



Two Centuries Barn Mill Lane South Leverton

Retford, Nottinghamshire, DN22 0DA

£625,000



Two Centuries Barn is a fine example of a Grade II listed barn conversion, located in the superb rural village of South Leverton. Originally dating back to the late 18th century, the barn was converted in 1994, and offers excellent sized family living accommodation consisting of a lounge/diner, sitting room, study, a breakfast kitchen with quartz work surfaces, utility room and cloakroom, as well as an impressive reception hall with vaulted ceiling. To the first floor, there are five double bedrooms (two of which benefit from en-suite facilities and walk-in wardrobes), a main bathroom with three piece suite as well as a traditional timber sauna with shower. Completing this appealing specification are the stunning grounds measuring approximately 1 acre in total, with a sweeping driveway and turning circle, lawned gardens, patio areas and views over paddock land to the east and west.

GALLERIED RECEPTION HALL

24'4" (max) x 23'1" (max) (7.42 (max) x 7.04 (max))



An impressive reception hall with vaulted ceiling, which is entered through a pair of double glazed French doors with matching side and top lights and features exposed brickwork, a tiled floor covering, two double panel radiators, windows looking into the lounge diner and sitting room, a range of ceiling-mounted spotlights and a recessed area ideal for a study or bar to the left aspect as well as an impressive T-shaped galleried staircase leading to the first floor with under stair storage cupboard. Further doors lead into the sitting room, study and inner hallway.

STUDY

12'7" x 6'7" (3.86 x 2.03)



A useful area for working from home, with a double glazed window to the right aspect and a single panel radiator.

SITTING ROOM

21'0" (max) x 14'6" (max) (6.42 (max) x 4.44 (max))



Engineered oak floor covering, double glazed windows to the rear and right aspects, satellite point, telephone point and exposed beam work to the ceiling. The main feature of this room is a brick fireplace with an LPG cast iron stove within, as well as a further alcove area and carriage beam above.

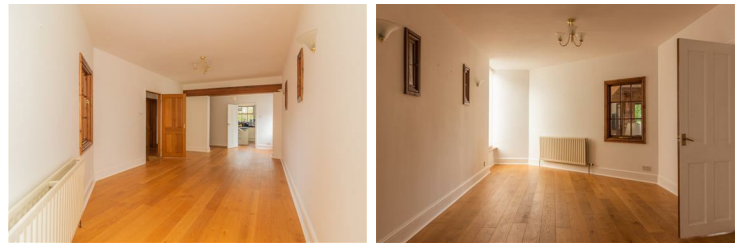
INNER HALL

17'10" x 10'5" (I-shaped max) (5.44 x 3.18 (I-shaped max))

Doors leading to the cloakroom, boiler cupboard and lounge diner as well as a continuation of the tiled floor covering from the reception hall, wall-mounted thermostat for the central heating, single panel radiator, front entrance door with bullseye glass insert and a range of exposed beam work to the ceiling.

LOUNGE DINER

26'0" (max) x 11'0" (max) (7.94 (max) x 3.37 (max))



Two double glazed windows in addition to two narrow casement windows to the rear aspect, engineered oak floor covering, a range of exposed beam work to the ceiling, double panel radiator and a further door leading into;

BREAKFAST KITCHEN

22'3" x 13'3" (6.79 x 4.05)



Fitted with a range of shaker-style base and wall units consisting of cupboards and drawers underneath solid quartz work surfaces with matching upstand. Featuring a central island unit with matching cupboards, a breakfast bar area, useful pan storage drawers, pull-out spice racks and a further unit within the island for waste storage. Appliances include an integrated 'Bosch' dishwasher, space and supply for an electric range cooker with angled extractor hood above, space and supply for an American-style fridge freezer as well as a 'Franke' 1 1/2 bowl under-mounted sink with three-in-one mixer tap above. A triple aspect room with double glazed windows to the front and left aspects as well as a door to the rear giving access to the courtyard area, a continuation of the tiled floor covering, double panel radiator, BT point, a range of ceiling-mounted downlights and a further door leading into;

UTILITY ROOM
6'0" x 5'9" (1.83 x 1.76)



Fitted with a base unit with roll top work surface above. Space and plumbing for a washing machine, space and supply for a tumble dryer, single bowl stainless steel sink and drainer, a range of shelving, single panel radiator and a double glazed window to the front aspect. The utility room also houses the wall-mounted electric consumer unit.

CLOAKROOM
5'9" x 4'2" (1.77 x 1.28)

Fitted with a low-level flush WC with concealed cistern and a wash hand basin with toiletry storage below. Featuring contemporary half tiled walls to the front and left aspects, panel radiator, a continuation of the tiled floor covering from the inner hall and a narrow casement window to the front aspect.

BOILER CUPBOARD
5'9" x 2'9" (1.76 x 0.86)

Housing the 'Grant' floor-mounted oil-fired central heating boiler and featuring a continuation of the tiled floor covering.

1ST FLOOR-GALLERIED LANDING
23'5" (max) x 19'10" (max) (7.14 (max) x 6.06 (max))



Picture window to the rear aspect in addition to windows looking into the en-suite to bedroom one and main bathroom. Featuring exposed beam work to the ceiling and exposed angled brickwork.

