



**Wayside Barn Cromwell Farm Close,
Cromwell, NG23 6JD**

£395,000
Tel: 01636 611 811

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

Wayside Barn is a superb three bedroomed barn conversion converted circa 2001 in need of some updating, offering living accommodation with charm and character and in the region of 1950 ft.sq of net internal floor area. The property benefits from an oil fired central heating system, however the central heating boiler is not working and will not be replaced, and double glazed windows.

The accommodation comprises entrance hall, WC, living/dining kitchen with modern Shaker style kitchen units and built in appliances, utility room, 32' lounge/dining room, family room/study. There is a master bedroom with en-suite shower room, two further bedrooms and a family bathroom.

Outside the property has a block paved driveway with off road car standing for two vehicles, a brick built double carport and single garage. There are pleasant enclosed gardens and patio areas to the front of the property which are planted with a variety of trees and shrubs and offer a good degree of privacy. The property would be ideally suited for a family or couple seeking a home with charm and character in a good village location.

Cromwell is a charming small village with brick and stone built properties along both sides of the Great North Road. The village has been bypassed for many years and the road frontage serves mainly local traffic. Village amenities include the St Giles Church and a petrol garage which also sells convenience items. There are primary schools at neighbouring Sutton on Trent, North Muskham and Norwell which also has a public house. Access points to the A1 dual carriageway are close by and Newark (6 miles), Nottingham (26 miles) and Lincoln (15 miles) are all within commuting distance. Fast trains are available from Newark Northgate station to London King's Cross with journey times of just over 75 minutes. There are excellent shopping facilities at Newark which include Waitrose, Morrisons, Asda and Aldi supermarkets. Cromwell has a regular bus service which links to Newark, Retford and the surrounding villages.

This single storey barn conversion is constructed of brick elevations under a pantile roof covering. The windows are

double glazed and the central heating system is oil fired (the boiler is not currently working and will not be replaced). The following accommodation can be provided:

ENTRANCE HALL

17'7 x 5'3 (5.36m x 1.60m)

Wooden front entrance door, two double glazed windows to front elevation. Terracotta style ceramic tiled flooring, radiator, telephone point. Boiler cupboard housing Worcester Heatslave3 20/25 combination oil fired central heating system (boiler not working and will need replacing).

LIVING/DINING KITCHEN

17'4 x 13'1 (5.28m x 3.99m)
(plus 8' x 8'1)



L shaped room with double glazed window to the rear elevation, single panelled and double panelled radiators, space for a dining table. Terracotta style flooring. Shaker style kitchen units comprise base cupboards and drawers with working surfaces above. Inset stainless steel one and a half bowl sink and drainer. Island unit incorporating base cupboards and drawers, wine rack and shelves. Stoves range with electric hob and oven, Stoves extractor over. Built in appliances include dishwasher and fridge freezer. Further kitchen units include pull out larder unit and wall mounted cupboards, there are tiled splashbacks and halogen down lighting.



UTILITY ROOM

8'5 x 7'7 (2.57m x 2.31m)



With built in cupboard, terracotta style ceramic tiled flooring. Shaker style base cupboards with working surfaces above, inset stainless steel sink and drainer. Plumbing for automatic washing machine, extractor.

LOUNGE/DINING ROOM

32'9 x 17'8 (9.98m x 5.38m)



Two double panelled radiators, oak flooring, vaulted ceiling with four exposed Queen Post trusses. Brick fireplace and chimney breast with stone heart housing a wood burning stove, television point, three sets of south facing double glazed French doors to the front elevation overlooking the garden.

FAMILY ROOM/STUDY

17'3 x 11'11 (5.26m x 3.63m)



Double glazed window to front elevation, double panelled radiator, vaulted ceiling, exposed Queens Post truss, telephone point.

WC

Window to side elevation.

BATHROOM

9'4 x 7'1 (2.84m x 2.16m)
(overall measurement)



With white suite comprising panelled bath with shower over and shower screen. Pedestal basin, low suite WC. Double glazed window to rear elevation, extractor, part tiled walls. Ceramic tiled floor covering and chrome towel radiator.

INNER HALL

3'42 x 3'2 (10.41m x 0.97m)

Linking the entrance hall to the bedrooms, radiator, double glazed window.

BEDROOM ONE

15'4 x 12'11 (4.67m x 3.94m)
(plus 6'11 x 5'6)



Two double glazed windows to the front elevation, radiator, telephone point, television point and double wardrobe.

EN-SUITE SHOWER ROOM

7'5 x 7'5 (2.26m x 2.26m)



With white suite comprising low suite WC, pedestal basin, quadrant shower cubicle with tiled walls and overhead shower. Chrome towel radiator, part tiled walls and ceramic tiled floor covering.

BEDROOM TWO

13'4 x 9'3 (4.06m x 2.82m)



Double glazed window to the front elevation, radiator.

BEDROOM THREE

14'4 x 9'4 (4.37m x 2.84m)



With double glazed window to the front elevation, two built in double wardrobes, radiator.

