



**Back Lane, Barnby**  
Newark, Nottinghamshire, NG24 2SD



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### Guide Price £190,000 - £200,000

Haven Cottage is an impressive, individual and attractive semi-detached character home believed to be over 200 years old. The property is situated within the increasingly popular semi-rural village of Barnby in the Willows and set within sensible commuting distance to Newark Town Centre and the useful main road corridors, whilst appreciating an idyllic and peaceful setting. This deceptively spacious cottage enjoys a high degree of internal character and charm and provides extensive living accommodation comprising: Cosy dual-aspect lounge with open inglenook fire and exposed beams, separate sitting room, ground floor shower room, contemporary fitted Kitchen with integrated appliances, separate formal dining room and useful lean to porch/utility. The first floor benefits from two DOUBLE bedrooms and a modern fitted bathroom. In addition the property provides a well-proportioned and private rear garden, integral outside garden store, off street parking for a small vehicle and is marketed with NO ONWARD CHAIN.

An obscure oak entrance door opens into:

#### Dual Aspect Lounge

13'1 x 11'1 (3.99m x 3.38m)

(max measurements) With carpeted flooring, solid hardwood single glazed window to front and side elevation, wall mounted electric radiator/heater, original exposed beams, two wall mounted light fittings and a feature inglenook fireplace with working open fire, exposed brick work and raised slate tiled hearth, wall mounted heating thermostat, tv point, internal oak door to carpeted stairs rising to the first floor landing and door opening into the sitting room.

#### Sitting Room

13'02 x 10'09 (4.01m x 3.28m)

(max measurements) With continuation of carpeted flooring, original exposed beams, two wall light fittings, single glazed solid hardwood window to the front elevation, wall mounted electric radiator, tv and telephone points and wall mounted electric flame effect fire. Door opens into:





### Ground Floor Shower Room

9'3 x 3'10 (2.82m x 1.17m)

Fitted with a modern three piece suite comprising of a low level push button w.c., wall mounted ceramic wash hand basin with chrome mixer tap and part wall tiled splash backs and under counter fitted cupboard and fitted corner shower with double glass sliding doors with majority floor to ceiling white tiled splash back with mains shower above, wall mounted electric radiator, ceiling light fitting, wall mounted extractor fan, single glazed hardwood window to the rear elevation and continuation of the carpeted flooring, Door opens through to:

### Kitchen

13'10 x 11'03 (4.22m x 3.43m)

(max measurements) Fitted with a range of cream wall and base units with white laminate roll top work surfaces and up stands over the base units, light and dark tile flooring, inset sink with chrome tap and window to utility/porch elevation. The kitchen offers integrated appliances which include a Beko dishwasher, Beko fridge freezer, Whirlpool fan assisted oven with four ring Induction hob above and Stoves extractor hood over, exposed beams and brick work with an original bakers oven being a decorative feature, wall mounted electric radiator, two wall light fittings and single glazed hardwood windows to front and rear elevations. There are single glazed hardwood doors giving access into a separate dining room and a useful utility/porch.

### Dining Room

8'01 x 8'03 (2.46m x 2.51m)

With carpeted flooring, wall mounted electric radiator, low level single glazed hardwood window to rear elevation, partial exposed beam and wall mounted light fitting.

### Rear Porch/Utility

7'5 x 5'10 (2.26m x 1.78m )

Being part timber framed with part pitched poly carbonate roof, wall mounted outdoor light fitting, plumbing and provision for a washing machine, wall mounted power supply, two single glazed hardwood window to rear elevations, exposed painted flooring and solid hardwood obscure glazed door leading out to the rear garden.

### First Floor Landing

20'01 x 2'09 (6.12m x 0.84m)

With continuation of carpeted flooring, wall mounted electric radiator, ceiling mounted smoke detector, two wall light fittings, access to all electrical rcd consumer units and electric meter, solid hardwood glazed window to the side elevation, airing cupboard housing the hot water cylinder with shelving provisions and access into the two DOUBLE bedrooms.

### Bedroom 1

11'5 x 10'03 (3.48m x 3.12m)

With carpeted flooring, single glazed hardwood windows to the front and side elevation, tv point, central ceiling light fitting and wall mounted electric radiator.

### Bedroom 2

10'04 x 10'07 (3.15m x 3.23m)

(max measurements) With carpeted flooring, wall mounted electric radiator, solid hardwood glazed window to the front elevation, central ceiling light fitting, access to loft and tv point.

### Bathroom

6'01 x 6'03 (1.85m x 1.91m)

Fitted with a modern three piece suite comprising of a pedestal wash hand basin with chrome taps and part wall white tiled splash back, low level w.c. and panelled bath with wall mounted patterned shower screen, chrome taps and majority part wall white tiled splash back and mains shower above, wall mounted electric radiator, double glazed velux window, central ceiling light fitting, part tiled walls and continuation of carpeted flooring.

### Outside

The front of the property offers a lawn, a concrete pathway/driveway which could be developed further allowing off street parking for a small vehicle if necessary. The concrete pathway with low level fenced boundaries leads to an integrated outdoor GARDEN STORE measures 7'2 x 3'11 which has a pitched pantiled roof with power points and light. The path continues to a high level wooden gate which gives access into the rear garden which is laid to lawn with high level fenced boundaries to the left and rear elevations and a patio accessed from the utility area/porch. A brand new fence is in the process of being erected between this property and the neighbouring property 'Olgwenver'.

