



Selmun House Front Street, Barnby in the
Willows, Newark, Nottinghamshire, NG24
2SA

£495,000
Tel: 01636 611 811

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

A spacious family sized four bedroomed house standing in delightfully secluded grounds extending to 0.4 acre or thereabouts. The property is delightfully situated within this genuinely unspoilt and undeveloped village situated just 3 miles east of Newark.

The accommodation is well designed, adaptable and ideal for a modern family lifestyle. The rooms are spacious and particularly light and airy. The internal floor area is 2290 sq.ft approximately. The property, built in the late 1970s, has a stunning sun lounge extension built approximately 20 years ago. Central heating is oil fired and the property has uPVC double glazed windows throughout.

The property stands on a substantial tree lined frontage with a retaining stone wall entrance and ample car parking space. There is a Type II electric charger fitted within the lean-to car port. The gardens extend to the rear with open fields beyond the boundary and far reaching views. First floor balconies provide an additional facility and the principal rooms are due south facing.

The accommodation provides, on the ground floor, entrance hall, shower room, lounge, dining area, kitchen, pantry, study/playroom, sun lounge, rear entrance porch and boiler room. The first room provides four double sized bedrooms, master en-suite and the family bathroom. Externally there is an integral garage, car port and gardens extending to the front and rear.

Barnby in the Willows is a charming village situated just 3 miles east of Newark. The quaint Willow Tree pub is an amenity to the village. The church stands on the eastern end of the village where there are far reaching views of the surrounding countryside towards the Lincolnshire Cliff. Public footpaths connect from the village into the surrounding countryside. The village is approached by country lanes via Barnby Gate, Newark or from the A17 trunk road with the turning east of Newark golf course and adjacent to Barnby Manor.

The village is conveniently situated for access points to the A1, A17 and A46 trunk roads. Rail services from Newark Northgate provide fast trains to London King's Cross with

journey times of just over 75 minutes. Newark Castle station has connections to Lincoln and Nottingham. Newark is a vibrant market town with an extensive range of amenities and a historic background. The Georgian Market Square and 12th Century Castle are particular features of the town. There are lots of niche shops and the North Gate Retail Park easily accessible.

The property, constructed in the late 1970s has cavity walls under an interlocking tiled roof. There is an integral garage. A sun lounge extension was built approximately 20 years ago. The following accommodation is provided:

GROUND FLOOR

ENTRANCE PORCH

With tiled floor and front entrance door.

ENTRANCE HALL

With radiator, open tread staircase to the first floor and fitted cupboard.

BATHROOM

9'5 x 4'8 (2.87m x 1.42m)



With disabled bath, low suite WC, basin and cabinet. Sliding door to the entrance hall.

LOUNGE

19'8 x 12'11 (5.99m x 3.94m)



Open plan on a split level with the dining room area. Fireplace with wood stove and hood. Centre opening French doors to the garden, radiator and a short flight of steps to the split-level dining area.



DINING AREA

13'5 x 9'7 (4.09m x 2.92m)



With radiator and aspect of the garden.

KITCHEN

20'6 x 15'9 (6.25m x 4.80m)
(11'11 minimum width)



White gloss finished units comprising wall cupboards, base units, working surfaces incorporating a one and a half bowl sink unit. Integrated electric oven and hob. Built in airing cupboard, radiator.



PANTRY

A walk in pantry with shelving.

OFFICE

11'9 x 9'1 (3.58m x 2.77m)
With radiator and archway to the sun lounge.

SUN LOUNGE

15'4 x 10'3 (4.67m x 3.12m)



Ceramic tiled floor, two sets of centre opening uPVC French doors.

REAR ENTRANCE PORCH

Wood panel back door and personal door to the garage.

BOILER ROOM

With Grant oil fired central heating boiler.

FIRST FLOOR

LANDING

With hatch to the roof space and inner landing area.

BEDROOM ONE

15'9 x 12'5 (4.80m x 3.78m)



Radiator and built in wardrobes.

EN-SUITE

11'3 x 7'1 (3.43m x 2.16m)



Shower with glass screen and chrome fittings, basin, low suite WC. Fitted cupboard, chrome heated towel rail and low door to storage space in the roof eaves.

BEDROOM TWO

14'5 x 11'2 (4.39m x 3.40m)



Radiator. Centre opening French windows to the balcony and low door with access to the eaves storage area.



BEDROOM THREE

13'4 x 9'2 (4.06m x 2.79m)



With centre opening French doors to the balcony, two radiators and built in cupboard.

BEDROOM FOUR

9'11 x 9'6 (3.02m x 2.90m)



Built in wardrobe, radiator and pedestal basin.

BATHROOM

8'5 x 6'3 (2.57m x 1.91m)



Bath with shower screen and rain shower, basin, low suite WC. Fully tiled walls, heated towel rail.

