

**EVERGREEN BARN**  
SCHOOL LANE HALAM  
NOTTINGHAMSHIRE NG22 8AD



Land & Estate Agents  
Property Consultants



The Country Property Specialists  
[www.smithandpartners.co.uk](http://www.smithandpartners.co.uk)



## EVERGREEN BARN

A rather special period barn conversion in a small grouping of three individual homes, close to the centre of a highly regarded village, offering a stunning home of appreciable character, presented to a high standard, with an excellent specification incorporating sustainable features including air source heating circulating underfloor and high-grade sealed unit double glazing.

The property features an incredibly versatile internal layout with scope to accommodate inter-generational or blended family requirements and home working with considerable ease, there being four bedrooms on the first floor, a fifth ground floor bedroom arrangement and an independent residential suite (the hayloft above the garage)

## HALAM

Halam is a small and relatively unspoilt village, lying northwest of the thriving Minster town of Southwell in attractive rolling Nottinghamshire countryside. Within Halam itself there is a small junior school, historic church, village hall and a public house, The Waggon at Halam – the essential ingredients of a traditional village lifestyle.

The village enjoys a strategically convenient location for travelling to Nottingham city centre and neighbouring principal population centres of Newark on Trent and Mansfield. The thriving Minster town of Southwell offers a wider range of retail amenities, professional services and sports and leisure centre, and Southwell schooling is of a renowned standard for pupils across the age ranges.

The larger market town of Newark on Trent, offers a more extensive range of retail amenities, professional services, restaurants and leisure facilities including a sport centre and marina.

## Fast East Coast Main Line Rail Service

From Newark there is direct access to the A1 national road network and a fast direct rail link into London Kings Cross in a scheduled journey time of 80/85 minutes.

**PRICE GUIDE: £850,000**



## GROUND FLOOR

### Fine Entrance Hall

An atmospheric entrance to Evergreen Barn creating an immediate and lasting impression of this first-class period barn conversion. Mellow polished ceramic stone floor, high open vaulted ceiling lines extending above the landing gallery into the main roofline - exposed ceiling timbers.

Striking oak two flight dog leg return staircase rising to first floor landing gallery. Understairs storage cupboard housing the security hub for the property.

### Cloakroom/WC

Fitted contemporary washstand with circular wash hand basin - pedestal chrome mixer tap and storage cabinet beneath, and low flush wc with concealed cistern. Small ornamental picture window to garden aspect.

### Large Country Kitchen 7.70m x 5.35m (25'3" x 17'6") maximum dimensions

A pleasing spacious light country kitchen having a range of graphite grey contemporary design cabinets complemented by polished quartz countertops and a large island workstation which in all provide a good range of storage space.

Twin bowl stainless steel sink unit. Integrated appliances comprising a Neff double oven, single oven with warming drawer beneath, fridge and freezer. Schott ceramic hob with ceiling fixed extraction canopy above. Integrated Miele dishwasher. Polished ceramic stone floor.

Exposed ceiling timbers. Sealed unit double glazed arched profile French doors connecting to rear garden terrace and matching arched profile fixed window and two picture windows to the front courtyard prospect.

### Large Enclosed Walk-in Pantry



### Laundry - Plant Room

Fitted Belfast sink unit, oak block worktop and useful storage/shelving. Plumbing for automatic washing machine. Mellow ceramic stone floor. Useful enclosed plant room housing a pressurised hot water cylinder - underfloor central heating manifolds location. Half glazed doorway connected to the rear garden terrace.

### Sitting Room 5.35m x 4.20m (17'6" x 13'9")

Having bi-fold doors and a French door connected to the garden terrace - attractive open aspect. Fitted enamel wood burning stove set to a heavy flagstone plinth. Mellow ceramic stone flooring. Exposed brick feature wall. Latched doorway connecting to:

### Outer Hall

Range of built in storage cupboards with sliding glass door enclosures.

### Garden Room/Ground Floor Bedroom Five

5.20m x 3.00m (17'0" x 9'9")

Fitted bi-fold doors and French doorway connecting to rear garden terrace. Exposed ceiling timbers. Ceramic stone floor.

### Ground Floor Shower Room

Large corner shower cubicle - thermostatically controlled overhead rain shower and glass enclosure, Duravit low flush wc with concealed cistern and a wash hand basin with pedestal chrome mixer tap.

