



BIRCH TREE BARN MAIN STREET KIRTON, NEWARK, NG22 9LP

£550,000
FREEHOLD

This stunning three-bedroom detached bungalow was built in 2011 to an exceptionally high specification and offers beautifully appointed, contemporary accommodation throughout. Occupying a generous plot within the picturesque village of Kirton, the property has been thoughtfully designed to combine luxurious modern living with outstanding energy efficiency and versatile family accommodation.

At the heart of the home is a spectacular open-plan living, kitchen and dining area featuring vaulted ceilings with handcrafted exposed beams, a bespoke fitted kitchen with premium integrated appliances, granite worktops and bi-fold doors opening onto the beautifully landscaped rear garden. A separate living room with a multi-fuel log burner provides a warm and inviting space, while the impressive principal bedroom benefits from a luxurious en-suite, with two further double bedrooms served by a stylish Jack and Jill shower room.

Externally, the property continues to impress with a beautifully landscaped rear garden arranged over three levels, offering superb outdoor entertaining spaces including composite decking, a ceramic-paved terrace. A versatile detached garden room provides ideal space for a home office, gym or studio, while a substantial triple timber-framed carport with an electric vehicle charging point and owned solar panels further enhances this exceptional home. Finished to an outstanding standard throughout, this truly remarkable home offers an enviable combination of style, quality and practicality in one of the area's most desirable village locations.

**Kendra
Jacob**

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BIRCH TREE BARN MAIN

- * Stunning three-bedroom detached bungalow built in 2011 to an exceptional specification. • * Situated in the picturesque and highly sought-after village of Kirton. • * High-quality bespoke kitchen with granite worktops and premium integrated appliances. • * Separate elegant living room featuring a multi-fuel log burner and bi-fold doors to the garden. • * Luxurious principal bedroom with fitted wardrobes and a contemporary en-suite bathroom. • * Two further spacious double bedrooms with a stylish Jack and Jill shower room. • * Beautifully landscaped rear garden with multiple entertaining areas. • * Versatile detached garden room, ideal as a home office, gym or studio. • * Triple timber-framed carport with EV charging point and owned solar panels with battery storage. • * Spectacular open-plan living, kitchen and dining area with vaulted ceilings and exposed handcrafted beams.



LOCATION

Situated in the sought-after village of Kirton, Nottinghamshire, this location offers the perfect blend of rural surroundings and excellent connectivity. Surrounded by open countryside, Kirton enjoys a peaceful village atmosphere while benefiting from easy access to a range of nearby towns and cities.

The village provides a selection of everyday amenities and is well placed for access to the wider facilities available in nearby Newark, Ollerton, Retford and Mansfield. Families are well served by local schooling, while the surrounding countryside offers an abundance of walking, cycling and outdoor pursuits.

Kirton is particularly well positioned for commuters, with excellent road links providing convenient access to Nottingham, Lincoln and Sheffield. Newark North Gate railway station is also within easy reach, offering direct high-speed services to London King's Cross in approximately 1 hour and 20 minutes, making the village an attractive choice for those balancing country living with city commuting.

Combining a tranquil village setting with superb transport connections and access to a wide range of amenities, Kirton remains a highly desirable location for those seeking the best of both rural and modern lifestyles.

ENTRANCE HALLWAY

A welcoming entrance hall is accessed via a stylish side entrance door, opening into an impressive open-plan reception space that immediately sets the tone for this exceptional home. From here, doors lead to the inner hallway, cloakroom/WC, utility room and the magnificent open-plan living, kitchen and dining area.

CLOAKROOM/WC

Beautifully appointed with a contemporary white suite comprising a wall-hung WC and a modern circular wash hand basin with tiled splashback. The room also benefits from tiled flooring with underfloor heating, recessed ceiling spotlights and an extractor fan.

