

FOR SALE



Ollerton Road, Little Carlton, Newark
Guide Price £750,000


MARTIN&CO



Ollerton Road, Little Carlton, Newark

6 Bedrooms, 3 Bathroom

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- Original Barn Conversion
- Stunning Features Throughout
- Six Bedrooms
- Two Large Reception Rooms
- Two Ensuites and Family Bathroom

ENTRANCE HALL Entering the property via the large original barn door you arrive in the porch which has a range of base units offering plenty storage space for coats, boots and much more.

KITCHEN 20' 2" x 12' 1" (6.15m x 3.68m) The kitchen which has a range of base and wall units, a stunning blend of granite and quartz worksurfaces, there are also the original beams. Large windows overlooking the courtyard as well as a beautiful door leading out also.



DINING HALL 17' 0" x 12' 8" (5.18m x 3.86m) To the rear of the kitchen is the rear hallway which is part of the original barn conversion boasting a double heightened ceiling, beams, staircase, brick wall and a dual aspect with large barn doors on either side allowing light to flood in.

SITTING ROOM 17' 8" x 15' 0" (5.38m x 4.57m) The sitting room has a triple aspect including a door leading to the courtyard. There is a fireplace, original wooden beams and a wealth of character.

OFFICE 12' 0" x 7' 0" (3.66m x 2.13m) The study is a good sized room with original features throughout and a window overlooking the courtyard.

WC 5' 6" x 7' 7" (1.68m x 2.31m) There is a downstairs WC which is spacious and has high level WC, pedestal hand wash basin and a frosted window overlooking the gardens.

UTILITY ROOM 17' 10" x 11' 0" (5.44m x 3.35m)

Through the kitchen to the front door there is a newer section of the barn conversion that the current vendors did themselves. The first room leads into the utility with a range of base and wall units and space for a washing machine and dishwasher. The property runs off electric and has the power box for the solar panels as well as a water tank and a Tesla charging panel.

SUN ROOM 34' 5" x 9' 3" (10.49m x 2.82m) Entering the stunning garden room which also serves a corridor allows light to flood in with its floor to ceiling windows and French doors leading out to the courtyard, behind you are doors leading to bedroom 5 and 6 and a second sitting room but also could be bedroom 7.

GYM/FAMILY ROOM 19' 8" x 17' 0" (5.99m x 5.18m)

This is a large space which could be split into dual sections allowing for an annexe type situation. There are windows overlooking the garden.

BEDROOM FIVE 16' 1" x 15' 3" (4.9m x 4.65m)

Bedroom 5 has a double heightened ceiling with original beams, Velux window and a spacious layout.

SHARED EN SUITE 9' 7" x 7' 5" (2.92m x 2.26m)

There is an en suite connecting both bedrooms which includes low level WC pedestal hand wash basin and a claw footed bath with shower attachment.

BEDROOM SIX 16' 3" x 10' 7" (4.95m x 3.23m)

Bedroom 6 again is spacious with original beams and a Velux window allowing light to flood through.

BEDROOM ONE 17' 8" x 12' 10" (5.38m x 3.91m) At the end of the corridor is the spacious master bedroom suite, which boasts a triple aspect, original beams and plenty of space, light and character.



EN SUITE 10' 1" x 7' 6" (3.07m x 2.29m) A four piece en suite including a claw footed bath, high level WC, pedestal hand wash basin and a large corner shower unit.

BEDROOM TWO 10' 1" x 6' 0" (3.07m x 1.83m) The next room adjoined is a smaller bedroom which could ideally be turned into a dressing room however it is still spacious enough to be a single bedroom.

BEDROOM THREE 14' 2" x 10' 4" (4.32m x 3.15m) The next room along is bedroom 3, consisting of original wooden beams, ornate original staircase leading to a balcony area ideal for storage or as a play den for the children, there is also a window overlooking the garden.

BATHROOM 12' 8" x 4' 11" (3.86m x 1.5m) The family bathroom has a low-level WC, pedestal hand wash basin and a shower cubicle.

BEDROOM FOUR 14' 10" x 14' 4" (4.52m x 4.37m) Bedroom 4 is located at the end of the corridor and identical to Bedroom 3 including the impressive original balcony area also with a window overlooking the garden.

GARDENS AND GROUNDS On entering the property through the large electric wooden gates, you are greeted to a substantial driveway with the stunning barn conversion on your right and the spacious grounds on your left.

Driving towards the rear of the property there is a large, gravelled area which can house several cars including a detached wooden carport with space for two large cars.

The garden has a large area which is grassland with a shed, range of storage options and a large selection of mature trees and shrubs.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		





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