

The Barn Main Street, Fiskerton, Southwell, NG25 0UL

Guide Price £210,000

Tel: 01636 816200

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Unique & Characterful Barn Conversion
- Flexible Layout Providing up to 3 Bedrooms
- Deceptively Spacious & Versatile Accommodation
- Two En-Suite Double Bedrooms
- Convenient Access to Southwell
- Popular Village of Fiskerton
- No Upward Chain
- Open-Plan Living Space with Kitchen to the Rear
- Feature Galleried Lounge, Reception Room/Third Bedroom
- Viewing Highly Recommended

A truly unique barn conversion nestled in the heart of the sought-after village of Fiskerton, which benefits from a welcoming village pub, local shop, and excellent access to the historic market town of Southwell.

Offered to the market with the advantage of no upward chain, the property boasts deceptively spacious and highly versatile accommodation arranged over two floors, with the flexibility to provide up to three bedrooms.

The ground floor features an impressive open-plan living space with the kitchen positioned to the rear, an en-suite double bedroom, and a further reception room or optional bedroom, complemented by a useful store/utility room beyond.

To the first floor, a striking galleried lounge creates a superb additional living area, alongside a further generously proportioned en-suite double bedroom.

An internal viewing is highly recommended to fully appreciate the character, unique layout, and desirable village setting of this individual home.

ACCOMMODATION
A timber panelled stable door leads into the property.

LOUNGE AREA
With staircase leading to the first floor, double glazed window to the front elevation, central heating radiator and being open plan to the modern fitted kitchen.

KITCHEN
Fitted with a range of high-gloss base and wall units with soft close cupboards and drawers, linear edge worktops and tiled splashback's, integrated appliances including a Bosch dishwasher, integrated refrigerator and three drawer freezer. Vinyl flooring, kick-space heater, recess for a Range cooker with extractor hood over.

DINING ROOM/BEDROOM THREE
With central heating radiator, glazed French doors to the front elevation and a door into the Utility/Store.

UTILITY/STORE
A useful storage room.

GROUND FLOOR BEDROOM TWO
With central heating radiator, a double glazed window to the front elevation and a range of fitted wardrobes. A door leads into the dressing area with built-in wardrobe with hanging rail then a door into the En-suite Bathroom.

EN-SUITE BATHROOM
Fitted with a P shaped shower bath with mixer shower, vanity wash basin with mixer tap and cupboard below, toilet, radiator and extractor fan.

FIRST FLOOR GALLERIED LOUNGE
A spacious open plan lounge with two central heating radiators, four Velux roof windows and double glazed windows over the galleried landing.

INNER HALLWAY
Having a Velux roof window and built-in airing Cupboard housing the Baxi combination boiler (fitted 5 years ago) and storage.

FIRST FLOOR BEDROOM
A double bedroom with central heating radiator, Velux roof window and a range of fitted wardrobes with attached bedside table.

SHOWER ROOM
Fitted with a three-piece suite including toilet, pedestal wash basin and shower enclosure with electric Mira shower. Tiling to splashback's and glazed shower door, Velux roof window and chrome towel radiator.

FISKERTON
Listed by The Sunday Times as one of the Best Places to Live in the Midlands, the popular village of Fiskerton offers a village shop, hairdressers and Post Office, as well as a popular riverside pub, village green and restaurant, The Bromley. There is a small station with trains into Lincoln and Nottingham, and lovely riverside walks, as well as excellent school catchments and easy access into the Historic Minster Town of Southwell. Fiskerton is on a main bus route serving Newark and Mansfield.

COUNCIL TAX
The property is registered as council tax band C.

SERVICES
We are advised by the seller that mains gas and drainage are connected.

VIEWINGS
By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION
The property is located within Fiskerton Conservation Area.

The property is accessed via a private road, over which we understand that the Barn benefits

from a right of access.

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:_
https://check-long-term-flood-risk.service.gov.uk/risk#

Broadband & Mobile coverage:-
https://checker.ofcom.org.uk/en-gb/broadband-coverage

School Ofsted reports:-
https://reports.ofsted.gov.uk/

Planning applications:-
https://www.gov.uk/search-register-planning-decisions

Once an offer is accepted, there will be a small charge for our biometric Anti Money Laundering compliance check of £14 + VAT per purchaser.






