



Old Church Barn, Top Street, Elston, Newark

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 OLIVER REILLY



# Old Church Barn, Top Street, Elston, Newark

Offers in excess of £535,000

- WONDERFUL CHARACTER-FILLED BARN CONVERSION
- CHARMING RURAL VILLAGE LOCATION
- MAGNIFICENT OPEN-PLAN DINING KITCHEN
- FIRST FLOOR BATHROOM & EN-SUITE SHOWER ROOM
- MULTI-VEHCILE DRIVEWAY WITH CARPORT
- THREE BEDROOMS & NO ONWARD CHAIN!
- TWO/THREE RECEPTION ROOMS
- GF W.C & UTILITY ROOM
- BEAUTIFUL PROFESSIONALLY LANDSCAPED GARDEN
- A ONE OFF! VIEWING ESSENTIAL! Tenure: Freehold. EPC 'E'

HEARTFELT HERITAGE AWAITS!!! \*\*NO CHAIN!!!\*\*

Words can't comprehend the magnitude of appreciation we have for Old Church Barn! A simply MAGNIFICENT INDIVIDUAL HOME that epitomises CHARACTER, CHARM and VERSATILITY!

This iconic residence lies in a delightful conservation area, in the heart of a HUGELY SOUGHT-AFTER rural village. Boasting ease of access onto the A46, with links to Nottingham and Newark Town Centre.

Not only is this WONDERFULLY WARM & WELCOMING home oozing original features throughout. It showcases a SUBSTANTIAL 2,300 SQUARE/FT LAYOUT. Full of flexibility on every level, comprising: Inviting reception hall, a study area and staircase up to a raised seating area. A ground floor W.C. SUBSTANTIAL BAY-FRONTED LIVING ROOM with an eye-catching stone fireplace and inset log burner, an inner hallway, formal dining room with feature fireplace and inset log burner. A HUGE 27FT OPEN-PLAN DINING KITCHEN with the unusually appealing added benefit of a VICTORIAN BANDSTAND to symbolise a living/ dining area. With access into a separate utility room.

The first floor hosts a split-staircase, up to a useful MULTI-PURPOSE HOBBIES ROOM with extensive eaves storage. The main staircase leads to a family bathroom, with an impressive mood-setting mural and THREE BEDROOMS. The copious BAY-FRONTED master bedroom is enhanced by EXTENSIVE FITTED WARDORBES and a LARGE EN-SUITE SHOWER ROOM.

Externally, the barn occupies a DELIGHTFUL 0.16 OF AN ACRE PRIVATE PLOT. Boasting a vast degree of attractive maturity. Having been professionally landscaped. There are a variety of secluded seating areas, which all add to the ABUNDANCE OF RETAINED TRANQUILITY.

The property is greeted with a MULTI-VEHCILE DRIVEWAY, with access into a brick framed carport.

Additional benefits of this BREATH-TAKING barn conversion include double glazing throughout and gas central heating.

Don't miss out on the TIMELESS CHARACTER & EXTRAORDINARY ELEGANCE. This BESPOKE BEAUTY should NOT BE MISSED!!



<b>RECEPTION HALL:</b>	179 x 11'8 (5.41m x 3.56m)
<b>STUDY AREA:</b>	11'6 x 4'5 (3.51m x 1.35m)
<b>GROUND FLOOR W.C:</b> Max measurements provided.	10'2 x 4'9 (3.10m x 1.45m)
<b>GENEROUS DUAL-ASPECT LIVING ROOM:</b>	24'1 x 18'8 (7.34m x 5.69m)
<b>INNER HALLWAY:</b>	27'11 x 3'10 (8.51m x 1.17m)
<b>DINING ROOM:</b>	17'6 x 10'2 (5.33m x 3.10m)
<b>SPACIOUS OPEN-PLAN DINING KITCHEN:</b>	27'8 x 15'5 (8.43m x 4.70m)
<b>UTILITY ROOM:</b>	7'2 x 7'1 (2.18m x 2.16m)
<b>UPPER SITTING AREA:</b>	10'11 x 9'1 (3.33m x 2.77m)
<b>FIRST FLOOR STUDY/ HOBBIES ROOM:</b>	14'6 x 6'5 (4.42m x 1.96m)
<b>COPIOUS FIRST FLOOR LANDING:</b> Max measurements provided.	14'2 x 6'1 (4.32m x 1.85m)
<b>BAY-FRONTED MASTER BEDROOM:</b> Max measurements provided into bay-window.	18'4 x 10'11 (5.59m x 3.33m)
<b>EN-SUITE SHOWER ROOM:</b>	8'9 x 7'4 (2.67m x 2.24m)
<b>BEDROOM TWO::</b> Max measurements provided.	11'4 x 10'3 (3.45m x 3.12m)
<b>BAY-FRONTED BEDROOM THREE:</b>	8'5 x 7'1 (2.57m x 2.16m)
<b>FAMILY BATHROOM:</b>	8'11 x 6'2 (2.72m x 1.88m)
<b>DETACHED MULTI-VEHCILE CARPORT:</b> Of brick pillared construction, with an oak framed, poly-carbonate flat roof. Ensuring SIDE-BY-SIDE off-street parking for two vehicles.	22'2 x 10'10 (6.76m x 3.30m)





**EXTERNALLY:**

This attractive and architecturally salvaged period property is situated in the heart of a beautiful rural village, in a Conservation Area. The front aspect is greeted with dropped kerb vehicular access onto an EXTENSIVE GRAVELLED DRIVEWAY. Giving access into a double carport. A Yorkshire stone pathway sweeps round to the front entrance door. The barn stands on a commanding 0.16 of an acre private plot. Promoting PRIVACY & TRANQUILITY IN ABUNDANCE. The garden is predominantly laid to lawn and enclosed by a wonderful degree of established, plants, bushes, trees and shrubs. Filling the external space with colour and personality. There are various secluded paved seating areas, two garden shed, majority high-level walled boundaries and a high-number of mature trees, to enhance the privacy from every aspect.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout. PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

**Approximate Size: 2,300 Square Ft.**

Measurements are approximate and for guidance only.

**Tenure: Freehold.**

Sold with vacant possession on completion.

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'F'**

**EPC: Energy Performance Rating: 'E'**

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

**Local Information & Amenities: Elston**

The charming and highly sought after village of Elston is situated approximately 6 miles away from Newark Town Centre, with ease of access onto the A46 dual-carriageway. The village retains a strong local community and provides a range of amenities including: The 'Chequers Inn'- Public house and restaurant. A thriving community run convenience store. All Saints Primary School and village Church. A community hall, with a range of sports and recreational clubs/ facilities. Additionally the village benefits from a bus service to Newark and Bingham. The historic market town of Newark-on-Trent, provides a fast track railway link to London Kings Cross from Newark North gate station, in approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station.

**Viewing Arrangements:**

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

**Money Laundering Regulations:**

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

**Draft Details-Awaiting Approval:**

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.





GROUND FLOOR



1ST FLOOR



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>		<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</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	