

Jon Brambles

ESTATE AGENTS



Brass Farthing, Coddington NG24 2RR



A stunning and truly unique three bedroom link detached barn conversion situated in a courtyard of similar properties in this tranquil and popular location. The accommodation includes a fabulous lounge, a wonderful recently fitted dining kitchen, utility room, bathroom and two en-suites. There is ample off road parking, a double garage and splendid gardens. The property is double glazed and has gas central heating. Early viewing is essential to appreciate this desirable home.

£425,000

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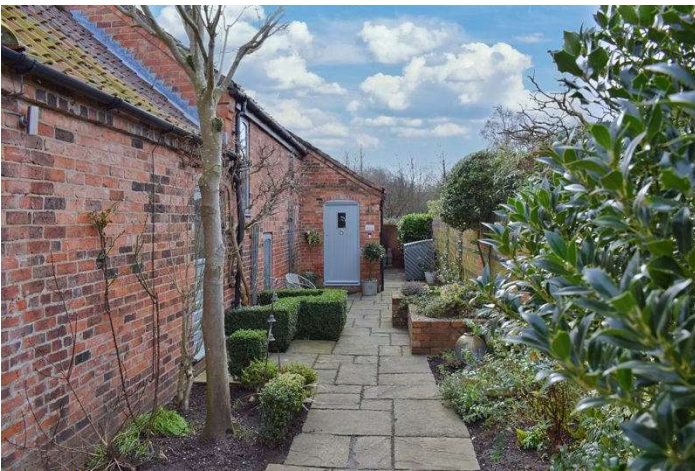
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Situation and Amenities

The sought after village of Coddington is located approximately two miles from Newark town centre and provides amenities including a church, public houses and a well respected sought after primary school. Newark boasts amenities including the Palace Theatre, bowling alley and cinema. There are excellent shopping facilities in the town including major retail chains and supermarkets including Waitrose and Marks & Spencer Food. For the commuter the A1 trunk road offers easy access to the north and south of the country. There is a DIRECT LINE RAIL LINK FROM NEWARK NORTHGATE STATION TO LONDON KINGS CROSS WHICH TAKES FROM AROUND 80 MINUTES.

Accommodation

Upon entering the front door, which is located to the side of the property, this leads into:

Welcoming Reception Hallway 13' 5" x 6' 3" (4.09m x 1.90m)

The spacious and welcoming reception hallway has a high level window to the side elevation, and provides access to the dining kitchen, the ground floor bedroom accommodation, the utility room and an inner hallway. Also from here the staircase rises to the master bedroom suite. The hallway has ceramic flooring with underfloor heating, and recessed ceiling spotlights. Access to the loft space is obtained from the hallway.

Dining Kitchen 19' 11" x 14' 4" (6.07m x 4.37m)

This fabulous dining kitchen has recently been modernised and re-fitted, and is the heart of the home. A particular feature is the exposed beam. The room has a window to the rear elevation, a further high level window to the alternate side, glazed French doors into the lounge, and a stable door leading out to the garden. The kitchen area is fitted with a comprehensive range of bespoke base and wall units, complemented with square edge work surfaces and matching splash backs. Within the central island is a one and a half bowl sink, a dishwasher, and a breakfast bar. Integrated appliances include an eye level oven and microwave, fridge/freezer, wine cooler, and an induction hob with contemporary extractor hood above. The kitchen also has two display cabinets. The room is of sufficient size to comfortably accommodate a large dining table together with occasional furniture, and is complemented with a ceramic tiled floor with underfloor heating and recessed ceiling spotlights.

Lounge 19' 10" x 11' 11" (6.04m x 3.63m)

This superb sized and well proportioned reception room has French doors providing access to the garden, and two high level windows. The focal point is the feature fireplace (non working). The lounge has an exposed beam, recessed ceiling spotlights and a radiator.

Utility Room 7' 2" x 6' 0" (2.18m x 1.83m)

The utility room has a window to the rear elevation and is fitted with a range of base units with complementing square edge work surfaces and splash backs. There is a one and a half bowl sink, and space and plumbing for a washing machine and a tumble dryer. The room has a ceiling light point, a radiator and the same flooring that flows through from the hallway. The central heating boiler is located here.

