shower room. A dedicated downstairs study provides the perfect space for home working, while the generous utility room adds everyday practicality. Modern living is further supported by an air source heat pump, solar panels and electric vehicle charging point, combining the character of the property with energy conscious features. Offering the scale, flexibility and privacy rarely found in one property, this could be a true forever family home. Viewing is highly recommended to fully appreciate the exceptional space, grounds and lifestyle on offer.



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LOCATION

Little Carlton is a peaceful rural hamlet situated just north west of Newark-on-Trent, surrounded by open countryside and farmland. Part of the South Muskham parish, it offers a tranquil village lifestyle while being conveniently positioned for Newark town centre, the A1 and the wider road network.

ACCOMMODATION

ENTRANCE

12' 1" x 5' 6" (3.7m x 1.7m) Base storage units with work surface, tiled floor, radiator, beams to ceiling, opening to kitchen breakfast room and door to utility room.

KITCHEN/BREAKFAST ROOM

20' 4" x 11' 9" (6.2m x 3.6m) Fitted with a range of wall and base units with a work surface incorporating a ceramic Butler style sink with mixer tap and breakfast bar island. Fitted double stainless steel extractor, space for a large cooker and space for a fridge freezer. Tiled flooring, uPVC double glazed windows to the rear and door to the courtyard at the rear.





DINING ROOM

16' 8" x 12' 9" (5.10m x 3.9m) With coach house style double doors front and rear, wood flooring, radiators, stairs to the first floor with galleried landing and vaulted beamed ceiling, feature exposed brick, doors to the sitting room, kitchen breakfast room and to the downstairs cloakroom.

CLOAKROOM

7' 6" x 5' 6" (2.3m x 1.7m) With high flush WC and pedestal wash hand basin, tiled floor, tiled splash-backs, radiator, beams to ceiling, extractor and uPVC double glazed window to the front elevation.

SITTING ROOM

17' 8" x 15' 1" into recess (5.4m x 4.6m) With uPVC double glazed windows to two elevations, French doors onto courtyard, wood flooring, radiators, beams to ceiling, log burning stove and door to study.

STUDY

12' 1" x 7' 6" (3.7m x 2.3m) With uPVC double glazed window to the side elevation, beams to ceiling, wood flooring, dado rail and radiator.

UTILITY ROOM

17' 0" x 10' 9" (5.2m x 3.3m) Fitted with further base units with a work surface incorporating a sink unit with a stainless steel mixer tap. Integrated dishwasher, tiled floor, double glazed windows to the front and rear elevations, door onto courtyard, vaulted beamed ceiling, built-in utility cupboard, door to living room and to the garden room.



LIVING ROOM

19' 8" x 17' 4" (6m x 5.3m) With uPVC double glazed window to the front and side elevations, radiators, wood flooring and vaulted beamed ceiling.

GARDEN ROOM

34' 11" x 9' 2" (10.66m x 2.8m) With double glazed windows and French doors onto courtyard, tiled floor, radiator and doors to two bedrooms.



BEDROOM FOUR

16' 0" x 15' 5" (4.9m x 4.7m) With wood flooring, radiator, vaulted beamed ceiling with double glazed Velux skylight window, internal windows and door to inner lobby.

INNER LOBBY

7' 6" x 5' 10" (2.3m x 1.8m) With door to the bathroom and to bedroom five, radiator and access to the loft space.

BATHROOM

9' 6" x 7' 6" (2.9m x 2.3m) Fitted with a rolltop bath, pedestal wash hand basin and low level WC, tiled splash-backs and tiled floor, extractor, chrome heated towel rail and double glazed internal window.

BEDROOM FIVE

16' 0" x 10' 5" (4.9m x 3.2m) With double glazed Velux skylight window, laminate flooring and a radiator.





MASTER BEDROOM

17' 4" x 12' 9" (5.3m x 3.9m) With uPVC double glazed windows to three elevations, radiator, vaulted beamed ceiling and door to en-suite.

EN-SUITE BATHROOM

10' 2" x 7' 6" (3.10m x 2.3m) With a four piece suite comprising a rolltop bath, low level WC, pedestal wash and basin and shower cubicle with a mains shower, radiator with heated towel rail, tiled splashbacks, tiled floor and uPVC double glazed opaque window to the front elevation.

NURSERY/BOX ROOM

9' 10" x 5' 10" (3m x 1.8m) With internal window, beam to ceiling and radiator.



SHOWER ROOM

12' 5" x 4' 11" (3.8m x 1.5m) Fitted with a large shower cubicle with the mains fed rain head shower, low level WC and pedestal wash hand basin, tiled splash-backs, radiator, built-in storage cupboard, beam to ceiling and internal window.

BEDROOM TWO

13' 9" x 10' 2" maximum measurement plus mezzanine. (4.2m x 3.1m) With uPVC double glazed window to the front elevation, radiator, vaulted beamed ceiling and stairs to the mezzanine.

BEDROOM THREE

14' 9" x 9' 2" maximum measurement plus mezzanine (4.5m x 2.8m) With uPVC double glazed window to the front elevation, radiator, vaulted beamed ceiling and stairs to the mezzanine.



OUTSIDE

Electric double gates to a gravelled driveway which leads to further parking and turning circle at the rear where there is also an open barn style double carport. Generous lawn garden to the side and enclosed low maintenance landscaped courtyard with built-in irrigation.

