
Dovecote Barn, Front Street, Barnby, Newark
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OLIVER REILLY



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Guide Price £550,000 - £575,000

- WONDERFUL 18TH CENTURY BARN CONVERSION
- IDYLLIC VILLAGE- CLOSE TO NEWARK, LINCOLN & SLEAFORD
- GENEROUS DINING KITCHEN WITH SEPARATE SITTING ROOM
- FOUR-PIECE FAMILY BATHROOM & STYLISH EN-SUITE
- EXTENSIVE GATED DRIVEWAY & DETACHED GARAGING
- THREE DOUBLE BEDROOM WITH FITTED WARDROBES
- SUBSTANTIAL 22FT LIVING ROOM WITH LOG BURNER
- GROUND FLOOR BATHROOM & UTILITY ROOM
- MAGNIFICENT 0.41 OF AN ACRE PRIVATE PLOT
- BEAUTIFULLY PRESENTED, FULL OF CHARACTER & NO CHAIN!

Tenure: Freehold. EPC 'tbc'

Guide Price: £550,000 - £575,000. *NO CHAIN* WHERE RUSTIC CHARM MEETS MODERN LUXURY!

From the moment you step inside, Dovecote Barn makes a lasting impression! Bursting with character, charm & individuality, this remarkable home offers an exceptional sense of space & versatility. Beautifully blending traditional features, with stylish modern comforts!

Situated in a picturesque village, enjoying a peaceful setting whilst remaining conveniently connected to Newark. Excellent access to the A17 provides links to Sleaford, Lincoln & beyond.

The ground floor welcomes you through an inviting entrance hall, to a generous dual-aspect master bedroom, complete with fitted wardrobes & a stylish en-suite shower room. A further ground-floor bathroom adds to the flexibility of the layout.

At the heart of the home lies a beautifully crafted, handmade open-plan dining kitchen, a wonderful space for everyday living. Flooded with natural light, flowing effortlessly into a separate sitting room, creating a warm & sociable atmosphere.

A rear hallway leads to a useful utility room & outstanding 22ft L-shaped living/ family room. Offering impressive proportions & abundance of natural light, enhanced by a log-burner.

The first floor offers two excellent dual-aspect double bedrooms, both benefiting from bespoke fitted wardrobes & a marvellous contemporary four-piece family bathroom.

Occupying a magnificent 0.41-acre private plot, the property is approached via a substantial gated driveway, with access to extensive detached garaging/ workshop space. The beautiful rear garden creates an idyllic outdoor retreat, featuring a delightful covered sun terrace & treehouse.

The stunning landscaped walled garden is wonderfully secluded & thoughtfully designed. Hosting inviting seating areas, a covered store & an exceptional sense of privacy. A lovely extension of the home!

As undeniable charisma & individual elegance combine this TRULY SPECIAL home must be experienced to be fully appreciated







ENTRANCE HALL: 15'9 x 7'3 (4.80m x 2.21m)
Max measurements provided.

MASTER BEDROOM: 15'10 x 12'4 (4.83m x 3.76m)
Max measurements provided.

STYLISH EN-SUITE SHOWER ROOM: 6'4 x 4'2 (1.93m x 1.27m)

GROUND FLOOR BATHROOM: 8'9 x 6'6 (2.67m x 1.98m)

OPEN-PLAN DINING KITCHEN: 22'1 x 11'8 (6.73m x 3.56m)
Max measurements provided.

SITTING ROOM: 11'11 x 8'7 (3.63m x 2.62m)

INNER HALLWAY: 14'9 x 9'1 (4.50m x 2.77m)
Max measurements provided.

UTILITY ROOM: 7'7 x 7'7 (2.31m x 2.31m)

GENEROUS L-SHAPED LIVING ROOM: 26'5 x 21'7 (8.05m x 6.58m)
Max measurements provided.

FIRST FLOOR LANDING: 12'1 x 7'10 (3.68m x 2.39m)

BEDROOM TWO WITH FITTED WARDROBES: 13'8 x 12'8 (4.17m x 3.86m)
Max measurements provided up to fitted wardrobes.

BEDROOM THREE WITH FITTD WARDROBES: 14'4 x 11'10 (4.37m x 3.61m)
Max measurements provided up to fitted wardrobes.



MODERN FOUR-PIECE BATHROOM: 12'1 x 7'8 (3.68m x 2.34m)

USEFUL ATTIC STORE: 15'2 x 11'1 (4.62m x 3.38m)
A useful storage space. Providing wooden flooring, power, lighting and a single panel radiator. There are a range of fitted storage cupboards and two roof lights.

