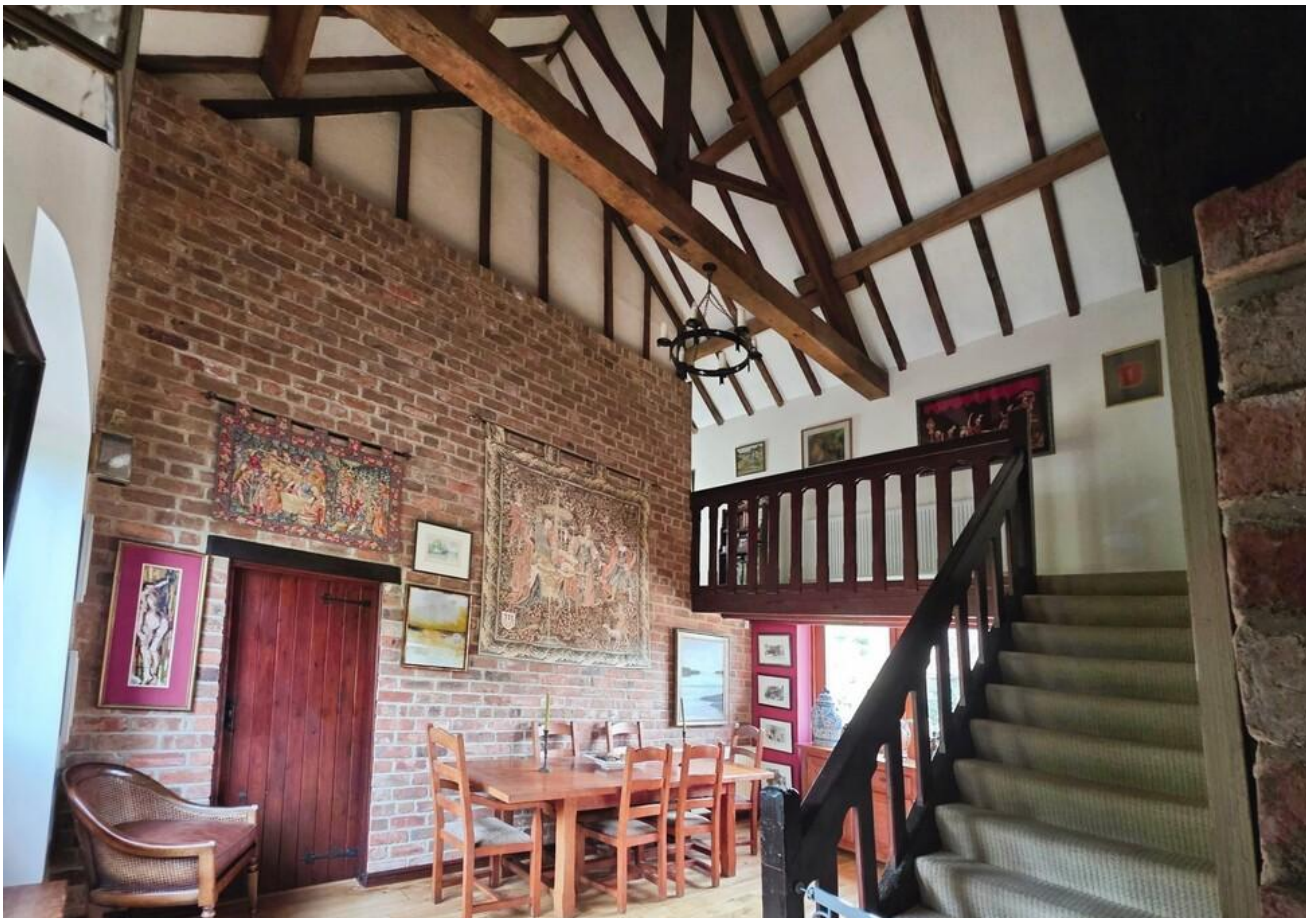


**FOR SALE**



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

  
**MARTIN&CO**



## Ollerton Road, Little Carlton, Newark

6 Bedrooms, 3 Bathroom

**Guide Price £750,000**

- 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             |         |           |





## Martin & Co Newark

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.