



**Rose Barn, 3 Barnby Lane, Claypole,
Lincolnshire, NG23 5BD**

Guide Price £400,000

Tel: 01636 611811

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

Guide Price £400,000 - £420,000 ROSE BARN is unique, high quality and very well presented DETACHED BARN CONVERSION offering versatile living accommodation in the region of 2,000 sqft and situated on a SUBSTANTIAL PLOT with SECLUDED LANDSCAPED GARDENS, long sweeping driveway providing AMPLE PARKING and a brick built DOUBLE GARAGE. The central heating is gas fired and windows are UPVC double glazed. The original barn dates from circa 1840 and was converted in 1992 with an extension built later in 1995. Nestled in the village of CLAYPOLE, with BUTCHER, HAIRDRESSER & COFFEE SHOP.

The accommodation comprises; an impressive dining hall with beamed ceiling, solid wood panelled staircase rising to the first floor and a set of French doors leading to an enclosed courtyard with a patio terrace, ideal for 'al fresco' dining, a 26' lounge with a charming brick built fireplace housing a living flame gas fire and wooden flooring making this a comfortable, warm and characterful family sitting room. The breakfast kitchen has an impressive full height vaulted ceiling giving a unique feel to this room, complimented by a range of good quality contemporary designed Daval kitchen units featuring silestone working surfaces and Neff appliances. The utility room features the continuation of the vaulted ceiling and there is a WC.

On the first floor; the main landing has a vaulted ceiling with exposed beams. The master bedroom is a comfortable double bedroom with an en-suite shower room with an attractive contemporary designed suite and double shower cubicle. Bedroom 2 has the impressive vaulted ceiling with exposed beams, bedroom 3 is a light and airy double room and there is a family bathroom with a good quality white suite, vaulted ceiling and roof light allowing a good deal of natural light.

Outside, the landscaped west facing gardens have a lawned area, borders, trees, shrubs and a vegetable plot. There is a long gravelled driveway providing ample parking and leading to a brick built detached garage. A south facing enclosed courtyard and patio terrace is to the side of the property with French doors from the dining room. The gardens offer an environment with a good degree of

privacy and compliment very well this superb converted barn.

Ideal for a family or those looking to downsize from a larger home to a unique and good quality period barn conversion with contemporary extensions situated in a well served village location. Viewing is highly recommended.

Claypole village is located 5 miles east of Newark and within commuting distance of Lincoln, Grantham and Nottingham. There are nearby access points to the A1 dual carriageway. Fast trains are available from Newark and Grantham stations connecting to London Kings Cross in approximately 75 minutes. Excellent village amenities include The Five Bells public house, a convenience store, The Side House cafe and the Claypole C of E primary school which has a Good Ofsted report. Nearby secondary schools include the Suthers School which is new and taking pupils aged from 11 to 19, located 2 miles away. The Newark Academy is located 3 miles away in Balderton and has a Good Ofsted Report, and The Thomas Magnus Academy is 4 miles away in Newark, also with a Good Ofsted Report. Further shopping facilities can be found at Balderton; a Sainsburys and Lidl supermarket and in Newark there is Waitrose, Asda, Morrisons and Aldi.

The property is constructed of brick elevations under a tiled roof covering and can be further described as follows:-

GROUND FLOOR

DINING HALL

19'6 x 13'6 (5.94m x 4.11m)



With Parquet flooring, 2 radiators, solid wood staircase off with cupboard below, beamed ceiling. Main entrance door, UPVC double glazed French doors to the side elevation giving access to the enclosed courtyard and patio terrace which offers a unique environment ideal for 'al fresco' entertaining.



LOUNGE

26'1 x 15'10 (7.95m x 4.83m)



This impressive warm and comfortable family sitting room has an engineered oak floor installed in 2015, UPVC double glazed picture window to the rear courtyard patio area, 3 UPVC double glazed windows, 2 radiators, LED ceiling lights, TV point. The focal point to the room is the attractive traditional brick built fireplace with slate hearth housing a stylish living flame gas fire. Double doors give access to the Dining Hall.



STUDY

13'5 x 8'6 (4.09m x 2.59m)

With UPVC double glazed window to the side elevation, radiator and beamed ceiling. This versatile room could be used as a Home Office or further Family Room.

BREAKFAST KITCHEN

12'11 x 12'4 (3.94m x 3.76m)



With 2 UPVC double glazed windows to the rear elevation, Cornish slate floor tiles. The kitchen was refitted in 2013 with a stylish and bespoke range of Daval kitchen units made to an attractive contemporary design with wood grain effect and gloss base cupboards and drawers, including pan drawers, silestone working surfaces incorporating a breakfast bar and splash back returns. Island unit with base cupboards, range of wall cupboards and a tall larder cupboard. Fitted appliances include NEFF induction hob and electric oven, glass splash back, extractor above, combination microwave oven and grill. The unique room has a attractive full height vaulted ceiling with exposed beams.



UTILITY ROOM

9'1 x 6'2 (2.77m x 1.88m)

With Cornish slate floor tiles, plumbing for washing machine, Worcester gas fired central heating boiler fitted in 2014, working surfaces, part tiled walls, space for a freezer, vaulted and beamed ceiling.

WC

With low suite WC, pedestal wash hand basin, part tiled walls, ceramic tiled flooring, vaulted and beamed ceiling, UPVC double glazed window to the rear elevation.