### Agents Note

Please note the above mentioned fifth bedroom, shower room and outer hall offer scope to create a small independent ground floor living arrangement for a dependent relative or teenager.

### Ancillary Accommodation

#### Home Office - Crafting Room 4.20m x 5.30m (13'9" x 17'3")

Integral to Evergreen Barn between the main living accommodation and the garage there is an independent room with external access from the front of the barn which would be well suited to provide a home office arrangement or to serve as a crafting studio. Exposed brick internal wall feature. Mellow ceramic stone floor. Half glazed door connecting to rear garden terrace.



## FIRST FLOOR

### Landing and Gallery

An impressive architectural feature of Evergreen Barn featuring exposed brick internal walls, structural timbers and stylish leaded stained glass Gothic profile internal window features, all of which combine to lend considerable character to the main landing and connecting outer landing areas; the open vaulted ceiling lines creating a real sense of scale.

The landing is alighted from a fine traditional two flight dog leg return oak staircase - square chamfered baluster detailing. High grade oak floor extending through to the connecting bedrooms.

### Primary Bedroom Suite

#### Bedroom One

5.35m x 5.15m (17'6" x 16'9")

An impressive main bedroom with a high open vaulted ceiling and heavy exposed traditional oak purlins and rafters. Polished oak floor. Useful under eaves built in storage closets - low level wardrobes. Exposed brick wall.

Four Velux sealed unit double glazed roof lights.

#### En Suite Bathroom

A high grade traditional en suite bathroom featuring a deep roll top ball and claw foot bath, pedestal chrome mixer tap/hand shower, large separate shower cubicle with overhead chrome shower and separate hand shower and glass enclosure, stylish double marble topped washstand with storage cabinets beneath and a low flush wc. High open vaulted ceiling.

#### Dressing Room

Open vaulted ceiling, fitted hanging rail and useful box shelving. Velux roof light.



### **Bedroom Two**

**4.25m x 3.25m (14'0" x 10'9")**

Open vaulted ceiling - heavy exposed roof purlin and rafters. Exposed brick wall and feature internal stained glass leaded window - Gothic arched profile. Two high sealed unit double glazed roof lights. Useful built in storage cupboards and eaves shelving. polished oak floor.

### **Superb House Bathroom**

Featuring a stylish deep contoured bath with side chrome mixer tap/hand shower, corner shower cubicle - thermostatically controlled overhead rain shower and a curved glass enclosure, wash hand basin with a chrome pedestal mixer tap and a low flush wc with concealed system. Patterned floor tiling. Velux sealed unit double glazed roof light. Vaulted ceiling lines - exposed timbers.

### **Outer Landing**

Useful enclosed airing cupboard. Long run of built in under eaves storage cupboards with oak door enclosures. Two Velux sealed unit double glazed roof lights. Vaulted ceiling line - exposed timbers. Polished oak floor. At the far end of the landing there is a useful built in library book shelving fixture - Velux sealed unit double glazed roof light above.

### **Bedroom Three**

**5.00m x 2.60m (16'3" x 8'6")**

Open vaulted ceiling - heavy exposed oak roof purlins and rafters. Polished oak floor. Two Velux sealed unit double glazed roof lights.

### **Bedroom Four/Study/Art Studio**

**3.05m x 2.50m (10'0" x 8'3")**

Open vaulted ceiling. Two Velux sealed unit double glazed roof lights. Heavy exposed timbers and polished oak floor.



## HAY LOFT/STUDIO

Above the integral double garage there is a useful studio/guest arrangement with underfloor heating, described as follows:

### Open Plan Sitting Room/Dining Room/Kitchenette

9.50m x 5.00m (31'3" x 16'3")

Feature open vaulted ceiling. Two Velux sealed unit double glazed roof lights. Kitchenette area with single drainer sink unit and a long worktop incorporating a Lamona two plate hob with a double oven below. Plumbing for automatic washing machine.

### Double Bedroom

Open vaulted ceiling. Exposed brick wall. Sealed unit double glazed roof light.

### Shower Room/WC

Having a recessed shower cubical with glass enclosure, wall mounted wash basin and low flush wc.

### Integral Double Garage

6.45m x 5.30m (21'0" x 17'3")

A spacious garage having two sets of steel framed timber double doors. Light and power facility. Side window.



## MAIN WEST FACING GARDEN

There is a delightful level garden with a pleasing westerly aspect to the rear of Evergreen Barn featuring a long, smooth finish stone terrace providing a delightful informal alfresco outdoor relaxation area overlooking the level gardens, with productive stocked beds and borders.