### AGENTS NOTE

DRAFT DETAILS - PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS WITHIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY. NO APPLIANCES IN THE PROPERTY HAVE BEEN TESTED BY THE SELLING AGENTS.

### AGENTS NOTE 2

Please note a secure timber fence will be erected to the rear garden to show an enclosed outdoor space as the current garden is not separated by the neighbouring property to the right hand side 'Olgwenver'.

### Services

Mains water, electricity and drainage are connected.

The property has electric heating throughout.

### Directions

From our office on Middle Gate follow road round to the right onto Stodman Street. at junction, turn right, over mini roundabout onto Bar Gate, at traffic lights turn right onto Queens Road, over mini roundabout, through pedestrian traffic lights, past ambulance station on the right, straight across next mini roundabout onto Sleaford Road which leads onto Beacon hill Road and continue up the hill. Pass through the village of Coddington up to roundabout, take third exit signposted A17, continue along for approximately 3-4 miles and the turning to Barnby In The Willows is on your right hand side just after the turning to Newark Golf Club, on entering the village turn left onto Front Street, turn left onto Cross Street, bear right onto Back Lane, and 'Haven Cottage' will be identified by our for sale board.

### Local Information

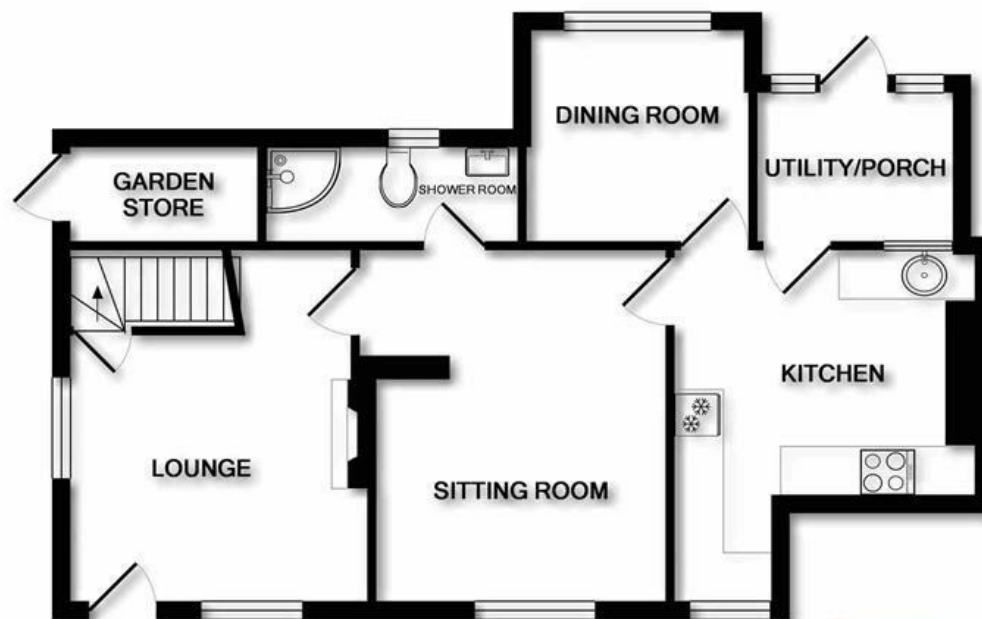
Barnby In The Willows is a rural village which offers many countryside walks, a church, village hall and the popular public house, 'The Willow Tree' which serves meals along with offering bed and breakfast accommodation. There is easy access to historic Newark on Trent either by the A17 or via the country lanes. This village lies in the highly desirable Coddington School catchment area.

### AGENTS NOTE 3

PLEASE NOTE THE PROPERTY IS SOLD AS SEEN WITH ALL THE FURNITURE BEING INCLUDED, IF REQUIRED AT NO EXTRA CHARGE.

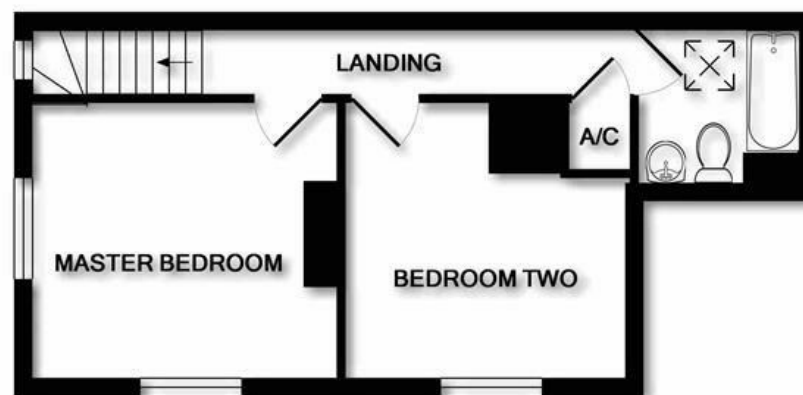


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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



newton fallowell

GROUND FLOOR



1ST FLOOR

**NEWTON**  
FALLOWELL

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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