



Olgwenver, Back Lane, Barnby, Newark

4 1 2 F

OLIVER REILLY



Olgwenver, Back Lane, Barnby, Newark

£240,000

- Individual Semi-Detached Cottage
- Four Bedrooms
- Highly Adaptable Accommodation
- Low Maintenance Garden
- Quirky Character Features
- Peaceful Village Location
- Beamed Lounge & Dining Kitchen
- First Floor Bathroom & Additional W.C
- Garage & Off Street Parking
- Tenure: Freehold: EPC: 'F'



QUIRKINESS AT ITS FINEST! DECEPTIVELY SPACIOUS CHARACTER HOME. LOCATED IN AN ENVIABLE VILLAGE LOCATION. PROVIDING HIGHLY ADAPTABLE TWO STOREY ACCOMMODATION. We are pleased to present this extremely deceptive semi-detached character home. Located in the semi-rural village of Barnby-In-The-Willows, situated approximately 5 miles away from the historic market town of Newark-On-Trent. This interesting and unique cottage possesses a vast variety of individual features, along with flexible living space that could be utilized in a variety of different ways. The property's accommodation comprises: Spacious open plan dining kitchen, with beamed dining area and inset log burner. The stylish modern kitchen enjoys a variety of integrated appliances, with open plan access into a further beamed dual-aspect lounge and a separate study area. The first floor landing gives access into four bedrooms, along with a FOUR-PIECE BATHROOM and separate W.C. Externally the property provides off street parking for two vehicles, to the front aspect, with access into an attached single garage, which could be used to create further living space, if required, subject to relevant approvals. The well-appointed and low maintenance garden retains a high degree of privacy and promotes a superb decked outdoor entertainment area, with outdoor kitchen. Internal viewings are STRONGLY ADVISED, to fully appreciate the sizeable layout, quirkiness and great potential available.

Dining Room:	13'4 x 11'11 (4.06m x 3.63m)
Max measurements provided.	
Study:	6'7 x 4'1 (2.01m x 1.24m)
Beamed Lounge:	12'5 x 11'8 (3.78m x 3.56m)
Max measurements provided.	
Fitted Kitchen:	11'2 x 8'1 (3.40m x 2.46m)
First Floor Landing:	21'0 x 3'1 (6.40m x 0.94m)
Additional First Floor W.C:	4'6 x 3'0 (1.37m x 0.91m)
Master Bedroom:	12'50 x 13'8 (3.66m x 4.17m)
Max measurements provided.	
Bedroom Two:	13'6 x 10'3 (4.11m x 3.12m)
Max measurements provided.	
Bedroom Three:	9'8 x 8'4 (2.95m x 2.54m)
Bedroom Four:	7'9 x 7'9 (2.36m x 2.36m)
Family Bathroom:	9'6 x 7'8 (2.90m x 2.34m)





Attached Garage:

12'5 x 10'10 (3.78m x 3.30m)

Services:

Mains water, drainage, and electricity are all connected. The property also provides modern electric heating and uPVC double glazing throughout.

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.

Approximate Size: 1,050 Square Ft.

Measurements are approximate and for guidance only. This includes the garage space.

Tenure: Freehold. Sold with vacant possession.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'B'

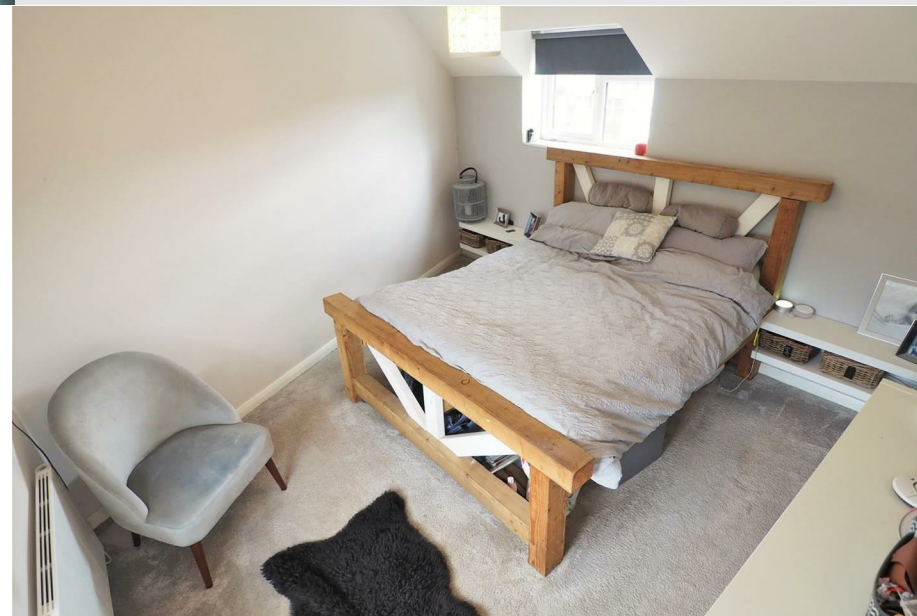
EPC: Energy Performance Rating: 'F'