Lovely riverside walks close by












DANZA

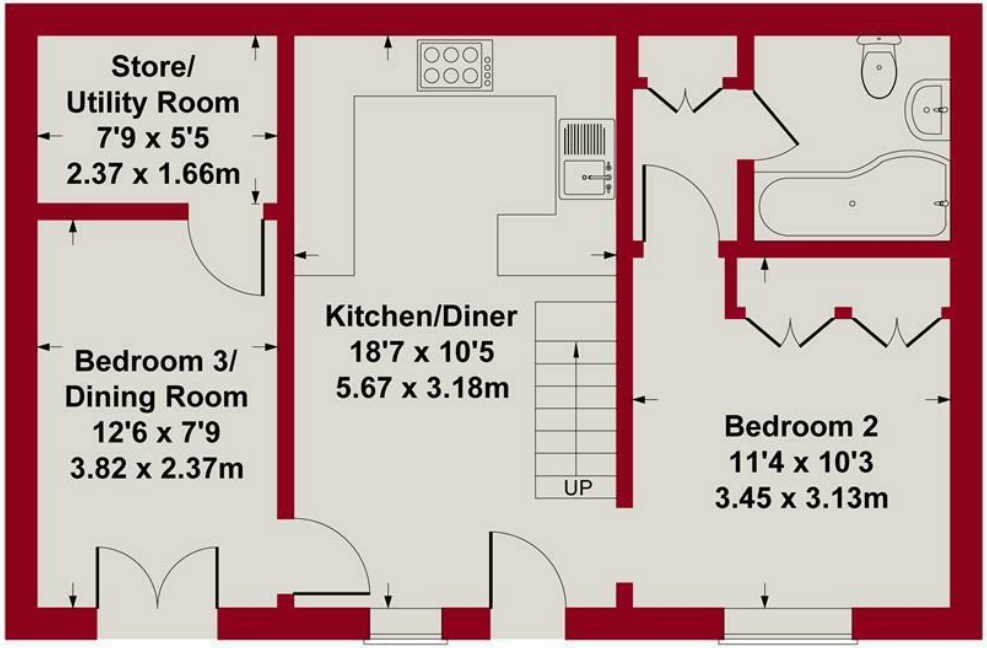

LOVE
YOU

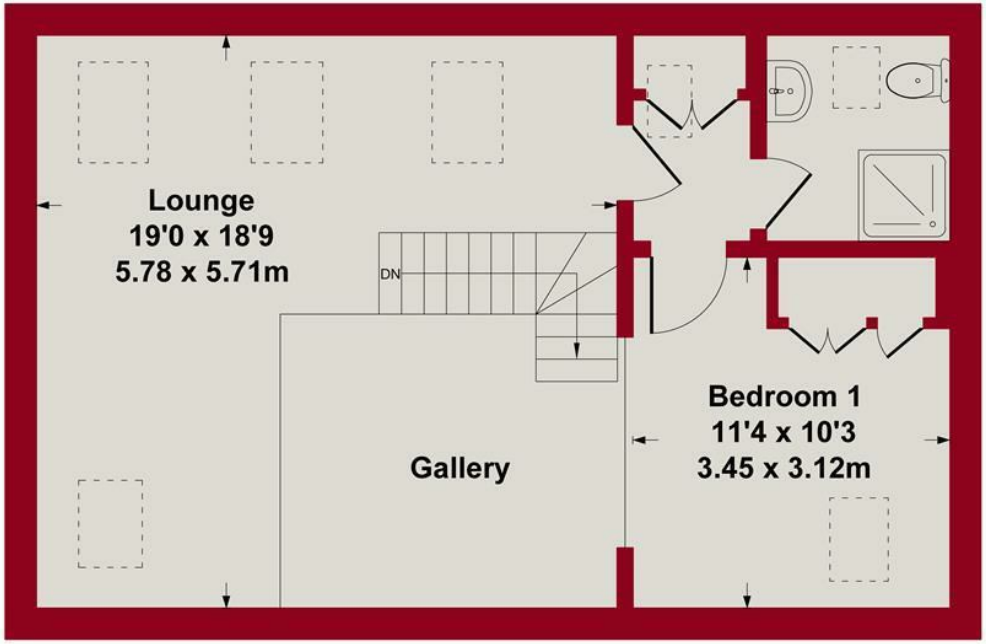

Lavender
Water



The Barn, Fiskerton

Approximate Gross Internal Area
1088 sq ft - 101 sq m





GROUND FLOOR

FIRST FLOOR

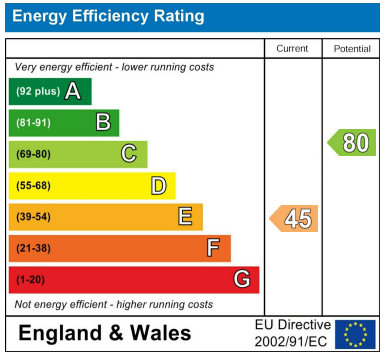
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

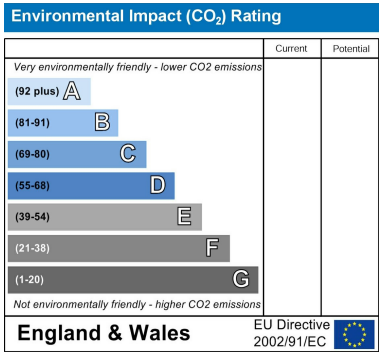
All measurements walls, doors, windows, fittings and appliances,
their sizes and locations, are approximate only.
They cannot be regarded as being a representation by the seller, nor their agent.

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