

# HoldenCopley

PREPARE TO BE MOVED

Hempshill Barns, Nuthall, Nottinghamshire NG6 7AA

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Guide Price £320,000



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GUIDE PRICE £320,000 - £350,000

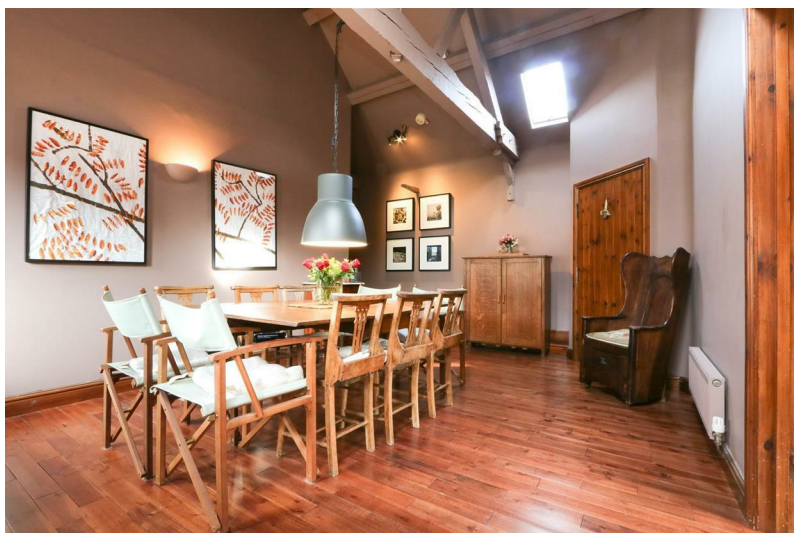
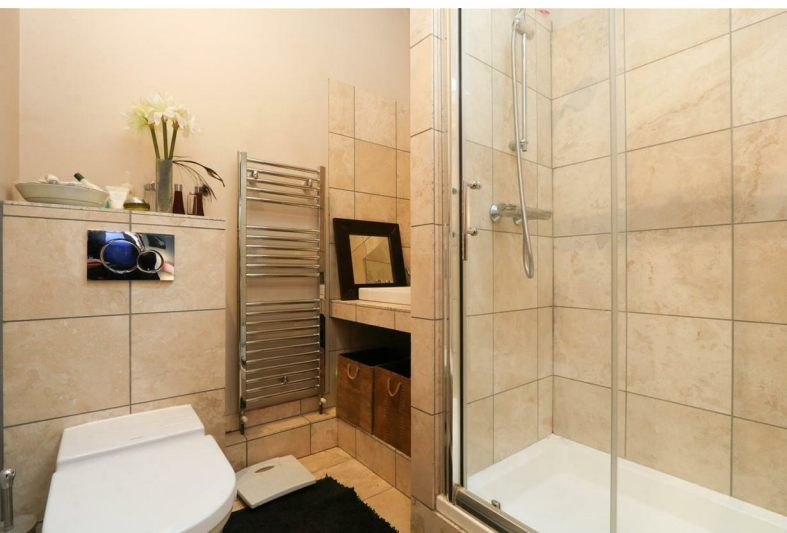
## SOMETHING VERY SPECIAL

Hempshill Barns are certainly a rarity to the open market.

The property is packed with lots of original features and oozes the wow factor. It has been cleverly planned out and the use of internal space is fantastic. If you are looking for something very different and unique then this has to be on the viewing list! To the ground floor there are two stunning reception rooms both with vaulted ceiling and original beams, a modern kitchen along with two bedrooms serviced by two bathroom suites.

The first floor has a large master bedroom with Velux style windows.

Outside there is a enclosed mature garden, garage and parking all accessed via electric gates.







- Detached Barn Conversion
- A Wealth Of Features
- Two Reception Rooms
- Vaulted Ceilings
- Three Bedrooms
- Two Bathrooms
- Modern Kitchen
- Garage And Parking
- Private Gated Area
- Must Be Viewed To Be Appreciated











ACCOMMODATION

Ground Floor:

Hallway

The hall has oak flooring, exposed beams and provides access to the accommodation

Reception Area

18\*8" x 12\*4" (5.70 x 3.78)

This space has oak flooring, a storage cupboard, Velux window and a double glazed window

Kitchen Diner

18\*8" x 9\*10" (5.70 x 3.00)

The kitchen has a range of base and wall units, an integrated double oven, gas hob, extractor fan, space and plumbing for a washing machine, space for a dryer, exposed beams, a double glazed window, space for a dining table and a tiled floor

Bedroom Two

14\*5" x 7\*10" (4.40 x 2.40)

