

The Stables, Cleveland Farm, Main Street, Claypole

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OLIVER REILLY



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Guide Price £380,000 - £410,000

- BEAUTIFULLY BESPOKE BARN CONVERSATION
- PRIVATE NON-ESTATE SETTING! IN A WELL-SERVED VILLAGE!
- CONTEMPORARY DINING KITCHEN
- FIRST FLOOR BATHROOM & MASTER BEDROOM WITH EN-SUITE
- PEACEFUL LOW-MAINTENANCE COURTYARD
- THREE DOUBLE BEDROOMS
- MAGNIFICENT LIVING SPACE WITH VAULED CEILING
- GROUND FLOOR W.C/UTILITY ROOM
- DETACHED GARAGE & OFF-STREET PARKING
- ONE-OF-A-KIND! A MUST VIEW! Tenure: Freehold. EPC 'tbc'

Guide Price: £380,000 - £410,000. LOOKING FOR SOMETHING DIFFERENT? THIS COULD BE THE ONE!

Searching for a home with genuine character, individuality & something a little beyond the ordinary?The Stables is sure to impress!

This striking & highly individual barn conversion is BEAUITFULLY BESPOKE & occupies a secluded, non-estate position within a hugely popular, well-served & conveniently connected village.

Offering in excess of 1,200 sq ft of versatile accommodation, The Stables seamlessly combines great living space with an abundance of characterful detailing. Welcomed by an inviting reception hall, into a useful utility room/WC. At the heart of the home lies the truly IMPRESSIVE DINING KITCHEN. Fitted with a range of integrated appliances & Range Master cooker. This wonderful space flows naturally into the GENEROUS LOUNGE! Creating a fantastic hub for everyday family life & entertaining.

A particularly impressive feature is the mesmerising vaulted ceiling & feature fireplace with inset electric fire. A striking feature window & French doors open directly onto the courtyard garden, which floods the room with natural light, creating a warm and inviting environment!

The master bedroom provides a wonderfully spacious retreat, complete with extensive fitted wardrobes & a CONTEMPORARY SHOWER ROOM.

The landing leads to TWO FURTHER DOUBLE BEDROOMS, both benefiting from Velux rooflights. Bedroom two also features fitted wardrobes, There is also a modern three-piece family bathroom.

Externally, This handsome home occupies a secluded non-estate position approached via a shared gravelled driveway, with allocated parking in front of the large single garage, equipped with power & lighting. The charming courtyard garden offers a peaceful & private outdoor retreat, designed for easy maintenance & a perfect place to unwind.

Combining IMPRESSIVE PROPORTIONS, BEAUTIFUL CHARACTER & VERSATILITY This is a truly special home, remarkable in design that's easy to fall in love with!







RECEPTION HALL: 13'7 x 11'7 (4.14m x 3.53m)
Max measurements provided.

UTILITY/W.C: 7'3 x 5'9 (2.21m x 1.75m)

MODERN DINING KITCHEN: 13'7 x 11'9 (4.14m x 3.58m)

GENEROUS LOUNGE WITH VAULTED CEILING: 24'3 x 13'7 (7.39m x 4.14m)

MASTER BEDROOM: 19'9 x 12'6 (6.02m x 3.81m)
Max measurements provided up to EXTENSIVE FITTED WARDROBES. With the benefit of AIR-CONDITIONING.

EN-SUITE SHOWER ROOM: 7'3 x 6'4 (2.21m x 1.93m)

FIRST FLOOR LANDING: 6'9 x 3'4 (2.06m x 1.02m)

BEDROOM TWO: 14'8 x 8'9 (4.47m x 2.67m)
With EXTENSIVE FITTED WARDROBES. Max measurements provided.

BEDROOM THREE: 11'6 x 8'9 (3.51m x 2.67m)

FIRST FLOOR BATHROOM: 10'9 x 5'2 (3.28m x 1.57m)
Max measurements provided.

SINGLE GARAGE: 15'10 x 10'3 (4.83m x 3.12m)
Of brick built construction, wit a pitched tiled roof. Accessed via wooden double doors. Equipped with power and lighting.



EXTERNALLY:

This handsome and highly individual home was converted in 1998 and is ideally situated in the centre of this popular and well-served village community.

The property is approached via a shared gravelled driveway, leading to secure off-street parking and providing access to the brick-built garage.

The beautifully presented courtyard garden has been designed for minimal maintenance and maximum enjoyment. Predominantly paved and cobbled, it is complemented by thoughtfully planted borders and a mature, well-maintained high-level hedging, creating a wonderful sense of privacy and seclusion. A variety of attractive seating areas provide excellent spaces for relaxing and entertaining, combining to create a charming and secluded outdoor retreat.

The garden is further enhanced by a range of external wall lights and an outside tap.

Approximate Size: 1,275 Square Ft.

Measurements are approximate and for guidance only.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and 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.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

South Kesteven District Council.