UTILITY ROOM

A well-equipped utility room fitted with a range of contemporary wall

and base units, complemented by granite worktops incorporating a sink with mixer tap. There is space for a freestanding washing machine and tumble dryer, together with a wall-mounted central heating boiler and heat recovery system. Finished with tiled flooring incorporating underfloor heating, recessed spotlights, an extractor fan and loft access.

LIVING ROOM

An exceptional living room designed with both comfort and style in mind, featuring hardwood double-glazed windows overlooking the rear garden and impressive hardwood bi-fold doors opening onto the outdoor entertaining space. A striking vaulted ceiling with handcrafted exposed beams creates a wonderful sense of space, whilst the multi-fuel log burner provides an attractive focal point. The room is complete with television and power points, together with tiled flooring featuring underfloor heating, seamlessly flowing into the kitchen and dining area.

OPEN PLAN KITCHEN DINER

The heart of the home is this spectacular open-plan kitchen and dining space, flooded with natural light from hardwood double-glazed windows to the front and side, together with bi-fold doors opening directly onto the rear garden.

The impressive vaulted ceiling with handcrafted exposed beams enhances the sense of scale, while the bespoke fitted kitchen offers an extensive range of high-quality wall and base units finished with luxurious granite worktops. Features include twin inset sinks with mixer taps, integrated dishwasher, wine fridge, two integrated refrigerators and a separate freezer.

A substantial central island with granite work surface provides an informal breakfast bar and incorporates a statement Smeg range-style cooker with six-burner gas hob, complemented by an integrated AEG microwave and AEG warming drawer, creating the perfect space for both everyday family living and entertaining.

INNER HALLWAY

The inner hallway enjoys natural light from three hardwood double-glazed side windows and features recessed ceiling spotlights, solid oak flooring with underfloor heating and doors leading to all three double bedrooms.

PRINCIPLE BEDROOM

A luxurious principal bedroom featuring a stunning vaulted ceiling with handcrafted exposed beams and ceiling fan. Remote-controlled Velux roof windows flood the room with natural light and are fitted with integrated blinds. Solid oak flooring with underfloor heating adds warmth and elegance, whilst a full wall of bespoke mirrored fitted wardrobes provides excellent storage. Television and power points are provided, together with access to the private en-suite bathroom.

EN-SUITE SHOWER ROOM

A beautifully appointed five-piece en-suite finished to an exceptional standard, comprising a panelled bath, generous walk-in shower with mains-fed waterfall shower, twin circular wash basins set within a contemporary vanity unit and a wall-hung WC. Additional features include a Velux roof window, recessed ceiling spotlights, chrome heated towel rail, extractor fan and fully tiled flooring with underfloor heating.

BEDROOM TWO

A spacious second double bedroom featuring a vaulted ceiling with handcrafted exposed beams and ceiling fan. Velux roof windows with remote-controlled fitted blinds provide excellent natural light, whilst solid oak flooring with underfloor heating continues the high-quality finish. The room also benefits from television and power points together with direct access to the Jack and Jill shower room.

JACK & JILL SHOWER ROOM

Stylishly designed and beautifully finished, the Jack and Jill shower room comprises a generous walk-in shower with mains-fed waterfall shower, contemporary vanity wash hand basin and WC. Finished with fully tiled walls, tiled flooring incorporating underfloor heating, chrome heated towel rail, vaulted ceiling with Velux roof windows, recessed spotlights and extractor fan.

BEDROOM THREE

A beautifully presented third double bedroom featuring a vaulted ceiling with handcrafted exposed beams and ceiling fan, hardwood double-glazed side window, solid oak flooring with underfloor heating, television and power points, together with direct access to the Jack and Jill shower room.

EXTERIOR

The property is approached via elegant wrought iron entrance gates opening onto a generous driveway with an open-plan front garden. Further features include exterior lighting, outdoor power points and a substantial triple timber-framed carport complete with an electric vehicle charging point.