OUTSIDE



INTEGRAL GARAGE

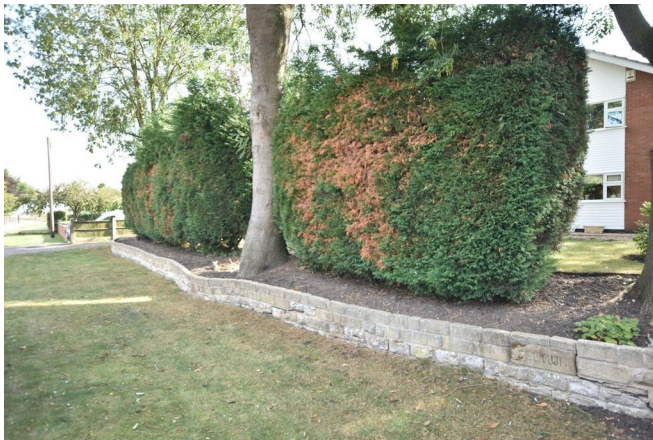
20'2 x 9'5 (6.15m x 2.87m)

Up and over door, fluorescent light and plumbing for washing machine.

CAR PORT

Constructed on brick piers with a mono-pitch Perspex covered roof. There is an EV electric charger Type II fitted.

GARDENS



The gardens extend to the front and rear of the property and are well established with lawned areas, a paved patio, trees and shrubs.





SERVICES

Mains water, electricity and drainage are all connected to the property. Central heating is oil fired.

TENURE

The property is freehold.

VIEWING

Strictly by appointment with the selling agents.

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.

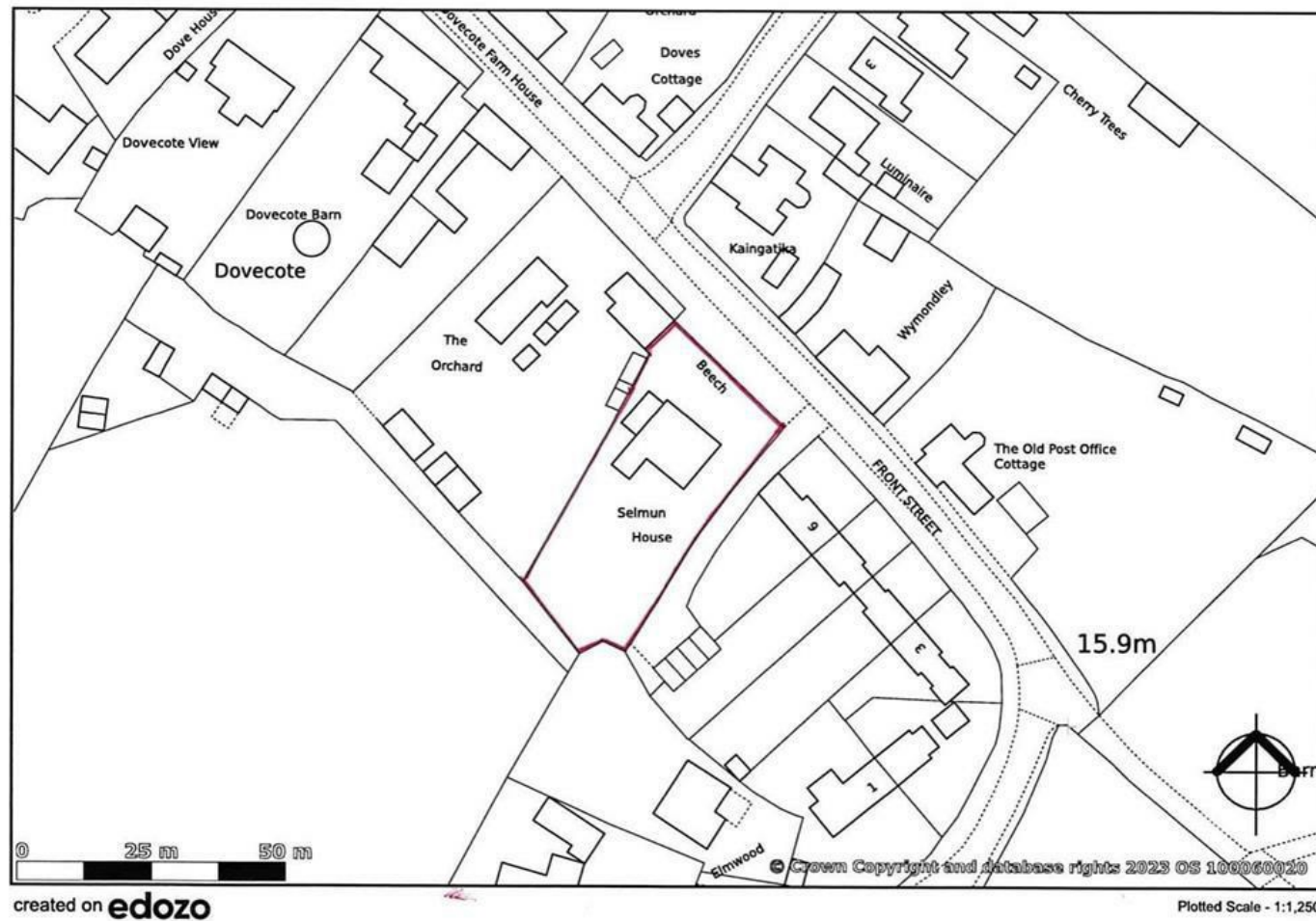
POSSESSION

Vacant possession will be given on completion.

