

# Jon Brambles

ESTATE AGENTS



## Barnby House, Barnby in the Willows



**GUIDE PRICE: £475,000 to £500,000. UNEXPECTEDLY REAVAILABLE AND WITH NO ONWARD CHAIN.** Barnby House is a truly unique and sizeable Grade II listed residence situated in the heart of this tranquil village location. The property dates back to circa 1800 and retains a wealth of character and charm, together with many original features. The accommodation includes four/five bedrooms and two/three reception rooms to suit clients needs. Oil fired central heating is installed. This substantial home stands in beautiful private grounds and early viewing is essential to appreciate something out of the ordinary.

**Guide Price £475,000 TO £500,000**

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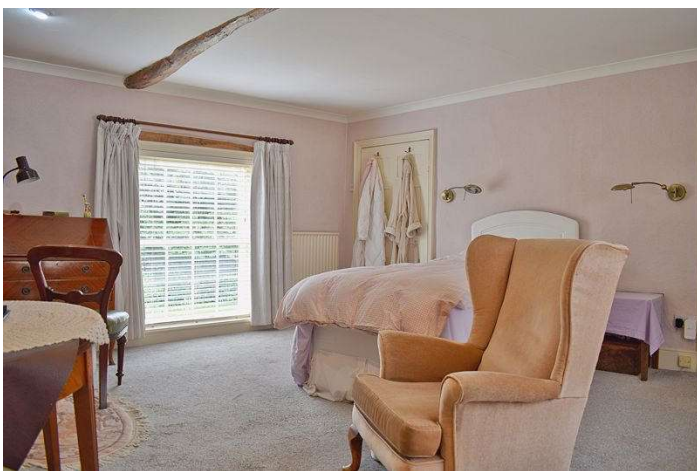


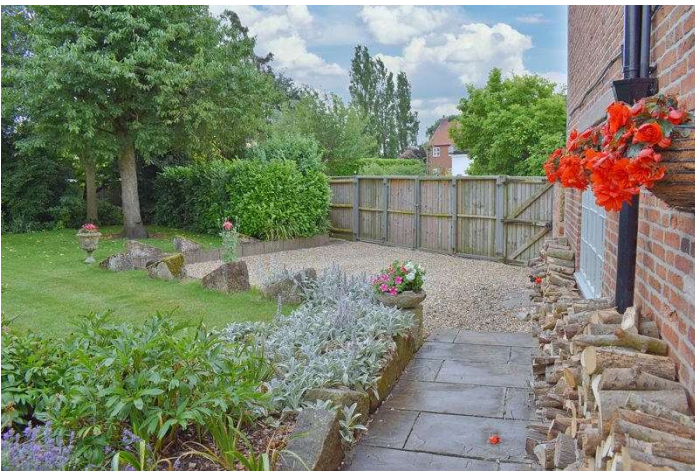
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### **Situation and Amenities**

Barnby in the Willows is located approximately 4 miles from Newark on Trent and is a village with strong community spirit. There is a church, village hall and a public house in the village. The nearby villages of Coddington and Balderton have a host of further amenities including local shops, excellent schools, public houses, churches and a library. Further and more comprehensive amenities can be found in the historic market town of Newark on Trent with its excellent shopping facilities with major retail chains and supermarkets including Waitrose and Marks & Spencer food. The commuter is well served with excellent transport links. The A1, A46 and A17 trunk roads are all easily accessible. There is a direct rail link from Newark Northgate Station to London Kings Cross which takes from approximately 80 minutes.

### **Accommodation**

Upon entering the front door, this leads into:

### **Reception Hallway**

The reception hallway has the principal staircase rising to the first floor and doors providing access to the breakfast kitchen, lounge and ground floor shower room. The hallway has solid oak flooring and a ceiling light point.

### **Ground Floor Shower Room**

This room has an opaque window to the rear and is fitted with a shower cubicle with electric shower, pedestal wash hand basin and WC. There is an exposed beamed ceiling, a ceramic tiled floor and part ceramic tiling to the walls. In addition there is a wall light point, an extractor fan and a heated towel rail. The room also has an understairs cupboard.

#### **Lounge** 15' 2" x 15' 1" (4.62m x 4.59m)

This excellent sized and well proportioned reception room has dual aspect windows to the front and rear elevations, the window to the rear enjoys views over the delightful gardens. The focal point of the lounge is the feature fireplace with multi-fuel burning stove inset. The room is full of character and charm with the exposed beamed ceiling, solid wood flooring and, either side of the chimney breast, bespoke fitted storage cupboards. The lounge also has wall light points.