This room has a double glazed window and oak flooring

Reception Two

18\*8" x 13\*1" (5.70 x 4.00)

This space has laminated flooring, a double glazed window, exposed beams, Velux window and double glazed French doors leading to the garden

Bedroom One

14\*5" x 10\*5" (4.40 x 3.20)

This bedroom has a double glazed window, mirrored wardrobes and exposed beams

En-Suite

7\*2" x 6\*6" (2.20 x 2.00)

The en-suite has a shower cubicle with mains fed shower, hand basin, low level flush WC, chrome heated towel rail and part tiled walls

Bathroom

7\*2" x 6\*6" (2.20 x 2.00)

The bathroom has a bath, hand basin, low level flush WC, tiled floors and a Velux window

First Floor:

Master Bedroom

30\*10" x 13\*1" (9.40 x 4.00)

This bedroom has solid wood flooring, three Velux windows and extensive storage to the eaves

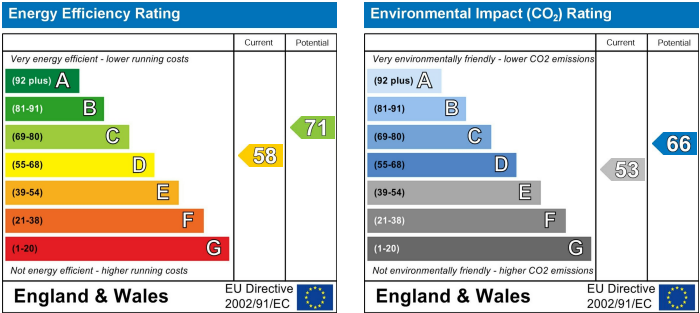
Outside:

Front

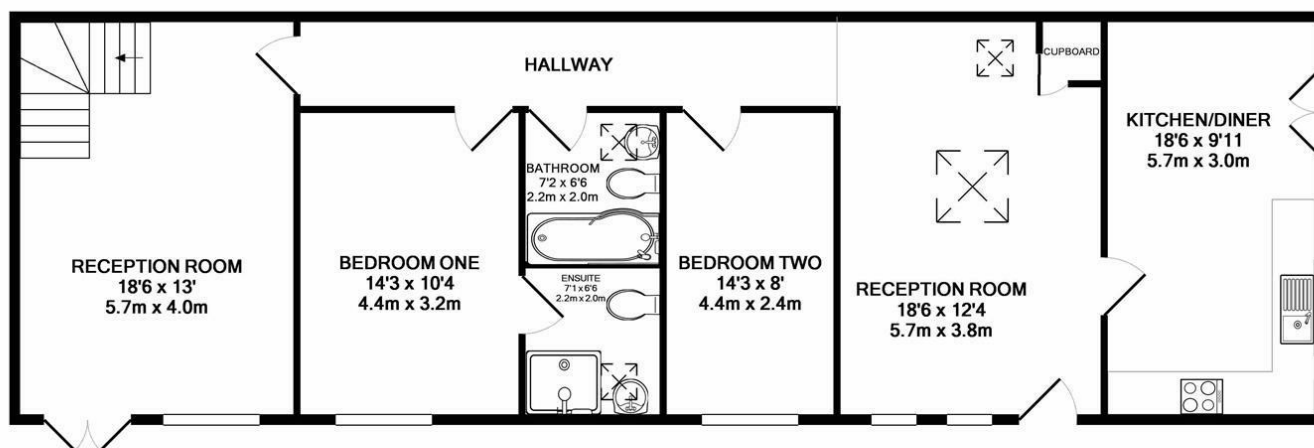
To the front of the property there is ample parking, a garage and a range of decorative plants and shrubs

Side

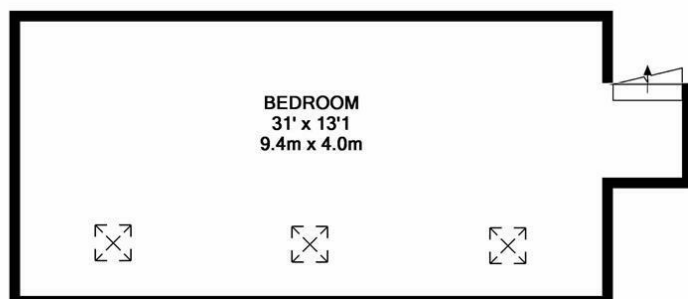
To the side of the property there is a secluded, south facing, walled patio with a range of mature plants and shrubs



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GROUND FLOOR  
APPROX. FLOOR  
AREA 1114 SQ.FT.  
(103.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 375 SQ.FT.  
(34.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1489 SQ.FT. (138.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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