To the rear lies a beautifully landscaped private garden, thoughtfully designed across three levels to create exceptional outdoor living and entertaining spaces. Extensive composite decking provides the perfect setting for al fresco dining, whilst attractive rockeries and feature steps lead to a stylish ceramic-paved terrace with feature wall. Beyond is an impressive larger-than-average lawn complemented by a recently built garden room.

GARDEN ROOM

A superb addition to the property, the detached garden room provides a versatile and beautifully presented space, ideal as a home office, gym, studio, games room or additional entertaining area.

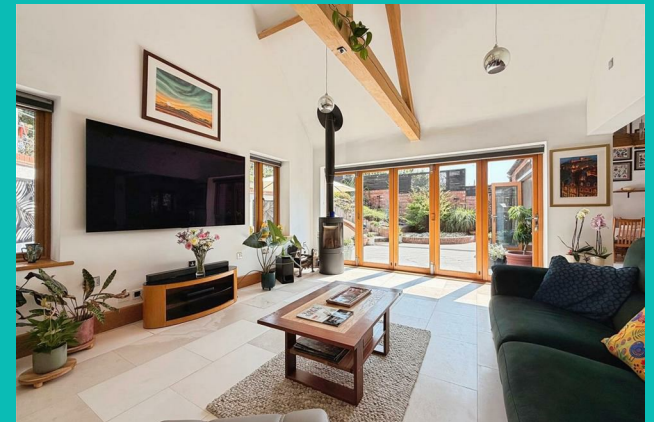
Designed to maximise natural light, the room enjoys large glazed windows and French doors overlooking the landscaped garden, creating a seamless connection between the indoor and outdoor spaces. Finished to a high standard throughout, it benefits from power, lighting and a contemporary décor, making it suitable for year-round use.

Occupying an attractive position within the beautifully landscaped rear garden, this stylish garden room offers the perfect balance of practicality and luxury, providing flexible accommodation to suit a variety of lifestyles.

TRIPLE TIMBER FRAMED CARPORT

A substantial triple timber-framed carport providing excellent covered parking and featuring an electric vehicle charging point. Above, a spacious loft offers extensive storage and houses the battery storage system for the property's owned solar panels, providing enhanced energy efficiency and long-term running cost benefits.

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ADDITIONAL INFORMATION

Local Authority – Newark and Sherwood

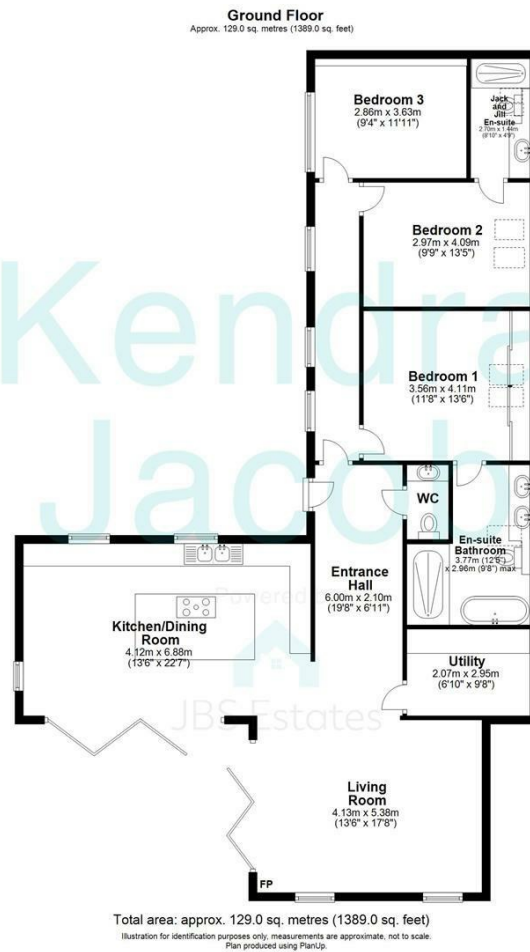
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1389.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements

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