#### **Breakfast Kitchen** 15' 2" x 14' 7" (4.62m x 4.44m)

The breakfast kitchen has dual aspect windows to the front and rear elevations and a door into the sun lounge. The kitchen is fitted with a range of solid wood base and wall units, complemented with tiled work surfaces and matching splash backs. There is a one and a half bowl sink, an integrated fridge and dishwasher, and a Rayburn cooking range. The breakfast kitchen has solid oak flooring, exposed beamed ceiling and a ceiling light point. There is also wood bench seating situated under the front window, with storage underneath.

#### **Sun Lounge**

The sun lounge provides a useful storage space for coats and shoes etc., and has patio doors leading out to the rear garden. A further door leads into the utility room.

#### **Utility Room** 11' 4" x 7' 9" (3.45m x 2.36m)

The utility room has an opaque window to the side and is fitted with base and wall units with roll top work surfaces and tiled splash backs. There is a stainless steel sink, space and plumbing for a washing machine and further space for a vertical fridge/freezer. There is a ceiling light point and a radiator.

#### **Dining Room** 15' 2" x 10' 3" (4.62m x 3.12m) (excluding fireplace)

This fabulous reception room has a window to the front elevation. The focal point is the Inglenook fireplace with open fire. The dining room has a beamed ceiling, tiled floor, wall light points and a radiator. From here a door opens to reveal the second staircase that leads to the first floor, and a further door leads to the inner hallway.

#### **Inner Hallway** 11' 9" x 5' 9" (3.58m x 1.75m)

The inner hallway has a further door leading out to the front of the property, together with a useful storage cupboard which is sited beneath the staircase, a beamed ceiling, tiled flooring, a ceiling light point and a radiator. A door opening leads through to ground floor bedroom four.

#### **Ground Floor Bedroom Four** 15' 10" x 9' 2" (4.82m x 2.79m)

This room has dual aspect windows to the front and rear elevations, and a door leading out to the rear. Currently utilised as a fourth bedroom, the room has a pedestal wash hand basin, tiled flooring, a beamed ceiling, ceiling light point and a radiator.

#### **First Floor Landing**

The principal staircase rising from the reception hallway leads to the first floor landing which has a window to the rear elevation providing views over the garden. The landing has doors into bedrooms one and two, cornice to the ceiling, dado rail and a ceiling light point. Access to the roof space is obtained from here.

#### **Bedroom One** 15' 11" x 15' 2" (4.85m x 4.62m)

An excellent sized double bedroom with dual aspect windows to the front and rear elevations, an exposed beam, cornice to the ceiling, recessed ceiling spotlights and two radiators. Access to the roof space is obtained from here. From here a door opening leads to the dressing room.

#### **Dressing Room**

The dressing room has a window to the front elevation, two fitted double storage cupboards, recessed ceiling spotlights and a radiator. The airing cupboard is located here.

#### **Bedroom Two** 15' 2" x 14' 0" (4.62m x 4.26m)

An excellent sized double bedroom having dual aspect windows to the front and rear elevations, two fitted double wardrobes, cornice to the ceiling and recessed ceiling spotlights. There is also a pedestal wash hand basin and a radiator.

#### **Second Landing**

The staircase rises from the dining room to the second landing where there is a further window to the rear elevation, a beamed ceiling, recessed ceiling spotlights and a radiator. This landing provides access to the third bedroom, the study and bathroom.

#### **Bedroom Three** 13' 10" x 6' 11" (4.21m x 2.11m)

Bedroom three has a window to the rear elevation, recessed ceiling spotlights and a radiator. Further access to the loft space is obtained from here.

#### **Study/Bedroom Five** 9' 4" x 7' 7" (2.84m x 2.31m)

The study has a window to the front elevation, a ceiling light point and a radiator. This room would serve equally well as a fifth bedroom if required.

#### **Bathroom** 9' 1" x 7' 10" (2.77m x 2.39m)

The bathroom has an opaque window to the side elevation and is fitted with a four piece coloured suite comprising double ended bath with shower mixer tap attachment, pedestal wash hand basin, bidet and WC. The bathroom is complemented with solid wood flooring and an exposed beamed ceiling, together with recessed ceiling spotlights and part ceramic tiling to the walls. There is also a wall mounted heater.

### **Outside**

The excellent sized rear garden is a further particular feature of this wonderful home. The garden is fully enclosed and enjoys a high degree of privacy. The garden is laid primarily to a well maintained and shaped lawn edged with borders containing an abundance of mature shrubs, plants, trees and flowers. Located to the side, and accessed via double wooden gates, is the gravelled driveway. Situated to the rear and adjacent to the utility room are two useful outbuildings that provide storage. Adjacent to the driveway is a coal shed. There is also a further timber garden shed and a log store. At the foot of the garden is a right of way footpath for the neighbouring property.