Outer sun terrace. Main level lawns with established side boundary yew hedgerow and close board fence enclosures.

Further hot tub terrace. Useful external lighting and outside water tap.

### Shared Front Courtyard Entrance

Evergreen Barn is accessed from School Lane through a shared entrance serving three residential barn conversions providing allocated parking and car turning/parking amenity.

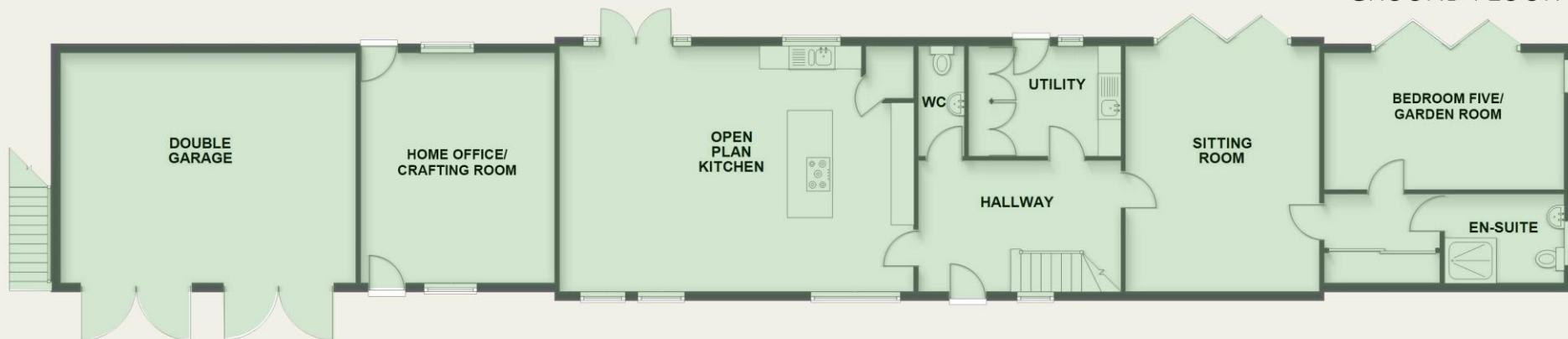
Side pedestrian access.



## GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE

GROUND FLOOR



FIRST FLOOR



### SERVICES

Mains electricity, water and drainage are available.

Mitsubishi air source central heating circulating underfloor at ground and first floor levels. CCTV security system.

*Please note that none of the mains service connections, appliance installations or appliances have been tested by the selling agents and no warranties are given or implied.*

### Available Broadband

Basic 5 Mbps / Superfast 80 Mbps

### Available Mobile Coverage

(based on calls indoors)

O2 - ● Vodafone - ●

EE - ● Three - X

✓ = Likely ● = Limited X = Poor

### LOCAL AUTHORITY

#### *Council Tax Band F*

Newark & Sherwood District Council  
Castle House, Great North Road  
Newark on Trent, Nottinghamshire NG24 1BY  
[www.newark-sherwooddc.gov.uk](http://www.newark-sherwooddc.gov.uk)  
Tel: 01636 650 000

