

Old Farm Court

Barton-in-fabis, Nottingham, NG11 0AN

John German



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£635,000

A superb family home, situated in a quiet courtyard with wonderful open field views, a wealth of reception and bedroom space, with excellent transport links, in a highly sought after village.



This property would make an ideal purchase for professional couples or families alike.

Barton-in-Fabis is a wonderfully peaceful place with less than 300 occupants (census 2021) however situated within easy access to major conurbations and transport links.

Nottingham City is approximately 15 mins away by car. Nearby Clifton provides a wealth of amenities including supermarkets, shops and leisure facilities while Gotham provides primary schooling as catchment.

Public transport well catered for by on demand bus service and train links from East Midlands Parkway; commuter access to the M1 and A52 is excellent.

Accommodation comprises; four/five bedrooms, en-suite, family bathroom, ground floor W.C., modern breakfast kitchen with handy utility cupboard, open plan lounge/dining area with wood burning stove leading to an extended study/office overlooking the garden.

Externally, the property has a west facing garden offering spectacular sunsets and beautiful views in to open fields. To the front, there is a single garage and driveway parking for three vehicles comfortably.

To view this super home, please contact John German East Leake office.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Garage & Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank (emptied September 2024 cost £370) – usage and costs shared with two neighbouring properties

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: ADSL copper wire

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Rushcliffe Borough Council / Tax Band F

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA17122024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

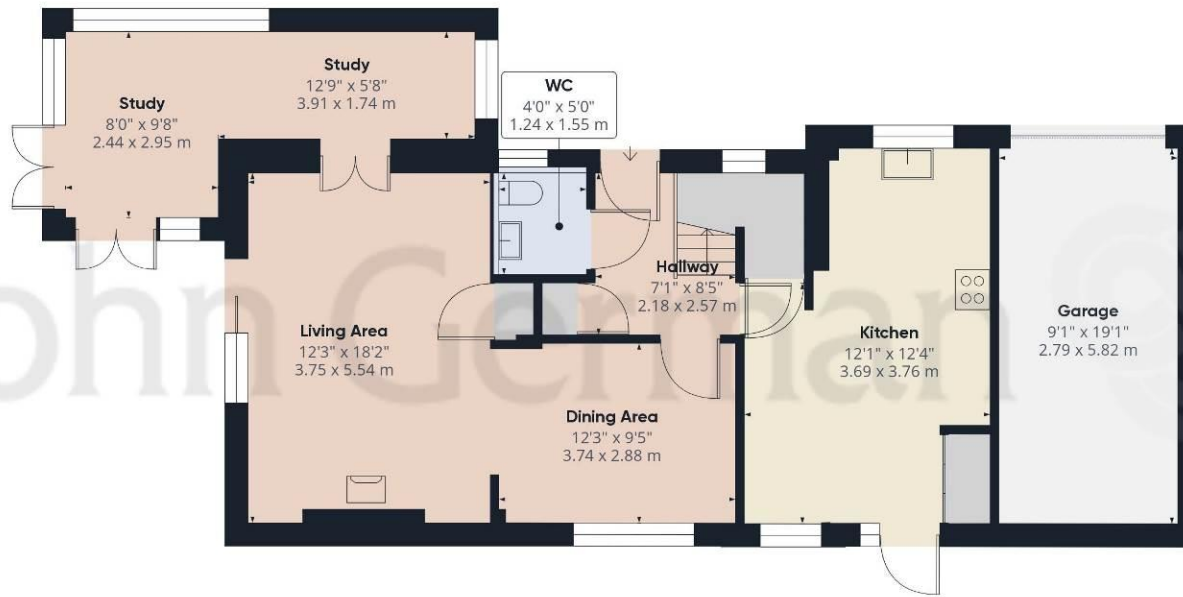




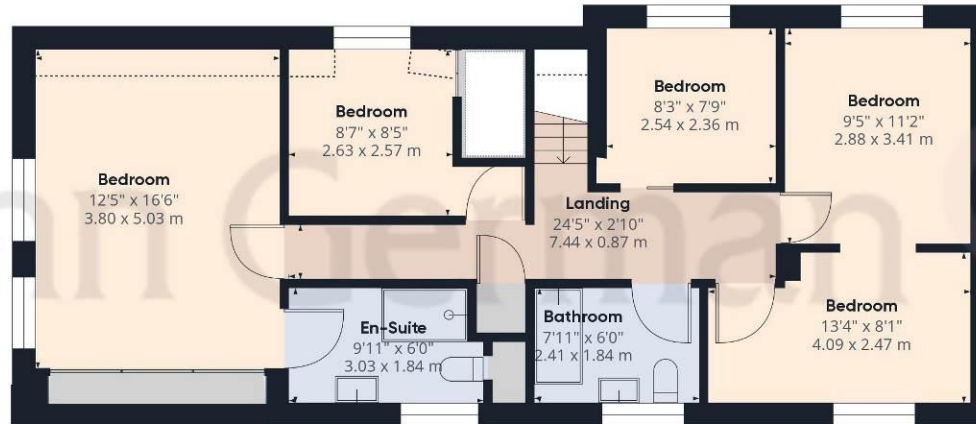








Ground Floor



Floor 1

Approximate total area⁽¹⁾

1770.89 ft²

164.52 m²

Reduced headroom

22.69 ft²

2.11 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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