



The Barn, High Street, Collingham, Newark

 4  2  2  D


OLIVER REILLY



The Barn, High Street, Collingham, Newark

- WONDERFUL DETACHED PERIOD HOME
- THREE SPACIOUS RECEPTION ROOMS
- EXCELLENT PRESENTATION & RETAINED FEATURES
- EXTENSIVE GATED DRIVEWAY & DETACHED DOUBLE GARAGE
- FOUR-PIECE BATHROOM! ADDITIONAL W.C! & EN-SUITE
- FOUR DOUBLE BEDROOMS
- POPULAR & WELL-SERVED VILLAGE LOCATION
- LARGE GF W.C & UTILITY ROOM
- WONDERFUL 0.28 OF AN ACRE PRIVATE PLOT WITH OUTBUILDINGS
- NO CHAIN! Tenure: Freehold. EPC: 'D'

Guide Price: £525,000-£550,000. A HANDSOME HOME FILLED WITH CHARACTER & CHARM!
 We are pleased to present this impressive non-estate detached period home. Formerly a barn, that is believed to date back to the early 18th Century. Retaining many original features and an infectious wealth of warmth, combining to create a SUBSTANTIAL & ADAPTABLE LAYOUT, that reaches over 2,000 square/ft. This picturesque family residence is set back from the High Street and lies in the heart of a hugely popular & extremely well-served village. Easily connected for great access to Newark and Lincoln.

The timeless personality and carefully designed accommodation comprises: Entrance hall/ utility, a well-equipped dining kitchen, an inviting inner reception hall, large cloakroom/ W.C. A formal dining room with bay-window, a generously sized DUAL-ASPECT lounge with feature fireplace. The highly on the ground floor has to be the MARVELLOUS GARDEN ROOM that admire far-reaching views down the mesmerising private garden.

The 31ft first floor landing hosts a FOUR-PIECE FAMILY BATHROOM with an additional W.C. There are FOUR COMPLEMENTARY DOUBLE BEDROOMS- All enhanced by EXTENSIVE FITTED WARDROBES. The master bedroom also provides a MODERN EN-SUITE SHOWER ROOM.

Externally, the WONDERFUL 0.28 OF AN ACRE PRIVATE PLOT simply speaks for itself! Full of SPACE, SECLUSION & MATURITY!.. Greeted by an double gated entrance, with SUBSTANTIAL DRIVEWAY, a private front garden with seating area and a DETACHED DOUBLE GARAGE. Equipped with power, lighting and a useful loft room/ workshop.

The East facing rear garden appreciates a variety of quiet seating/ entertaining areas, a detached timber cabin and brick built workshop. All providing power and lighting.

There is truly something special about this ELEGANT & UNIQUE HOME. Standing out from the crowd with a plot you can only dream of! SETTING THE STANDARD for potential, privacy & personality! STEP INSIDE... and see for yourself! Marketed with NO ONWARD CHAIN!



Guide Price £525,000 - £550,000



ENTRANCE HALL/ UTILITY: Max measurements provided.	11'10 x 9'5 (3.61m x 2.87m)
SPACIOUS DINING KITCHEN: Max measurements provided.	13'5 x 12'5 (4.09m x 3.78m)
INNER RECEPTION HALL:	26'4 x 13'8 (8.03m x 4.17m)
CLOAKROOM/ W.C:	9'3 x 5'8 (2.82m x 1.73m)
DUAL-ASPECT DINING ROOM:	15'7 x 12'5 (4.75m x 3.78m)
DUAL-ASPECT LOUNGE: Max measurements provided.	18'6 x 15'10 (5.64m x 4.83m)
LOVELY GARDEN ROOM: Max measurements provided.	15'3 x 14'9 (4.65m x 4.50m)
FIRST FLOOR LANDING: Max measurements provided.	31'9 x 5'6 (9.68m x 1.68m)
MASTER BEDROOM: Max measurements provided.	18'6 x 9'10 (5.64m x 3.00m)
EN-SUITE SHOWER ROOM:	6'5 x 5'4 (1.96m x 1.63m)
BEDROOM TWO: Max measurements provided.	14'5 x 12'1 (4.39m x 3.68m)
BEDROOM THREE: Max measurements provided.	13'5 x 11'10 (4.09m x 3.61m)
BEDROOM FOUR: Max measurements provided.	11'8 x 11'8 (3.56m x 3.56m)
FOUR-PIECE BATHROOM:	9'1 x 6'7 (2.77m x 2.01m)
ADDITIONAL W.C:	5'10 x 3'2 (1.78m x 0.97m)
DETACHED DOUBLE GARAGE: Of brick built construction with a pitched pantile roof. Accessed via two electric up/ over garage doors. Equipped with power and lighting. One wooden window to the left side elevation and two wooden windows to the rear elevation. A staircase leads up to the first floor landing.	21'5 x 20'5 (6.53m x 6.22m)
ATTACHED EXTERNAL STORE 1 : Located at the back of the detached double garage. Of part brick and timber construction, with a sloped tiled roof. Accessed via wooden double doors. Wooden single glazed windows to the front and side elevations. Providing great external storage space.	14'7 x 5'0 (4.45m x 1.52m)



DOUBLE GARAGE EXTERNAL STORE 2: 21'4 x 3'7 (6.50m x 1.09m)
 Located at the side of the detached double garage. Providing useful external storage space.

