Robert Ellis

look no further...

The Old Stables
Chestnut Lane,
Barton-In-Fabis, Nottingham
NG11 0AE

£425,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea

An attractive and individual two bedroom detached barn-conversion with a wealth of original character and charm.

This appealing living space with full height ceilings, feature beams and rustic exposed brickwork is a rare opportunity that sits in a large and private plot set back from the road and accessed via a private driveway with open field views beyond and has the benefit of a modern detached garden room/office that could be used for a variety of purposes.

In brief the stylish interior comprises; entrance porch, entrance hall, lounge with feature fireplace, kitchen diner, conservatory/utility, two bedrooms and a bathroom.

Outside the property sits in its own large private plot with extensive gardens, drive, detached double garage and garden room.

Located in the centre of the desirable village of Barton-In-Fabis yet tucked away in a extremely private plot, the property is readily accessible for open countryside yet well connected to excellent road links to Nottingham City and the M1.

A double glazed entrance door leads to porch.

Entrance Porch
Tiled flooring, rustic exposed brick work, second wooden stable style door leads to hallway.

Entrance Hallway
UPVC double glazed window. solid oak parquet flooring and radiator.

Lounge
17'7" x 13'10" (5.38m x 4.22m)
UPVC double glazed patio doors leads to the front garden, a full height ceiling with exposed beams, varnished floor boards, two radiators, rustic brick fire surround with inset multi fuel burner upon a tiled hearth.

Kitchen Diner
14'3" x 11'10" (4.36m x 3.63m)
Fitted with a range of wall and base units, work surfacing with tiled splashback, inset electric hob with oven below and extractor above, stainless steel single sink and drainer unit with mixer tap, plumbing for a dishwasher, further appliance space, UPVC double glazed window, contemporary radiator, concealed Baxi boiler with Nest control which is less than 12 months old, feature full height vaulted ceiling and exposed beams.

Conservatory/Utility
14'9" x 13'8" (4.50m x 4.19m)
UPVC double glazed window and patio doors to the rear garden, tiled flooring, radiator, plumbing for washing machine and dryer.

Bedroom One
14'6" x 11'9" (4.42m x 3.58m)
Two UPVC double glazed windows and radiator.

Bedroom Two
11'4" x 8'8" (3.47m x 2.66m)
Radiator, Velux window, loft hatch with ladder to partly boarded loft space.

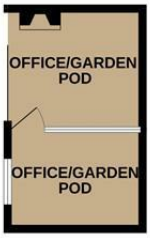
Bathroom
Fitted with a three piece suite comprising; panelled bath with shower over and glass splash screen, wash hand basin inset to vanity unit, low level WC, complementary tiling to walls, spot lights to ceiling, contemporary radiator and feature Velux window.

Outside
The property is set back from the road, accessed via a private gravel driveway shared with one neighbour, beyond which is the detached double brick and tiled garage. An arched gateway leads into the secluded and private enclosed garden which comprises; patio, gravel area, outside tap, expansive lawn, various well stocked beds and borders with mature shrubs and trees, further area of decking, outside lights and a particularly useful garden pod, used as a study or garden room.

Double Garage
18'2" x 18'3" (5.56m x 5.58m)
Double up and over doors to the front, window to the rear, pedestrian door to the side, light and power.

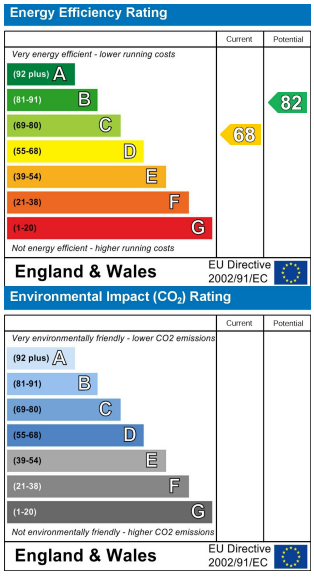
Study/Garden Pod
16'3" x 9'9" (4.96m x 2.98m)
UPVC double glazed window and patio door, fully insulated with log burner and air conditioning unit for year round use, light and power, hardwire ethernet cable and glazed partitioning allowing this room to be used as two separate sound proof offices.

GROUND FLOOR
1235 sq.ft. (114.7 sq.m.) approx.



TOTAL FLOOR AREA : 1235 sq.ft. (114.7 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.
Made with Metropix ©2023



These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888