OUTSIDE



To the front of the property there is a block paved driveway with off road car standing. There is a range of attached brick outbuildings which incorporate: a (16'10 x 14'9) and a single garage 14'5 x 8'3) with centre

DOUBLE OPEN BAY CARPORT

16'10 x 14'19 (5.13m x 4.27m)



SINGLE GARAGE

14'5 x 8'3 (4.39m x 2.51m)

With centre opening doors, power and light connected.



A brick boundary wall and opening give access to the garden.

GARDEN

The garden is bounded by a brick wall to the south and west boundaries. The garden is laid to lawn with a stone paved path and patio area at the front of the property. The garden is planted with a variety of trees and shrubs, flower beds and raised stone planters. The garden enjoys a degree of privacy and provides a pleasant environment for al-fresco lounging or dining.

SERVICES

Mains water, electricity, and drainage are all connected to the property. The central heating system is oil fired although the boiler is not currently working and will need replacement. There is no mains gas in Cromwell.

TENURE

The property is freehold.

VIEWING

Strictly by appointment with the selling agents.

POSSESSION

Vacant possession will be given on completion.

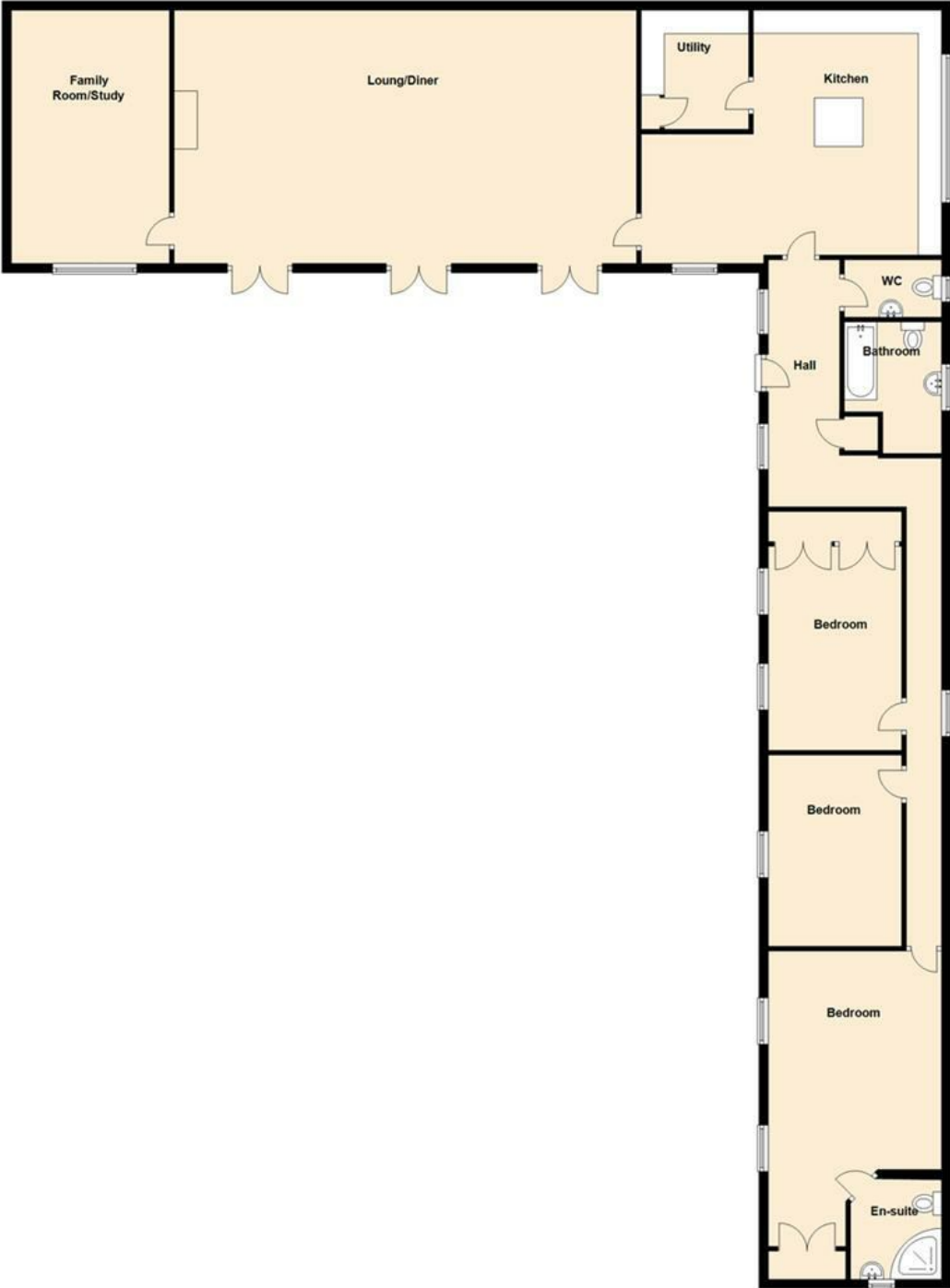
MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

COUNCIL TAX

The property comes under Newark and Sherwood District
Council Tax Band D.

Ground Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 611 811



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

25 Stodman Street,
Newark NG24 1AT
Tel: 01636 611 811
Email: newark@richardwatkinson.co.uk



Surveyors, Estate Agents, Valuers, Auctioneers