DOUBLE GARAGE FIRST FLOOR LANDING: 10'1 x 8'5 (3.07m x 2.57m)
 A useful storage space, with carpet tiled flooring, power, lighting, a ceiling roof-light to the side elevation and a wooden window to the rear elevation. Access to the eaves storage cupboard and into the multi-purpose workshop space.

DOUBLE GARAGE: MULTI-PURPOSE SPACE: 10'8 x 8'4 (3.25m x 2.54m)
 Accessed via an internal door. With carpet tiled flooring. Equipped with power and lighting via two ceiling strip-lights. Ceiling roof-light to the side elevation. Hosting a great multi-purpose space and lends itself as a suitable hobbies room, home office or workshop.

TIMBER CABIN: 16'8 x 10'3 (5.08m x 3.12m)
 A great multi-purpose space with a felt roof. Accessed via wooden double doors. Equipped with power, lighting and wooden flooring. A lovely multi-purpose space, admiring views across the private garden. Two wooden single glazed windows to the front elevation and one to the left side elevation. All with fitted blinds.

DETACHED BRICK WORKSHOP: 10'1 x 8'2 (3.07m x 2.49m)
 Of brick built construction with a pitched pantile roof. Accessed via wooden double doors. Equipped with power and lighting. Currently setup as a functional workshop space. uPVC double glazed window to the front and left side elevation.

EXTERNAL STORE: 8'3 x 5'5 (2.51m x 1.65m)
 Attached to the detached brick workshop. Accessed via a wooden/ poly-carbonate door. Providing useful externa storage space.

EXTERNALLY:
 This wonderfully individual detached home is pleasantly positioned off the High Street and enjoys a secluded non-estate setting. This captivating period home stands on an approximate 0.28 of an acre private plot. The front aspect is greeted via a high-level walled front boundary, with secure wrought-iron double gates, opening onto a SUBSTANTIAL MULTI-VEHICLE DRIVEWAY. Leading down to a DETACHED DOUBLE GARAGE with external security light. The front garden is hard-landscaped with a paved pathway up to the front entrance door, with a pitched pantile roof storm canopy above. This follows down to a metal framed pergola, with poly-carbonate roof. Ensuring a lovely secluded seating area. A left sided wrought-iron gate on the driveway leads through to the WONDERFULLY WELL-APPOINTED & HIGHLY PRIVATE EAST FACING REAR GARDEN. Predominantly laid to lawn, hosting a variety of raised plant beds, mature bushes, shrubs and trees. There is an extensive paved seating/ entertainment area, directly from the French doors in the garden room. There is an additional paved seating area at the bottom of the garden and a gravelled oval seating area, admiring views over to the rear of the property. Access into a variety of outbuildings and external stores. A range of external lights and an outside tap. The garden promotes a delightfully tranquil external escape and maximum privacy, with fenced rear/ right sided boundaries and a walled left side boundary.

Approximate Size: 2,115 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 predominantly wooden single glazing throughout. This excludes the uPVC double glazed windows and doors in the garden room.
 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 'E'

EPC: Energy Performance Rating: 'D' (60)
 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, from 1st April 2018 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: Collingham
 The highly desirable village of Collingham is located approximately 6 miles away from Newark-on-Trent, where there is a fast track railway link to LONDON KINGS CROSS STATION 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 itself has a vast and growing community that offers a wide range of amenities, rarely available in other surrounding areas. There is a highly regarded Primary School (John Blow), along with being situated in the catchment area for a wide range of secondary schools, two public houses both with restaurant facilities, Chinese takeaway, large Co-Operative store, further convenience store (One-Stop), Newsagents/ Post Office, Butchers, Dentist, Medical Centre and Pharmacy. The village also provides excellent access onto the A46 for Lincoln and Newark. There is a railway service to Lincoln, Newark and Nottingham. A regular bus service to Newark and surrounding areas. The village also has a popular Football Club, Cricket Club and Tennis Courts, along with many other clubs. Two Churches and a Methodist Chapel.





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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	