COUNCIL TAX

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

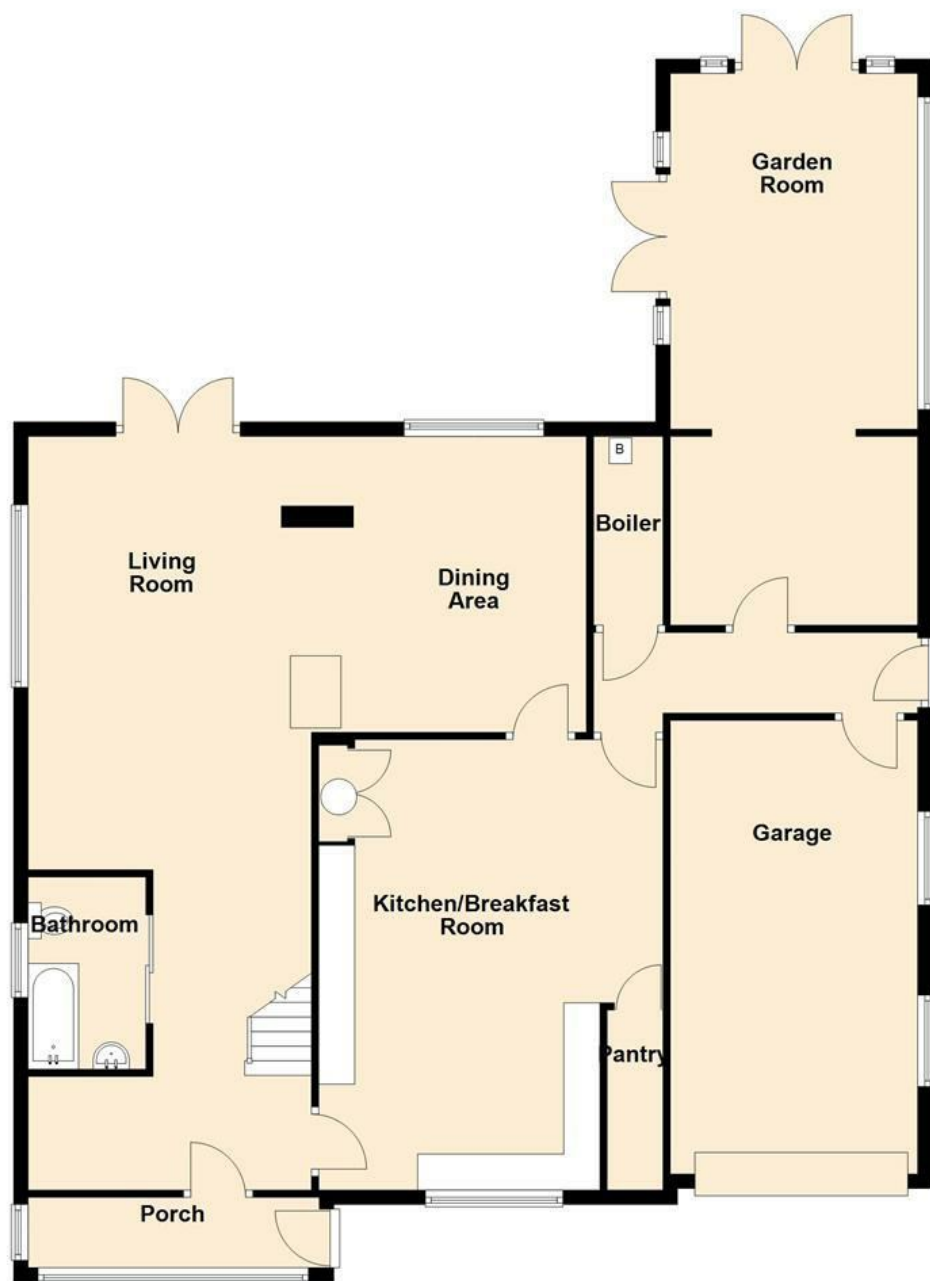
Selmun House, Front Street, Barnby, Newark, NG24 2SA



This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract

Ground Floor

Approx. 127.2 sq. metres (1368.7 sq. feet)



First Floor

Approx. 83.9 sq. metres (903.1 sq. feet)



Total area: approx. 211.1 sq. metres (2271.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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



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