The Hayloft, Barn 3, Park Farm, Newark Road, Wellow

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OLIVER REILLY

The Hayloft, Barn 3, Park Farm, Newark Road, Wellow

Guide Price £375,000

- BEAUTIFULLY BESPOKE BARN CONVERSATION
- PICTURESQUE SEMI-RURAL VILLAGE LOCATION
- IMPRESSIVE DINING KITCHEN
- GENEROUS 1 ACRE COMMUNAL GROUNDS, PRIVATE COURTYARD & MATURE ORCHARD
- UNIQUE DESIGN WITH WONDERFUL EXPOSED FEATURES
- THREE EXCELLENT DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- GF W.C & MODERN FIRST FLOOR SHOWER ROOM
- SECURE GATED DRIVEWAY, OPEN-GARAGE CARPORT & AMPLE PARKING
- A MUST VIEW! Tenure: Freehold. EPC 'E'

Guide Price £375,000 - £400,000 BEAUTIFULLY BESPOKE!
Welcome to Park Farm... A PICTURESQUE IDYLLIC DELIGHT! Peacefully surrounded by untouched countryside. Creating a mesmerising backdrop throughout the changing seasons. Leaving you in a world of your own!

This spectacular, serene and tastefully bespoke home was converted in 2004 and is privately positioned behind an electric gated entrance, shared with three neighbouring homes, all appreciating the 1 ACRE COMMUNAL GROUNDS.

The Hayloft is situated in one of Nottinghamshire's most desirable villages, lying in catchment for the Minster School in Southwell and Wellow House School. The village promotes a real sense of community, and ease of access to Newark, Nottingham, Worksop and Ollerton.

This CHARACTER-FILLED HOME retains vast degrees of originality, combined with a thoughtful, adaptable PRISTINELY PRESENTED DESIGN comprising: Superb dining kitchen with slate flooring, an inviting inner hallway, multi-purpose sitting room, study and a WONDERFUL DUAL-ASPECT LIVING ROOM with stone floor, VAULTED CEILING & feature fireplace. Housing an inset multi-fuel burner, electric remote controlled blinds and French doors out to a LOVELY SEATING TERRACE with a mature orchard.

The first floor landing hosts a MODERN SHOWER ROOM and TWO DOUBLE BEDROOMS. The copious master bedroom enjoys double doors through to a DELIGHTFUL INTERNAL BALCONY. Admiring views over the living room, promoting a lovely space to relax and unwind.

The second floor enjoys a FURTHER DOUBLE BEDROOMS with exposed roof trusses.
Externally, the property is captivated by its SERENE SEMI-RURAL SETTING. Enjoying landscaped communal grounds, a useful 10x 8ft storage shed, an OPEN GARAGE CARPORT, equipped with power and additional parking for two vehicles.

Additional benefits of this CHARMING & UNIQUE home include double glazing throughout, and LPG heating.
This HANDSOME HOME is truly ONE OF A KIND and simply MUST BE VIEWED... In order to be fully appreciated

OPEN-PLAN DINING KITCHEN: 18'9 x 12'8 (5.72m x 3.86m)

INVITING INNER HALLWAY: 8'8 x 6'6 (2.64m x 1.98m)

GROUND FLOOR W.C: 4'2 x 2'9 (1.27m x 0.84m)

SITTING ROOM: 13'8 x 7'2 (4.17m x 2.18m)

STUDY: 9'2 x 7'7 (2.79m x 2.31m)

WONDERFUL DUAK-ASPECT LIVING ROOM: 18'9 x 14'4 (5.72m x 4.37m)

FIRST FLOOR LANDING: 11'7 x 6'7 (3.53m x 2.01m)

MASTER BEDROOM: 18'7 x 11'9 (5.66m x 3.58m)
Max measurements provided.

INTERNAL FIRST FLOOR BALCONY: 19'0 x 3'5 (5.79m x 1.04m)
A lovely and relaxing space. Currently creating a perfect reading space, admiring views over the lovely living room with vaulted ceiling above.

BEDROOM THREE: 14'7 x 12'9 (4.45m x 3.89m)
Max measurements provided.