BEDROOM ONE
14'9" x 12'7" max (4.5 x 3.85 max)



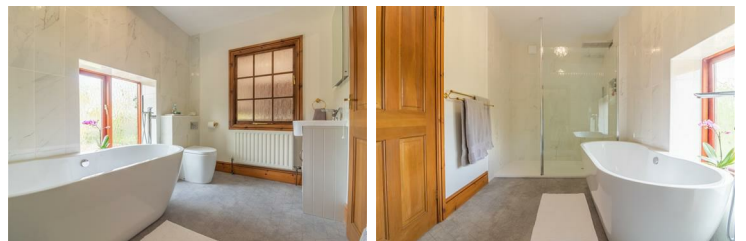
A dual aspect bedroom with double glazed windows to the right and rear aspects, double panel radiator, telephone point, exposed beam to the ceiling and doors leading to the en-suite and dressing room.

DRESSING ROOM
8'4" (max) x 7'4" (max) (2.56 (max) x 2.26 (max))



Double glazed window to the rear aspect with carriage beam above, further exposed beam to the ceiling and a range of fitted wardrobe units with hanging rails, shelving and drawers within.

EN-SUITE
12'7" x 6'8" (3.84 x 2.04)



Recently re-fitted with a four-piece suite consisting of a dual entry roll top bath with chrome mixer tap and hand-held shower attachment, low-level flush WC with concealed cistern, wash hand basin with toiletry cupboard below and a substantial walk-in shower enclosure with mains-fed deluge shower within, further hand-held attachment and toiletry shelf. Featuring tiled walls to the front and right aspects, double panel radiator, vinyl floor covering, double glazed obscure window to the front aspect, wall-mounted extractor fan and exposed beam to the ceiling.

BEDROOM TWO
14'10" x 11'1" (4.53 x 3.39)



Double glazed window to the rear aspect with carriage beam above, exposed beam work to the ceiling, double panel radiator, television point and two doors leading into the walk-in wardrobe and en-suite shower room.

WALK-IN WARDROBE
5'1" x 5'0" (1.56 x 1.53)

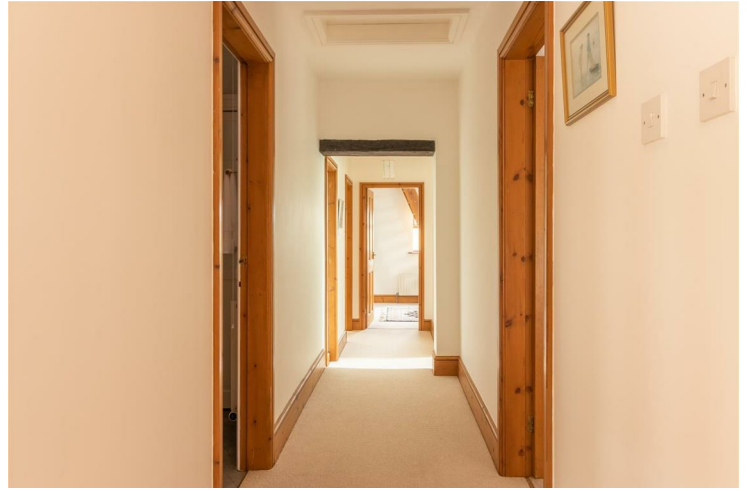
Featuring a range of fitted wardrobe units with hanging rails, shelving and drawers within.

EN-SUITE SHOWER ROOM
5'8" x 5'1" (1.75 x 1.55)



Recently re-fitted to include a three-piece suite consisting of a shower enclosure with mains-fed shower within, low-level flush WC with concealed cistern and a wash hand basin with toiletry storage below. Single panel radiator, tiled walls to the front and left aspects as well as a ceiling-mounted extractor fan.

INNER LANDING
22'3" x 3'8" (6.8 x 1.14)



Doors leading to the remaining first-floor accommodation, a range of exposed beam work to the ceiling and a hatch accessing the roof space.

BEDROOM THREE
15'8" (min) x 10'9" (min) (4.78 (min) x 3.3 (min))



An impressive double-height bedroom with double glazed windows to the left and rear aspects, double panel radiator, telephone point and a mezzanine floor.

MEZZANINE FLOOR
9'5" x 8'7" (2.89 x 2.62)



An excellent sized mezzanine floor suitable for a further bed or study area. Single panel radiator and a double-doored excellent sized storage cupboard.

BEDROOM FOUR
11'9" x 9'3" (3.59 x 2.82)



Double glazed window to the rear aspect and a double panel radiator.

BEDROOM FIVE
12'8" x 6'4" (3.88 x 1.95)



Double glazed window to the front aspect and a double panel radiator.

BATHROOM
9'1" x 5'11" (2.77 x 1.82)



Recently re-fitted with a three-piece suite consisting of a low-level flush WC with concealed cistern, wash hand basin with toiletry storage below and a roll-top bath with chrome mixer tap and hand-held shower attachment. Double panel radiator, vinyl floor covering, exposed beam work to the ceiling, decorative tiled walls to half height to the areas of the fitted suite and a folding door leading into a substantial cupboard housing the hot water cylinder tank.