### **Council Tax**

The property is in Band F.

### **VIEWING**

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

### **THINKING OF SELLING?**

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

### **Local Authority**

Newark & Sherwood District Council, Notts, 01636 650000

### **Possession/Tenure**

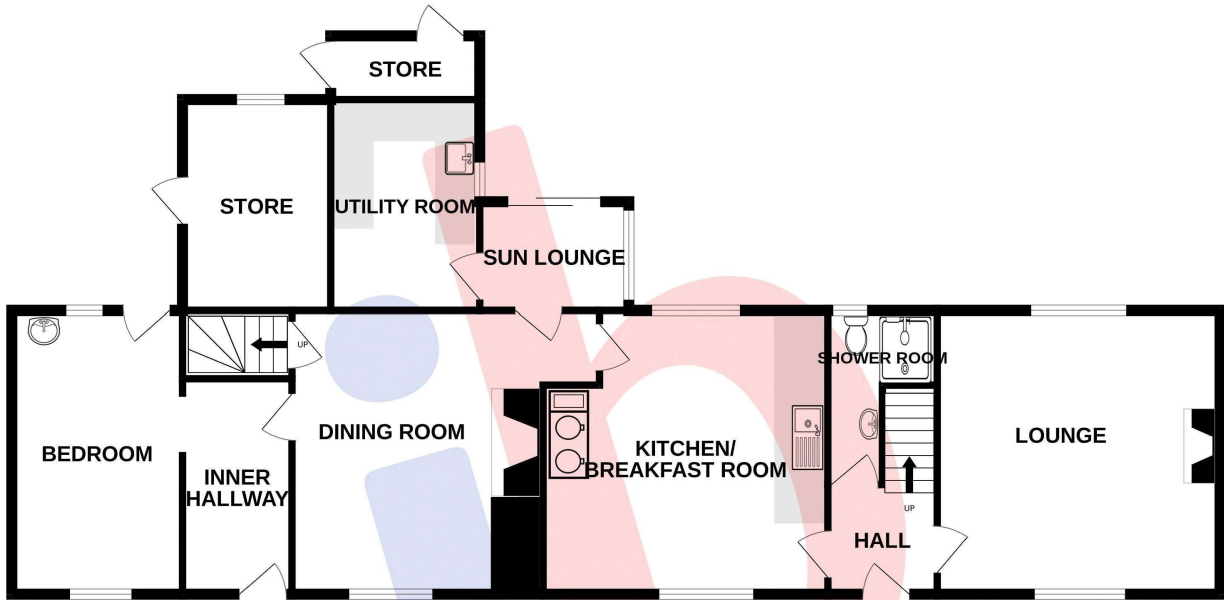
Vacant possession will be given upon completion. The tenure of the property is Freehold.

**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed. **Services/Referral Fees.** Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted.

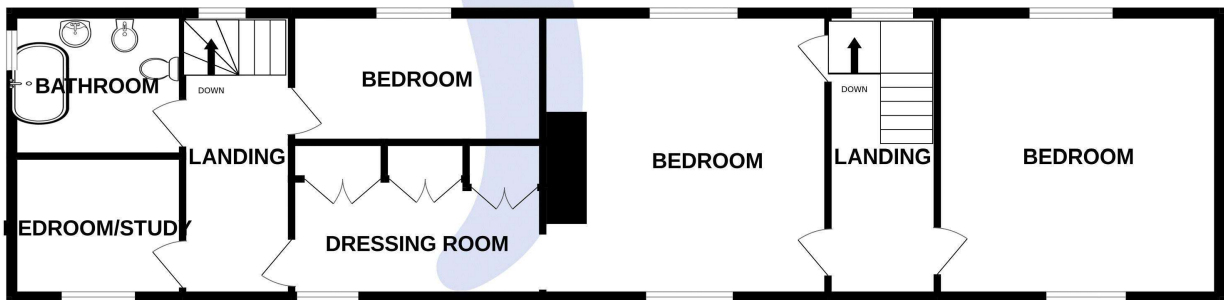
**Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00006584 02 January 2024



**GROUND FLOOR**  
1201 sq.ft. (111.6 sq.m.) approx.



**1ST FLOOR**  
969 sq.ft. (90.1 sq.m.) approx.



TOTAL FLOOR AREA : 2171 sq.ft. (201.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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