FIRST FLOOR

MAIN LANDING

With impressive vaulted ceiling and exposed beams, Velux roof light allowing a good deal of natural light, exposed brick pillar and radiator.

REAR LANDING

With radiator, UPVC double glazed window to the side elevation, loft access with ladder, boarded floor and light.

BEDROOM ONE

12'4 x 12'7 (3.76m x 3.84m)



A spacious and comfortable double bedroom with a UPVC double glazed window to the side elevation, and central heating radiator.

EN-SUITE SHOWER ROOM

10'1 x 8'2 (3.07m x 2.49m)



This stylish bathroom was refitted in 2015 with a high quality British made Silverdale porcelain suite comprising a white pedestal basin and low suite WC, complimented by attractive grey stone effect part tiled walls and Karndean flooring. LED down lights and extractor fan, double

shower cubicle with sliding glass screen door measuring 5'9 x 2'6, wall mounted Hangrohe waterfall shower over, also with hand shower attachment, stone effect tiling to the walls.

BEDROOM TWO

13'7 x 11'10 plus door recess 4'3 x 3'11 (4.14m x 3.61m plus door recess 1.30m x 1.19m)



This impressive bedroom has a unique feel with a full height vaulted ceiling and exposed beams, radiator, UPVC double glazed window to the front elevation, exposed brick pillar.

BEDROOM THREE

15'10 x 8'9 (4.83m x 2.67m)



This is certainly an above average sized contemporary designed room with radiator and UPVC double glazed window.

FAMILY BATHROOM

10'1 x 9' (3.07m x 2.74m)



With an attractive full height vaulted ceiling with exposed beams, a Velux roof light allows a good deal of natural light. This is further complimented by a new white bathroom suite fitted in 2017 comprising; low suite WC, pedestal basin and panelled bath. Karndean flooring, part tiled walls, radiator, airing cupboard with slatted shelving.

OUTSIDE



The property has frontage to Barnby Lane. A field gate entrance gives access to the substantial plot and the long gravelled driveway which extends along the side of the barn providing ample parking for several vehicles. This leads to a brick built double garage situated at the rear of the plot. The west facing rear garden has a secluded feel with lawned areas, soft fruit garden and vegetable plot, a well with a pump, timber garden shed, herbaceous plants and feature stone walls.

The south facing enclosed courtyard, ideal for 'al fresco' entertaining, is located to the side of the barn with a stone patio terrace and low maintenance gravelled area. Centre opening wrought iron gates give access to gravelled paths leading along the length of the garden.



DOUBLE GARAGE

17'8 x 17'9 (5.38m x 5.41m)



Brick built detached double garage with tiled roof, two up and over doors, power and light connected.

SERVICES

Mains water, electricity, gas and drainage are all connected to the property.

TENURE

The property is freehold.

POSSESSION

Vacant possession will be given on completion.

MORTGAGE

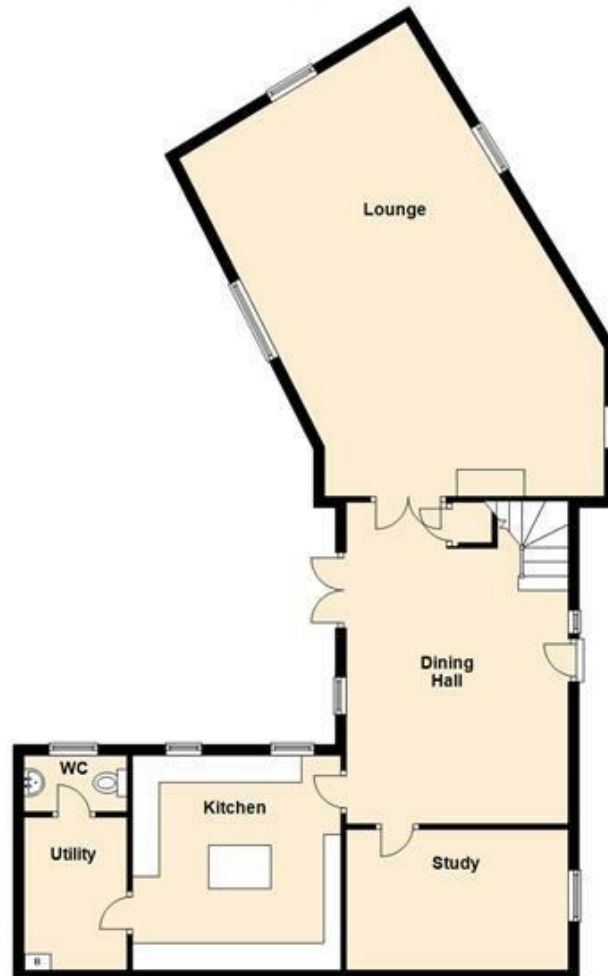
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

VIEWING

Strictly by appointment with the selling agents.

Ground Floor

Approx. 103.2 sq. metres (1110.5 sq. feet)



Total area: approx. 181.4 sq. metres (1952.6 sq. feet)

First Floor

Approx. 78.2 sq. metres (842.0 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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 firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 611811



RICS



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

35 Kirkgate,
Newark NG24 1AD
Tel: 01636 611811
Email: newark@richardwatkinson.co.uk



Surveyors, Estate Agents, Valuers, Auctioneers