



THE BARN, ELKESLEY
£425,000

BROWN & CO

THE BARN, HIGH STREET, ELKESLEY, RETFORD, NOTTINGHAMSHIRE, DN22 8AJ

DESCRIPTION

A delightful village residence, aesthetically pleasing and delivering a fine combination of flexible family living accommodation, beautifully landscaped walled gardens, excellent vehicle parking, storage and versatile outbuildings suitable for a variety of ancillary purposes such as annexe, home working, gymnasium etc.

The living space is bright with many rooms arranged to capture fine views over the landscaped grounds.

Accommodation commences with a generous reception hall from which a staircase ascends to a landing over and there is a useful cloakroom with wc off. The lounge is dual aspect, ideal for family relaxation and having a focal fireplace. A separate dining room permits formal entertaining and the kitchen has a host of country units, integrated appliances, walk in pantry and is perfect for more relaxed dining. A useful boot room has front and rear access and links the main house to the sizeable laundry room which offers further possibilities.

At first floor level, there are three well proportioned bedrooms, the guest bedroom including an en suite showering area. The house bathroom is well appointed.

The external grounds to the property are a particular feature approx. 0.35 Acres with a variety of sitting out areas ideal for alfresco entertaining including a sunken seating area with provision for outdoor fire, further raised terrace and patio area spanning the rear elevation. There is an expanse of lawn and lovely shrubbery/flower borders. Nestled within one corner is a brick and pantile range of outbuildings comprising two stores and offering further potential. To the other side of the house is the gated driveway, attached car barn and four bay open fronted cart shed.

LOCATION

The Barn nestles nicely on the eastern approach to the village, accessed from Twyford Lane/High Street, close to the Church of St Giles.

The village has several local amenities including a primary school and lying adjacent to the A1 is particularly well situated for commuting to the wider motorway network. Recent junction improvements and flyover assist.

Both nearby Retford and Newark to the south have direct rail services into London Kings Cross (from Retford approx. 1hr 30mins). Air travel is convenient via international airports of Doncaster Sheffield and Nottingham East Midlands. Leisure amenities and educational facilities (both state and independent) are well catered for. The National Trust's wonderful property of Clumber Park is on hand and there are a variety of lanes, footpaths and bridleways available to explore the surrounding countryside.

DIRECTIONS

From the north bound carriageway, take the first entrance into Elkesley, proceed around the S-bend and The Barn will be found on the right hand side. From the south bound carriageway, leave the A1 via the flyover and proceed into the village on High Street. After passing the church on the right hand side, The Barn will be found on the left.

ACCOMMODATION

RECEPTION HALL 17'7" x 11'4" (5.36m x 3.46m) generously proportioned with quarter turn staircase ascending to landing over, dual aspect, radiator.

CLOAKROOM low suite wc, inset wall hung basin, tiled flooring, radiator.

SITTING ROOM 18'6" x 18'3" (5.64m x 5.57m) maximum dimensions, dual aspect with focal polished fireplace having tiled and cast iron raised grate, tiled hearth, double doors to reception hall, radiators.



DINING ROOM 14'6" x 14'0" (4.43m x 4.28m) measured into bow window, radiator.

BREAKFAST KITCHEN 16'3" x 13'8" (4.95m x 4.15m) attractively appointed with range of country cream units to base level, units surmounted by granite effect working surfaces and woodblock drainer around Belfast sink unit. Tiled splashbacks in natural tones, flooring to coordinate, integrated appliances include double oven, halogen hob, extractor, dishwasher, oil central heating boiler, radiator.



WALK IN PANTRY

BOOT ROOM 16'2" x 7'0" (4.92m x 2.13m) versatile with front and rear access, tiled flooring.

LAUNDRY ROOM 16'0" x 12'8" (4.89m x 3.86m) generous of character and perhaps multifunctional. Plumbing for washing machine, base cupboards, sink unit, trough and buyer.

FIRST FLOOR

LANDING galleried style over reception hall.

BEDROOM ONE 17'1" x 9'5" (5.20m x 2.88m) dual aspect and minimum dimensions measured to range of pine fronted wardrobes to one wall, vaulted ceiling, further storage cupboard, radiators.



BEDROOM TWO 15'0" x 9'6" (4.56m x 2.90m) ideal guest or teenage bedroom with en suite, access hatch to roof void, integral storage.