ATTACHED OUTSIDE STORE: 10'7 x 10'6 (3.23m x 3.20m)
With a pitched pantile roof. Providing useful external lighting and great storage, current used as a log store with a sliding door.

GARAGE: 20'7 x 9'7 (6.27m x 2.92m)
Max measurements provided. Accessed via secure double doors. Providing power and lighting.

GARAGE 2 /WORKSHOP: 20'7 x 14'2 (6.27m x 4.32m)
Max measurements provided. Accessed via secure double doors. Providing power and lighting.

LOVELY COVERED SUN TERRACE: 15'4 x 7'3 (4.67m x 2.21m)
Of timber framed construction, with a sloped pantile roof. Providing power, lighting and access into an attached outside store. Admiring views down the lovely, Idyllic and private garden.

Approximate Size: 2,123 Square Ft.
Measurements are approximate and for guidance only. This includes the attic store room.

Services:
Mains water, drainage, and electricity are all connected. The property also provides oil-fired central heating and majority wooden double glazing.
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:
Newark & Sherwood District Council.

Council Tax: Band 'D'



EPC: Energy Performance Rating: 'tbc'- On Order

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.

EXTERNALLY:

This beautifully bespoke, detached barn conversion enjoys an enviable position in the heart of a charming, peaceful and well-connected village. Occupying a wonderfully private and established 0,41 of an acre plot.

The attractive front aspect is approached via a gravelled pathway leading to the main entrance door, complemented by a predominantly lawned front garden. An established trees provides a charming focal point, whilst beautifully planted borders showcase an appealing variety of mature shrubs, bushes and seasonal planting, enhancing the property's picturesque setting.

Vehicular access is provided through a traditional timber five-bar gate, opening onto an extensive gravelled driveway to the left hand side of the property, which leads to substantial detached garaging and workshop facilities. This impressive arrangement provides ample off-street parking for a variety of vehicles, alongside excellent additional storage and practical workspace, with external lighting and access to the oil tank, located behind the garaging.

A timber pedestrian gate from the front and side aspect provide access to the beautifully landscaped walled side garden and courtyard, a truly delightful and secluded outdoor sanctuary. Partially laid to lawn, this enchanting space is centred around an attractive water feature, framed by raised planted borders and extensive stone paving, along with a range of external lights and double outside power socket. A thoughtfully designed seating area and paved walkway wrap around the courtyard, creating an idyllic setting for outdoor relaxation and entertaining. The courtyard also provides convenient access to the rear hallway, kitchen and a useful covered external store.

The wonderfully established and exceptionally private rear garden offers a further outstanding feature of this remarkable home. Predominantly laid to lawn, the garden enjoys a delightful sense of openness, with an unspoilt outlook beyond the rear boundary. Beautifully maintained planted borders display an abundance of mature shrubs, bushes and established greenery, creating a peaceful and picturesque environment throughout the seasons. A charming treehouse adds a playful and individual touch, whilst the impressive covered outdoor seating terrace provides the perfect setting for alfresco dining and entertaining. Constructed with an attractive timber frame and pitched pantile roof, this inviting space benefits from power and lighting, allowing enjoyment well into the evening. A useful external store and a brick-built barbecue further enhance the practicality and appeal of this exceptional outdoor retreat.

The grounds are beautifully enclosed by a combination of established hedging, fencing and attractive walled boundaries, ensuring a remarkable degree of privacy and seclusion. Together with the property's peaceful, non-estate village setting, these outstanding gardens create a truly special environment in which to relax, entertain and enjoy the outdoors.

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.

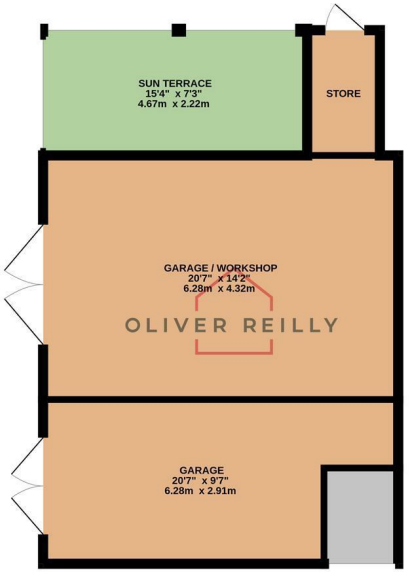
GROUND FLOOR



1ST FLOOR



OUTBUILDINGS



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Energy Efficiency Rating

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

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