Council Tax: Band 'E'

EPC: Energy Performance Rating: 'C'

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, without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

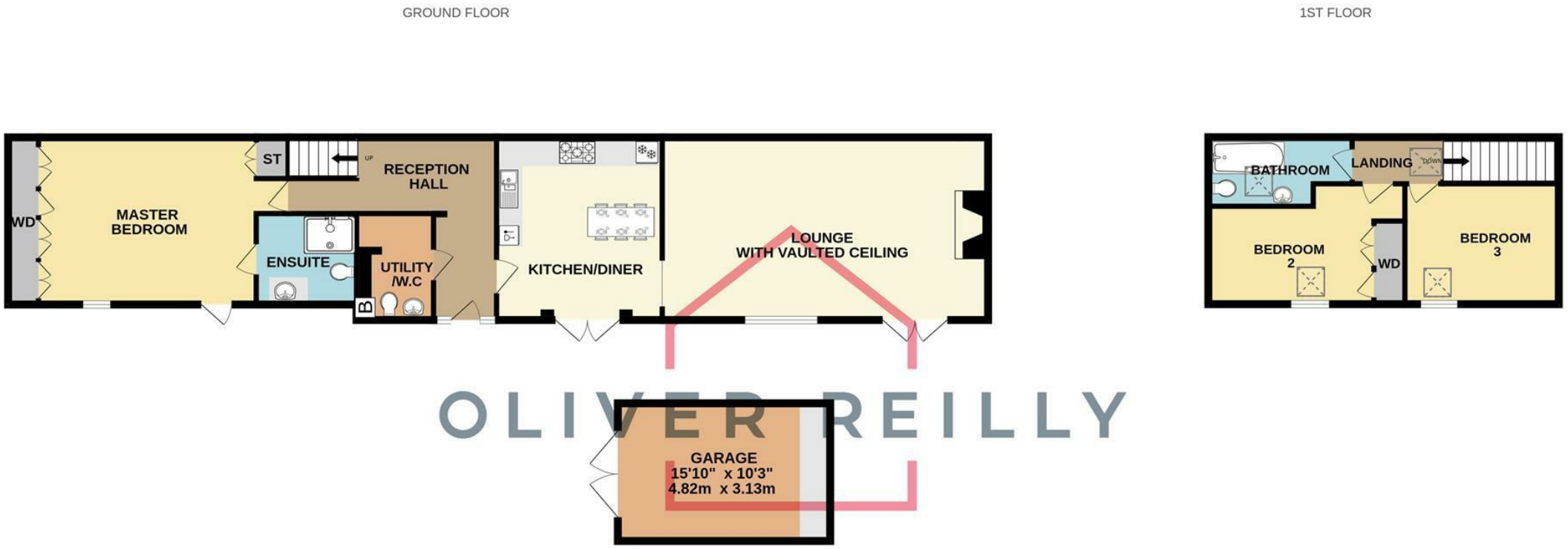


Local Information & Amenities:

The sought-after village of Claypole, is situated approximately 5 miles East of the historic market town of Newark-on-Trent, where there is 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. The village is also located with access onto the A1, with links to Grantham, and Lincoln (via the A46). The village benefits from a vast range of amenities, including a village shop, coffee shop, local butchers, hairdressers, (Five Bells) public house and restaurant. The village also boasts a thriving village hall, an excellent Primary school and a community park with playground and popular sports facilities.

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:

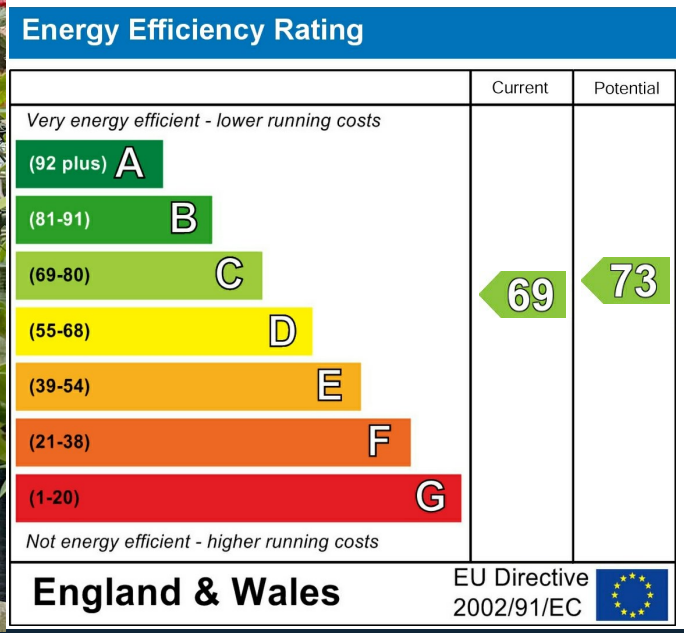
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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.







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