CONTEMPORARY SHOWER ROOM: 8'3 x 7'1 (2.51m x 2.16m)

BEDROOM TWO: 18'5 x 14'7 (5.61m x 4.45m)
A copious DOUBLE bedroom located on the second floor. Max measurements provided.

OPEN GARAGE CARPORT: 14'9 x 9'8 (4.50m x 2.95m)
A former barn, converted into an open garage space, shared with two other neighbouring homes. Equipped with power. Providing a useful carpark space or great storage facility, with partially boarded mezzanine store above.

OFF-STREET PARKING:
The provides an open garage carport, equipped with power. Set in a block of three. With parking in front and an additional block paved parking space, located in front of the property.

EXTERNALLY:
This impressive 'Park Farm' development is peacefully positioned around the untouched local countryside. Accessed via a gravelled lane, off Newark Road. The property can be accessed via a secure electric gated entrance, opening onto a large block paved courtyard. Providing ample parking for all four homes, with access into the detached open garage carport. The well-tended communal ground are a thing of beauty! Predominantly laid to lawn, with an abundance of colour, personality and maturity.
The gardens are all cared for under the communal management scheme. A real highlight of the ground is at the top of the grounds, with a secluded seating area, provision for a gazebo and the endless views over the rolling countryside. This property also provides access to a private 10x 8 ft garden storage shed.
There is a peaceful, paved and central courtyard, accessed via the French doors in the living room. Promising a perfect space to relax, unwind or even entertain, with views and access down to a mature orchard, with well stocked pear, apple and plum trees.

Approximate Size: 1,980 Square Ft.
Measurements are approximate and for guidance only.

Services:
Mains water, drainage, and electricity are all connected. The property also provides LPG heating and double glazing throughout.
PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Broadband Connectivity
Fibre broadband is connected to the property.

Tenure: Freehold.
Sold with vacant possession on completion.

Communal Management Scheme:
The vendors have confirmed there is a communal management scheme setup and shared between four homes.
There are no service charges for the property. Any improvements to the development are subject to approval from all residents. Paid to Park Farm LTD. The directors of this company are all residents in the development. For further information, please speak to the selling agent.

Local Authority:
Newark & Sherwood District Council.

Council Tax: Band
Council Tax: Band C

EPC: Energy Performance Rating: 'E' (43)
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

DIRECTIONS:
This secluded location is situated approximately 12 miles from Newark Town Centre. Starting from our office on Middle Gate, proceed to the end of the street and follow the road right, onto Stodman Street. Turn right onto Castle Gate- B6166, at the mini roundabout take the first exit onto Beastmarket Hill/ B6326. At Cattle Market Roundabout, take the 4th exit onto Great N Rd/A616. At the roundabout, take the 1st exit and stay on Great N Rd/A616. At the roundabout, take the 2nd exit onto Ollerton Rd/A616. Continue to follow A616. Once you enter the Village of Wellow, there will be a right hand turn on Newark Road, before the maypole. This will lead onto a gravelled lane. Continue straight on and uphill, you will then be greeted with the electric gated entrance into the development, on your right hand side.

Local Information & Amenities: Wellow
The charming semi-rural village of Wellow is a hugely desirable location. Surrounded by open countryside, delightful walks and excellent access to Newark, Southwell, Ollerton and into Nottingham. The village provides popular public houses and a popular independent primary school. The nearby market towns of Southwell and Newark both provide an outstanding range of independent restaurants, cafe's and leisure facilities. There is a DIRECT LINK TO LONDON KINGS CROSS STATION. Via Newark North Gate station. Convenient for commuters.

Viewing Arrangements:
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.

GROUND FLOOR

1ST FLOOR

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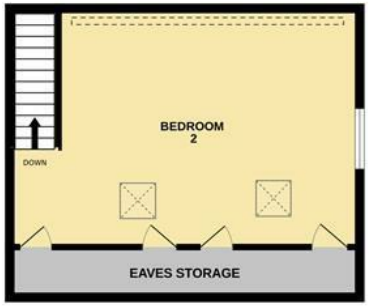
2ND FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	54
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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