EN SUITE SHOWER AREA with attractive tiled shower cubicle, basin with vanity cupboard beneath, tiled flooring to contrast.

BEDROOM THREE 13'7" x 12'0" (4.14m x 3.66m) part vaulted ceiling dormer with integral storage, radiator.



Bedroom 2

HOUSE BATHROOM with white suite of panelled bath, pedestal hand basin, low suite wc, tiled splashbacks and wainscot panelling to coordinate, integral storage, airing cupboard, radiator.



OUTSIDE

The property is situated upon an attractive plot, part walled from Twyford Lane/High Street, in all approx. 0.35 Acres.

Substantial double gates open to a tarmac driveway with turning head and terminating at an **ATTACHED CAR BARN 31'0" x 9'2" (9.44m x 2.78m)** with light laid on and brick and pantile **FOUR BAY OPEN FRONTED CART SHED 36'0" x 17'0" (11.0m x 5.16m)**.

The principle garden area lies on the south side, this includes a good vegetable garden.

The formal gardens are mostly walled with an expanse of lawn and perimeter, well maintained, managed and stocked shrubberies and flower borders.

There are various secluded sitting out areas including a sunken entertainment area with brick shelving and arched log store, together with external chimney. From the lawn, steps lead up to a patio area directly accessible from the boot room. Tucked towards to the rear is another raised and walled Indian sandstone patio, ideal for enjoying the rear aspect of the property.

Nestled within one corner is a further range of **BRICK AND PANTILE OUTBUILDINGS** – essentially two good versatile garden stores with light and power available.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised by Bassetlaw District Council that this property is in Band D.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am – 1pm.

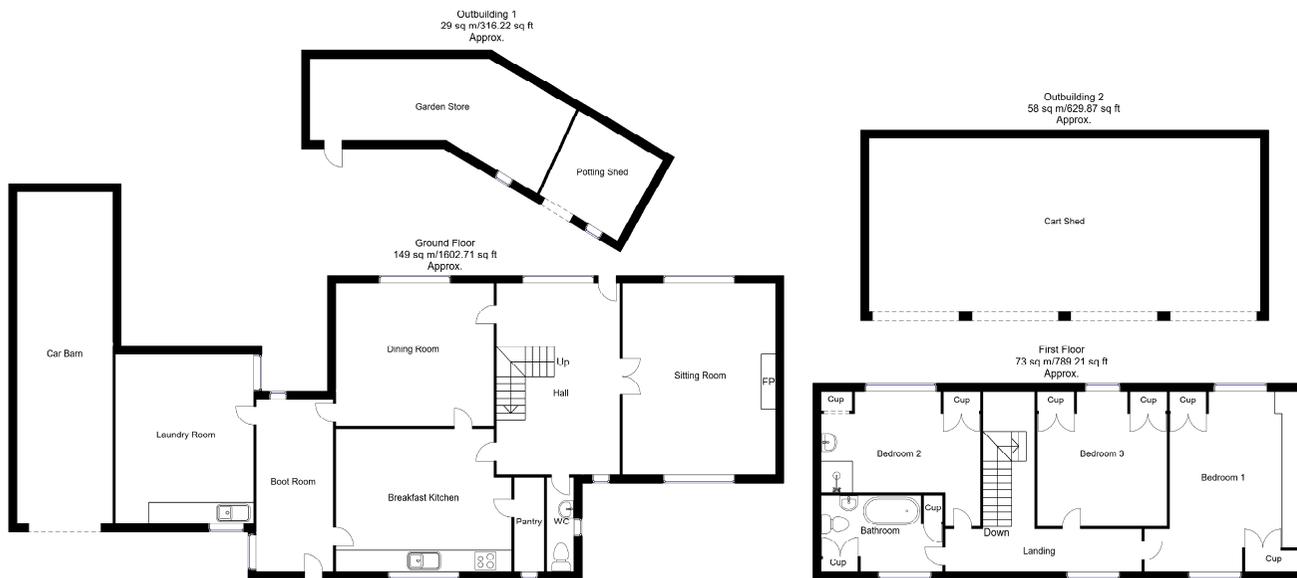
Viewing: Please contact the Retford office on 01777 709112.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in July 2021.



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.

29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP
 01777 709112 | retford@brown-co.com

BROWN & CO