Inner Hallway

The inner hallway has a window overlooking the courtyard and is full of character and charm, having a beamed ceiling. The hallway leads to two bedrooms and the bathroom and has a large and useful storage cupboard, wall light points and a radiator.

Bedroom Two 13' 4" x 10' 2" (4.06m x 3.10m)

From the inner hallway steps lead up into bedroom two which is a delightful double bedroom with dual aspect windows to the front and side elevations. This bedroom has a range of fitted bedroom furniture including two double wardrobes and dressing table. A door leads into the en-suite shower room. There is also a ceiling light point and a radiator. Further access to the roof space is obtained from this bedroom.

En-suite Shower Room

The well appointed en-suite is fitted with a walk-in shower cubicle with mains shower, vanity unit with wash hand basin on set and storage beneath, and a WC. The room is complemented with a ceramic tiled floor and mermaid board to the walls. In addition there is a ceiling light point, shaver socket, extractor fan and heated towel rail.

Bedroom Three 11' 5" x 9' 7" (3.48m x 2.92m)

This bedroom has a window overlooking the garden and is currently utilised as an additional sitting room. The room has a painted beamed ceiling, wall light points and a radiator.

Family Bathroom 9' 6" x 8' 9" (2.89m x 2.66m)

This excellent sized family bathroom has an opaque window and is fitted with a white suite comprising spa bath with shower mixer tap attachment, vanity unit with wash hand basin inset and storage beneath, and a WC. This wonderful bathroom is enhanced with a ceramic tiled floor and mermaid board to the walls, and has a range of built-in storage units, painted beamed ceiling, recessed ceiling spotlights and a heated towel rail.

First Floor Landing

As mentioned, the staircase rises from the reception hallway to the first floor where the master bedroom suite is located. The airing cupboard is located on the landing.

Master Bedroom 14' 6" x 13' 6" (4.42m x 4.11m)

This superb bedroom has dual aspect windows to either side, and a vaulted ceiling with exposed roof trusses and beams, making it full of character and charm. The bedroom has a comprehensive range of fitted bedroom furniture including two double wardrobes and dressing table. There are ceiling light points and a radiator. A door leads into the en-suite shower room.

En-suite to the Master

The room has an opaque window and is fitted with a walk-in shower cubicle with mains shower, vanity unit with wash hand basin inset and storage beneath, and a WC. The en-suite is complemented with a ceramic tiled floor with underfloor heating, ceramic tiled walls and recessed ceiling spotlights. There is a shaver socket and a heated towel rail.

Outside

This home stands on a delightful plot and situated to the front is the substantial driveway which provides off road parking for a number of vehicles, and in turn leads to the double garage. A footpath leads around the side to the front door. Approaching the front door is a courtyard walled garden which contains a number of mature shrubs and plants.

Rear Garden

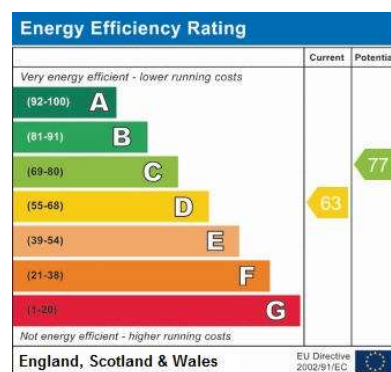
The south facing rear garden is fully enclosed and beautifully landscaped. There is a feature wall with seating area around, and the remainder of the garden is laid to manicured lawn edged with well stocked borders. There is a further patio and seating areas situated adjacent to the French doors from the lounge and the garage. A personnel door leads into the garage.

Double Garage 18' 3" x 9' 4" (5.56m x 2.84m)

The garage is presently informally sub-divided, has an electrically operated door, and is equipped with power and lighting. Garage two currently provides a home office/gymnasium (9'11" x 9'4"), and a storage area (9'4" x 7'3"). This area could revert back to full garage use if required.

Council Tax

The property is in Band E.



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. 00006873 08 February 2024



GROUND FLOOR
1449 sq.ft. (134.6 sq.m.) approx.

1ST FLOOR
272 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA : 1721 sq.ft. (159.9 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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