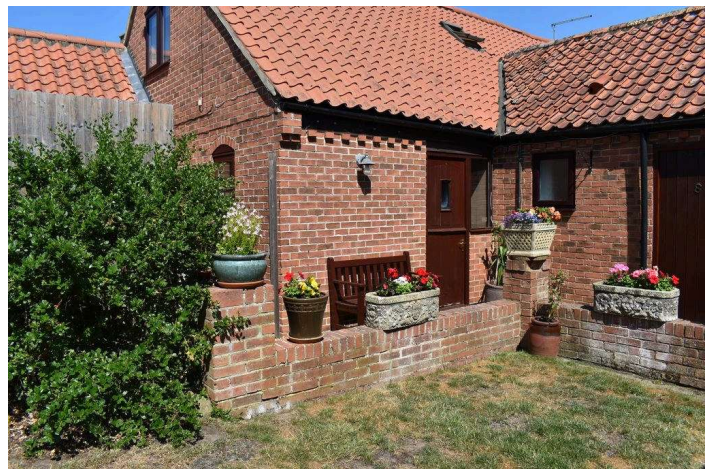


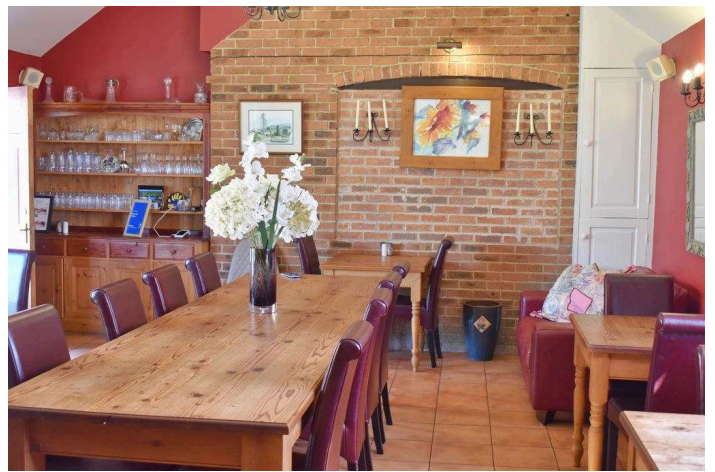
Willow Tree Cottages, Barnby



A rare opportunity to acquire a substantial and exceptionally versatile residence offering an enviable blend of family living and exciting business potential. Currently operating as a successful bed and breakfast, this impressive property provides the flexibility to continue its established hospitality business or, subject to any necessary consents, adapt to suit a variety of lifestyle or multi-generational living requirements. The property also offers the option to be purchased as a whole or arranged as two separate dwellings.

£695,000









SUMMARY

The principle residence has been thoughtfully designed to provide spacious and stylish accommodation, featuring three/four generous double bedrooms, a contemporary family bathroom, and an impressive open plan kitchen, dining and family room that forms the heart of the home. Two beautifully private courtyards create tranquil outdoor spaces, perfect for al fresco dining, entertaining, or simply unwinding in peaceful surroundings. Complementing the main house is a substantial, self-contained accommodation wing comprising a striking vaulted living and dining room, a well equipped kitchen, WC, eight beautifully presented letting bedrooms, each benefitting from its own en-suite shower room, together with a dedicated office and a practical laundry room. A separate guest courtyard enhances the visitor experience, while extensive off road parking comfortably serves both the private residence and guest accommodation. A detached garage provides further storage or workshop space. Offering exceptional flexibility, generous proportions and an established income-generating opportunity, this remarkable property is ideally suited to those seeking an elegant family home with commercial potential. An internal viewing is highly recommended to fully appreciate the quality, scale and versatility of the accommodation on offer.