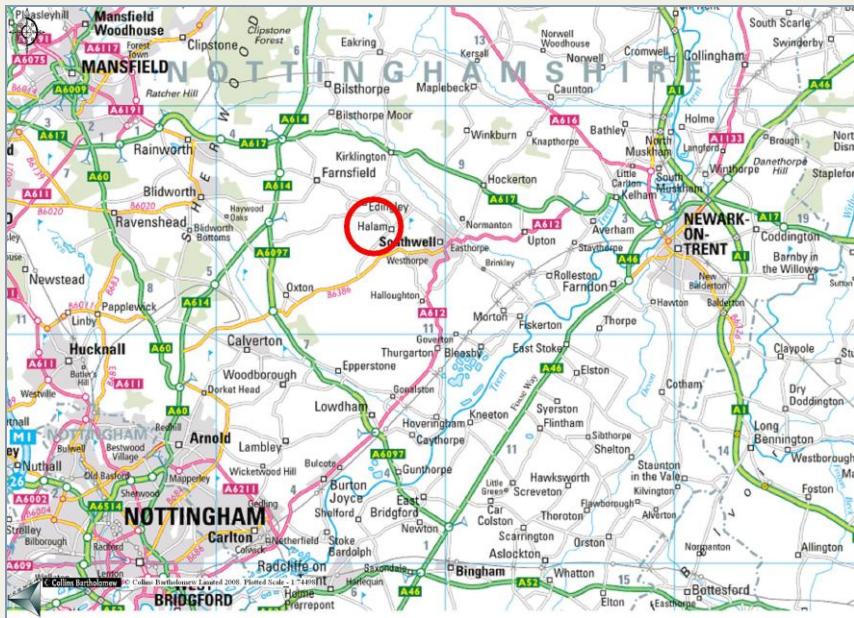
### VIEWING ARRANGEMENTS

If you are interested in Evergreen Barn and would like to arrange a viewing, please contact us on 01636 815544 [www.smithandpartners.co.uk](http://www.smithandpartners.co.uk)

# MAPS & ENERGY PERFORMANCE RATINGS

## REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY

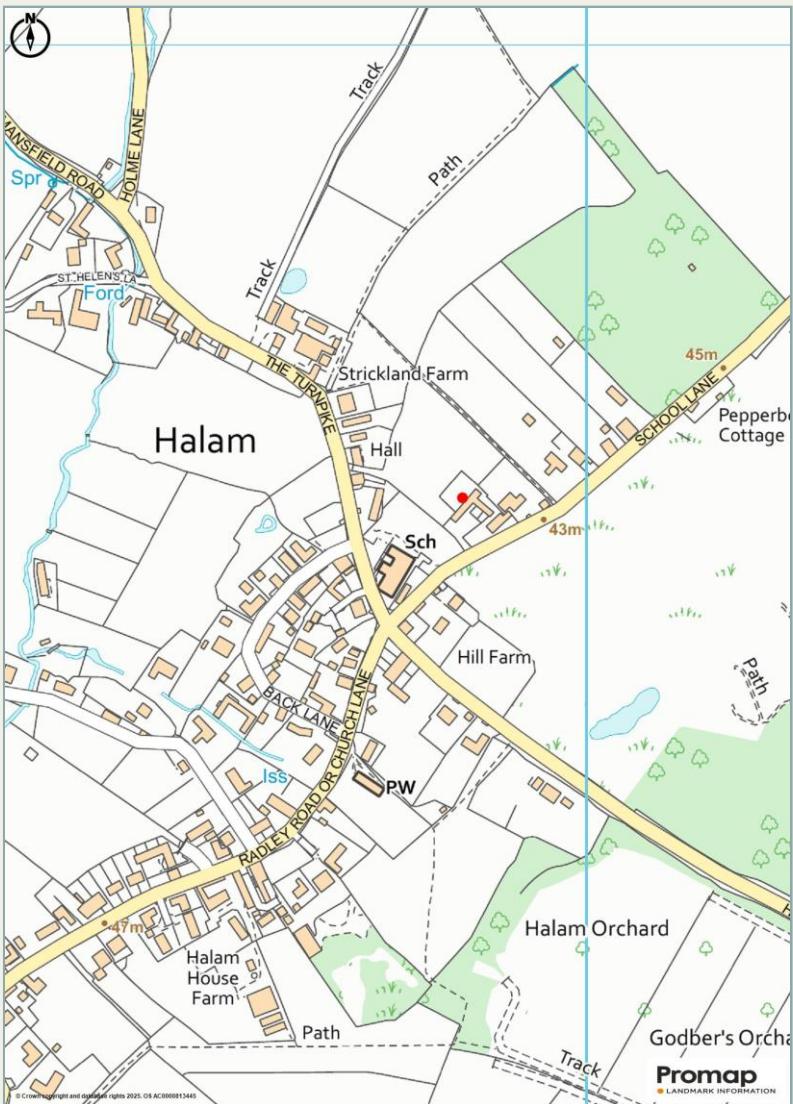


## ENERGY PERFORMANCE CERTIFICATE RATINGS

A copy of the EPC can be viewed at  
<https://www.epcregister.com/searchReport.html>  
 Ref No: 8978-7424-5620-1732-0992

## LOCATION PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



## Conditions of Sale

These particulars are issued on the distinct understanding that all negotiations are conducted through Smith and Partners. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility can be accepted for any loss or expense incurred in viewing. Smith and Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that: 1 These particulars do not constitute, nor constitute any part to, an offer or contract. 2 None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. 3 Any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of the statements contained in these particulars.

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