Local Information & Amenities: Barnby

The delightful semi-rural village of Barnby is situated approximately 5 miles from Newark Town Centre. The village has a church and a popular public house. There is also ease of access to the neighboring village of Coddington and into Balderton, which both host a vast array of useful amenities, including pubs, shops and schools. There is also easy access onto the A1, A46 and A17, suitable for all commuters. The historic market town of Newark-On-Trent has many tourist attractions and has many events taking place on the showground, one of the biggest being the famous antiques fairs attracting visitors from all over the globe. Adjacent to the showground is the Newark Air Museum which also has open days to the public. There are many well known shops, public houses, boutiques, restaurants and attractions in the town with the market place overlooked by the attractive Georgian Town Hall. There is a fast track railway link to London Kings Cross from Newark North gate station, in approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle Station.

Viewing Arrangements:

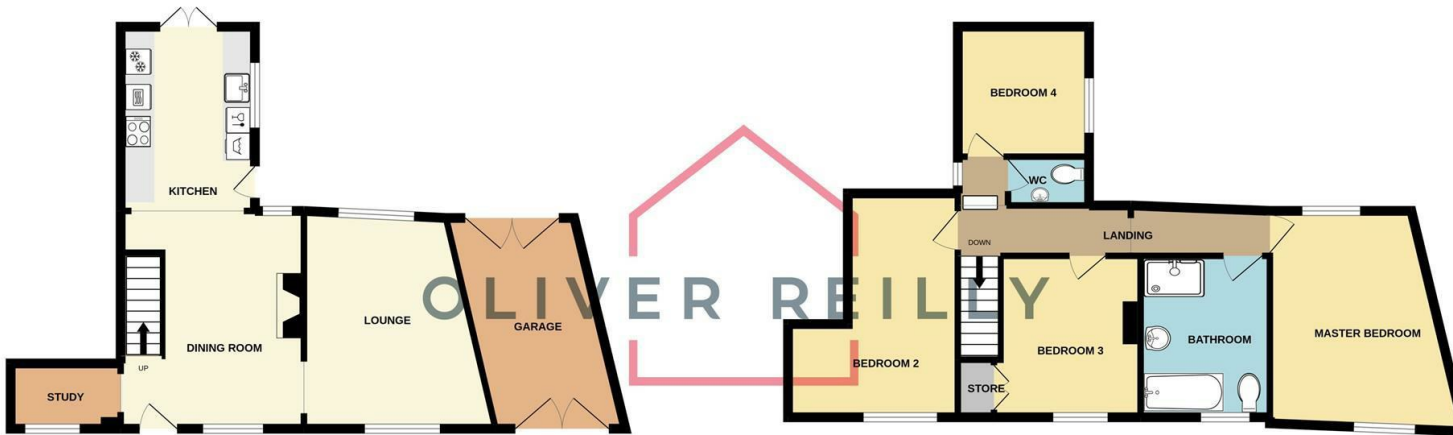
Strictly by appointment only through the agent. AVAILABLE 7-DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.



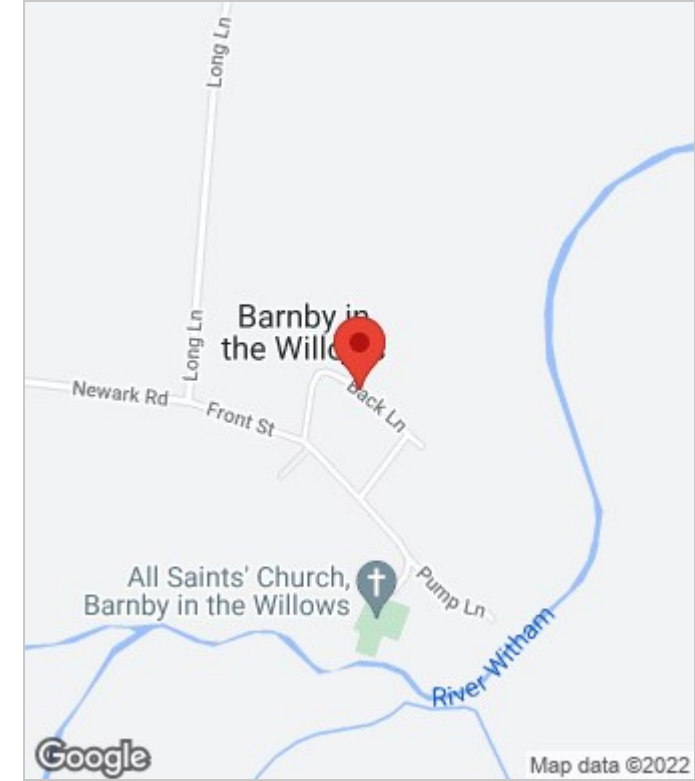


GROUND FLOOR

1ST FLOOR



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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	23	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC

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 within 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.