MAIN HOUSE

Kitchen/Living/Diner 21' 7" x 15' 5" (6.57m x 4.71m)

Bedroom One 13' 2" x 10' 4" (4.02m x 3.15m)

Bedroom Two/Dressing Room 12' 6" x 9' 10" (3.80m x 2.99m)

Bedroom Three 14' 10" x 11' 8" (4.52m x 3.55m)

Bathroom 6' 7" x 3' 10" (2.0m x 1.18m)

Bedroom Four 15' 3" x 14' 11" (4.66m x 4.55m)

Bathroom 6' 7" x 5' 11" (2m x 1.81m)

ANNEXE

Living/Dining Room 23' 9" x 18' 1" (7.25m x 5.52m)

Kitchen 13' 7" x 7' 3" (4.13m x 2.20m)

Bedroom One 20' 9" x 11' 1" (6.33m x 3.38m) *(Including En-suite)*

Bedroom Two 19' 6" x 11' 1" (5.94m x 3.38m) *(Including En-suite)*

Bedroom Three 16' 8" x 12' 2" (5.08m x 3.70m) *(Including En-suite)*

Bedroom Four 16' 8" x 12' 1" (5.08m x 3.69m) *(Including En-suite)*

Bedroom Five 16' 11" x 10' 5" (5.16m x 3.17m) *(Including En-suite)*

Bedroom Six 16' 11" x 10' 6" (5.15m x 3.19m) *(Including En-suite)*

Bedroom Seven 16' 11" x 10' 6" (5.15m x 3.19m) *(Including En-suite)*

Bedroom Eight 16' 11" x 10' 6" (5.15m x 3.19m) *(Including En-suite)*

Office 16' 11" x 9' 10" (5.16m x 3m)

Laundry 16' 11" x 7' 5" (5.16m x 2.26m)

Detached Garage 19' 0" x 12' 10" (5.80m x 3.9m)

Location

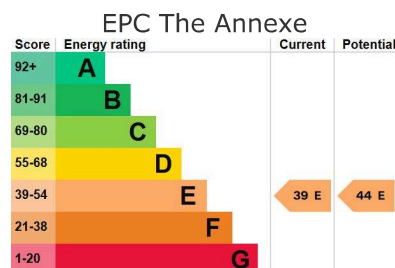
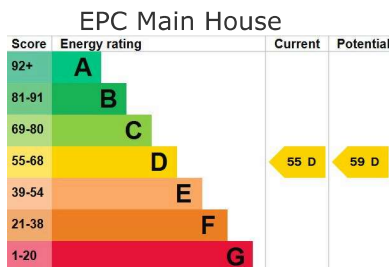
Barnby in the Willows is located approximately 4 miles from Newark on Trent and has a church and The Willow Tree public house. Further and more comprehensive amenities can be found in Newark which has excellent shopping facilities with major retail chains and supermarkets, as well as smaller boutiques. The commuter is well served with excellent transport links. The A1, A46 and A17 trunk roads are all easily accessible. There is a direct rail link from Newark Northgate Station to London Kings Cross which takes from a little over an hour.

Agent's Note

We have been informed by the vendors that the property is exempt from Business rates.

Services

LPG heating and hot water. Mains water, drainage and electricity are connected. None of the services have been tested by the agent.



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. 00004067 23 July 2026

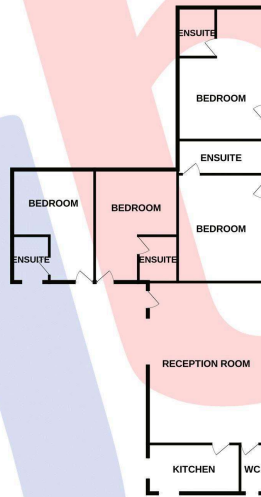
GROUND FLOOR
946 sq.ft. (87.3 sq.m.) approx.



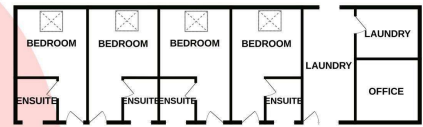
1ST FLOOR
463 sq.ft. (42.8 sq.m.) approx.



COTTAGES
3454 sq.ft. (320.2 sq.m.) approx.



COTTAGES 2
906 sq.ft. (84.1 sq.m.) approx.



TOTAL FLOOR AREA: 3748 sq.ft. (348.2 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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