

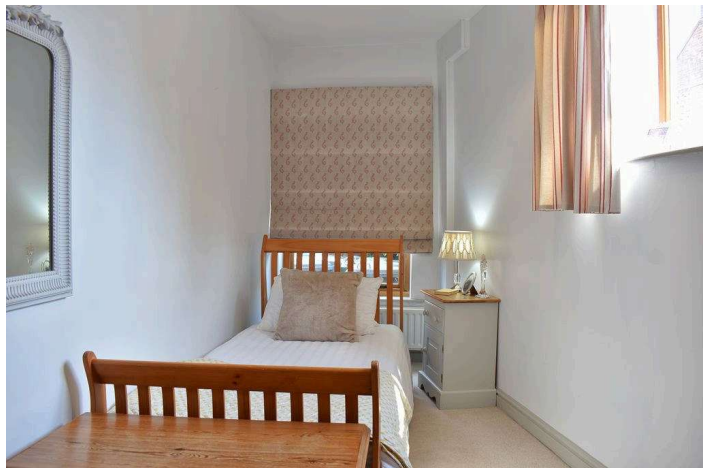
The Mill, Bathley NG23 6DJ



A superb barn conversion with a wealth of charm and character. The accommodation comprises a spacious lounge/diner, breakfast kitchen, three bedrooms and a shower room. There is a delightful cottage garden and a garage. The property is immaculately presented, is double glazed and has oil fired central heating. Viewing is absolutely essential.

£350,000







Location

Bathley is a small unspoilt village, with The Crown Inn a social gathering point for the small village community, set in open countryside, to the northwest of Newark on Trent. Newark on Trent is the nearest town offering a comprehensive range of retail amenities, professional services, restaurants, and leisure facilities; sport centre, marina, cinema, and a golf club. Situated to the south of the village, Southwell offers a wide range of retail amenities, professional services and sports centre, and Southwell schooling is of a renowned standard across age ranges. From Newark there is direct access to the A1 / A46 national road network, Nottingham and Lincoln, and a fast direct rail link into London Kings Cross in a scheduled journey time of 80/85 minutes.

Accommodation

Upon entering the front door, this leads into:

Reception Hallway

The reception hallway has a large Velux window to the front elevation and a further window to the rear. The hallway provides access to the bedroom accommodation, the lounge/diner and the shower room. There are three ceiling light points and two radiators. The charm of this family home becomes very apparent with the lofty ceiling and exposed beam.

Lounge/Diner 19' 11" x 15' 6" (6.07m x 4.72m)

This large and impressive reception room has dual aspect windows to the front and rear elevations. The focal point of the lounge is the feature fireplace with multi-fuel burning stove set on a stone hearth. This room is also full of character having a lofty ceiling with exposed beam and solid wood flooring. The lounge/diner is of sufficient size to comfortably accommodate both lounge and dining room furniture and has both wall and ceiling light points and two radiators.

Breakfast Kitchen 15' 6" x 9' 11" (4.72m x 3.02m)

This charming breakfast kitchen is tiered in design and has a window to the rear elevation with fitted shutters, four skylight windows to the rear and bi-fold doors leading into the garden, making the room particularly bright and airy. The kitchen itself is fitted with a range of bespoke base units complemented with solid wood work surfaces and matching splash backs. There is a Belfast sink and integrated appliances include a washing machine, tumble dryer and dishwasher. The electric Rangemaster cooker with extractor hood and the fridge/freezer are also included within the sale. The room is of sufficient size to accommodate a small dining table or bistro set and has a high vaulted ceiling with exposed roof trusses a ceiling light point and a radiator.

Bedroom One 11' 7" x 10' 1" (3.53m x 3.07m)

A double bedroom with a window to the front elevation and also a Velux skylight window. This room has a high vaulted ceiling with exposed roof trusses, and exposed feature brick walls. Accessed from this bedroom and sited above the hallway is useful storage space. There is a ceiling light point and a radiator.

Bedroom Two 11' 5" x 9' 11" (3.48m x 3.02m)

A double bedroom with a window to the front elevation and a Velux skylight window. The room has a high vaulted ceiling with exposed roof trusses and feature brick walls, a ceiling light point and a radiator. There is also storage space accessed from this bedroom and sited above the hallway.

Bedroom Three 15' 7" x 8' 7" (4.75m x 2.61m) (narrowing to 4' 8")

This single bedroom is angled in design and has dual aspect windows to the front and side elevations. The bedroom has a useful fitted storage cupboard, a ceiling light point and a radiator. Further access to the roof space is obtained from bedroom three.

Shower Room 10' 3" x 6' 4" (3.12m x 1.93m)

This beautifully appointed shower room has an opaque window to the rear and is fitted with a double width walk-in shower cubicle with mains rainwater head shower, vanity unit with wash hand basin on set and storage beneath, and a WC. The room is complemented with mermaid board around the shower enclosure, together with recessed ceiling spotlights. In addition there is an extractor fan and a radiator.

Outside

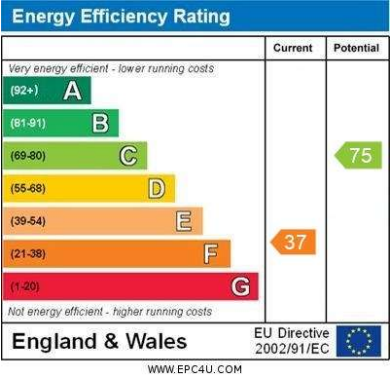
Located to the front of the property is a gravelled driveway which provides off road parking and from here there is gated access into the delightful courtyard garden. The garden is hard landscaped for ease of maintenance and comprises a sizeable block paved patio ideal for outdoor seating and entertaining. This very pretty garden contains a vast array of mature shrubs, plants and flowers.

Garage 17' 5" x 9' 5" (5.30m x 2.87m)

The garage is situated a short distance from the property in a block of three and has twin wooden doors to the front elevation.

Council Tax

The property is in Band C.



VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

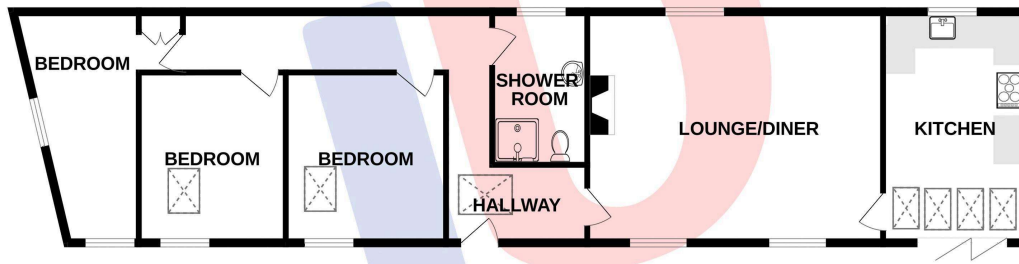
Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

Vacant possession will be given upon completion. The tenure of the property is Freehold.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed. **Services/Referral Fees.** Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007386 08 July 2026

GROUND FLOOR
1022 sq.ft. (95.0 sq.m.) approx.



TOTAL FLOOR AREA : 1022 sq.ft. (95.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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