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ESTATE AGENTS



4 Hen & Chicken Yard

Barnby, Newark, NG24 2SP

**Guide Price £475,000 to £500,000**



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\*\*\*A Beautiful Refurbished, Turn-Key Four-Bedroom Detached Family Residence\*\*\* Guide Price £475,000 to £500,000

Tucked away in an exclusive, peaceful cul-de-sac within the highly sought-after conservation village of Barnby in the Willows, this four double-bedroom detached home offers the ultimate "turn-key" lifestyle. The current owners have completed a renovation from top to bottom, seamlessly blending bright, versatile living zones with immaculate modern fixtures. Ready to move straight into, this property is an entertainer's dream and a perfect rural sanctuary for growing families.

**The Accommodation**  
**Ground Floor**  
**Entrance Lobby & WC:** A welcoming reception space featuring a newly updated downstairs cloakroom/WC.  
**Dual-Aspect Lounge:** A beautifully bright, expansive primary reception room spanning the depth of the property, complete with double doors opening directly out onto the rear garden.  
**Formal Dining Room:** Positioned perfectly for family meals, special occasions, or a potential home office setup.  
**Open-Plan Kitchen Diner:** The beating heart of the home. This redesigned, dual-purpose space is tailor-made for modern entertainment, allowing food prep and socialising to flow naturally.  
**Utility Room:** A practical, dedicated laundry and boot room matching the kitchen's sleek aesthetic, offering rear access and excellent hidden storage.  
**First Floor**  
**The Master Suite:** An extraordinary, larger-than-average principal bedroom retreat. It features a private dressing area lined with built-in wardrobes, leading into a brand-new, en-suite bathroom.  
**Bedroom Two:** A fantastic second double bedroom, perfect for guests or teenagers, boasting its own newly installed private en-suite.  
**Bedrooms Three & Four:** Two further generous, well-proportioned double bedrooms flooded with natural light.  
**Family Bathroom:** Serving bedrooms three and four, this newly designed family bathroom features pristine tiling and contemporary sanitaryware.

**Outside**  
**Rear Garden:** It is primarily laid to lawn—ideal for children and pets —complemented by a paved seating patio perfect for summer barbecues and alfresco dining.  
**Frontage & Parking:** A neat front garden with off road parking leading to a substantial double garage, equipped with excellent storage or workshop potential.

**Location & Lifestyle:** Barnby in the Willows is a quintessential, picturesque Nottinghamshire village sitting peacefully along the River Witham, surrounded by rolling open countryside. It offers the perfect blend of slow-paced rural charm and effortless modern connectivity.  
**Community & Amenities**  
The village boasts a warm, active community centered around the historic 13th-century St. James' Church and The Willows, a popular, dog-friendly local public house famed for its locally sourced menu. For golf enthusiasts, the renowned Newark Golf Club sits just moments away.





**Schooling**  
The property sits within highly regarded school catchments.

**Primary:** Nearby Coddington C of E Primary School and alternative options in Balderton provide exceptional early-years education.

**Secondary:** Dedicated school bus services run directly from the village to Newark Academy and other highly rated secondary schools in neighboring Newark-on-Trent.

**Transport & Commuting**

While enjoying a peaceful countryside setting, the property is incredibly well-connected for commuters:

**Road Links:** The A1 and A17 are reachable in under 10 minutes, providing swift access across the region.

**Rail:** Newark North Gate Station is just a 12-minute drive away, offering a direct East Coast Mainline service to London King's Cross in approximately 75–80 minutes. Newark Castle Station provides easy regional links to Nottingham and Lincoln

**Entrance**

6'4 x 6'11 (1.93m x 2.11m)

**Lounge**

13'10 x 25'4 (4.22m x 7.72m)

**Dining Room**

15'5 x 12'10 (4.70m x 3.91m)

**Open Plan Kitchen Diner**

25'9 x 12'1 (7.85m x 3.68m)

**Utility Room**

8'10 x 7'5 (2.69m x 2.26m)

**WC**

2'10 x 7'0 (0.86m x 2.13m)

**Landing**

6'3 x 18'1 (1.91m x 5.51m)

**Master Bedroom**

18'8 x 25'4 (5.69m x 7.72m)

**Ensuite**

10'1 x 7'0 (3.07m x 2.13m)

**Bedroom Two**

13'11 x 13'6 (4.24m x 4.11m)

**Ensuite**

5'2 x 7'1 (1.57m x 2.16m)

**Bedroom Three**

14'0 x 11'7 (4.27m x 3.53m)

**Bedroom Four**

9'0 x 12'3 (2.74m x 3.73m)

**Bathroom**

9'7 x 7'1 (2.92m x 2.16m)

**Double Garage**

18'8 x 17'0 (5.69m x 5.18m)

Floor Plan



Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