KEY FACTS FOR BUYERS

SERVICES

Water and drainage mains services available. Oil central heating. Solar panelling.

EPC RATING – E.

COUNCIL TAX BAND – F.

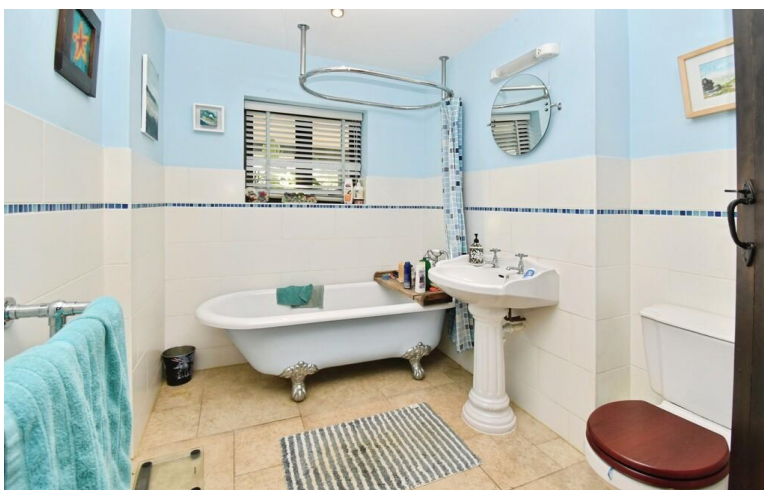
LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

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

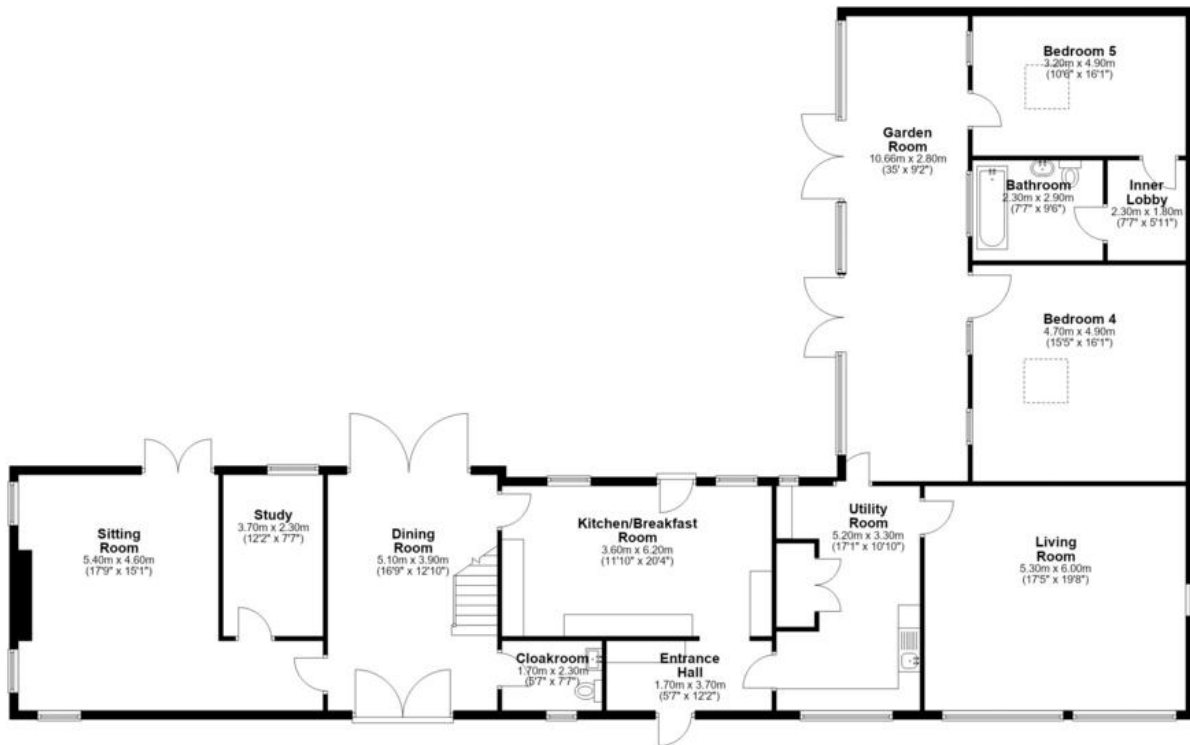
MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

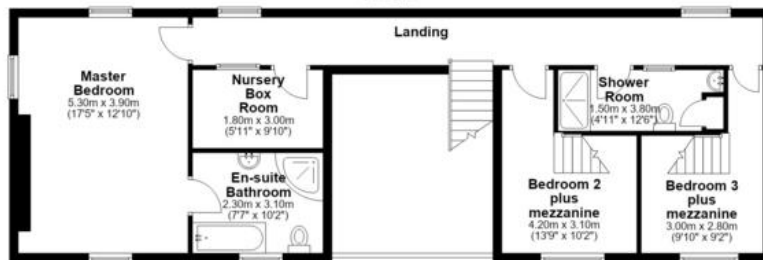




Ground Floor
Approx. 224.4 sq. metres (2415.8 sq. feet)



First Floor
Approx. 75.1 sq. metres (808.4 sq. feet)
(excluding void)



Total area: approx. 299.5 sq. metres (3224.2 sq. feet)
The Gables Barn, Little Carlton

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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.

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