SAUNA
6'1" (max) x 5'9" (max) (1.86 (max) x 1.77 (max))

Traditional timber sauna featuring a 'Nordic Sauna' electric heater with stones in addition to a shower enclosure with mains-fed deluge shower within and a wetroom-style tiled floor covering.

DOUBLE GARAGE
21'1" x 20'5" (6.43 x 6.24)

Two sets of double doors, storage within the roof trusses as well as power and light within. The garage houses a further electric consumer unit and the oil storage tank.

GARDENS & GROUNDS



The property is accessed by a sweeping driveway which leads from Mill Lane to a turning circle at the front of the property with a central circular lawned area. The driveway also extends to a parking area to the right of the property and the double garage, featuring an ornamental tree to the left aspect. A substantial lawned garden is situated to the front of the property bordered by mature plants, shrubs and bushes in addition to another lawned garden to the left of the property which is enclosed behind brick boundary walls and hedging to all aspects. A brick-paved pathway leading from the second front entrance door to a further brick paved patio area which features a covered brick-built area suitable for a barbecue or outdoor seating. The property also benefits from a concrete area to the right of the garage which is suitable as a further patio area or for bin storage.

TENURE

Freehold

COUNCIL TAX

Band F

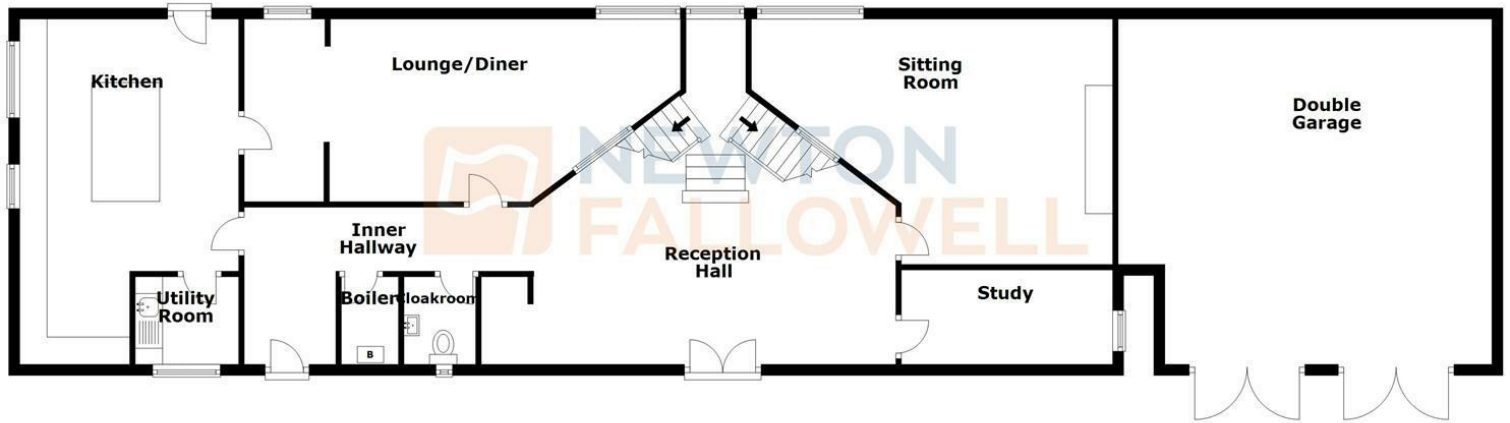
DISCLAIMER

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing.

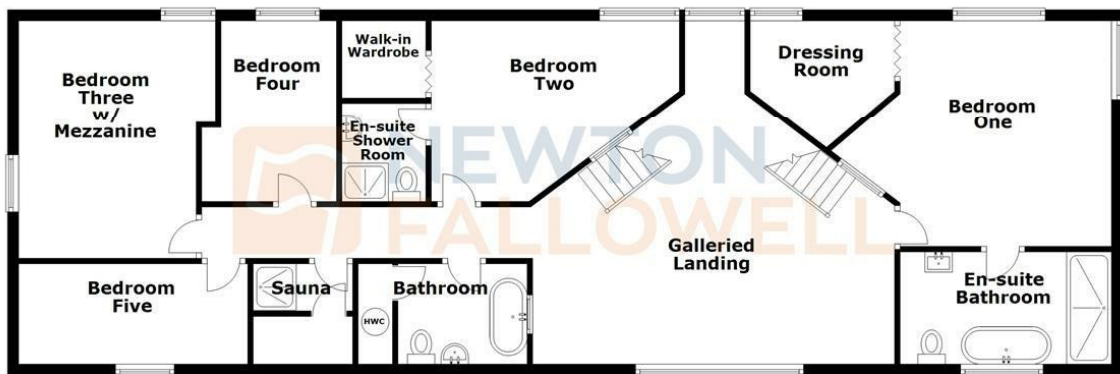
SERVICES

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

Ground Floor



First Floor



Total area: approx. 293.6 sq. metres (3160.7 sq. feet)



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