



Old Garth Barn, The Rushes,  
Gotham, NG11 0HY



# Old Garth Barn, The Rushes, Gotham, NG11 0HY

This characterful converted barn enjoys a wealth of original features, making it a truly unique and delightful home.

The property provides accommodation arranged over two floors including; an entrance hallway, a lounge, a separate dining room, a sun room/conservatory with French doors opening to the rear garden, a fitted kitchen, a utility room, and a bathroom on the ground floor, with the galleried first floor landing giving access to two bedrooms.

Benefiting from gas central heating and double glazing, the property has attractive low maintenance gardens to the front, side and rear, plus a driveway and a garage providing off road parking for a number of vehicles.

Situated in the popular South Nottinghamshire village of Gotham, the property is within easy reach of East Midlands Airport, the M1 motorway and East Midlands Parkway train station. Surrounded by attractive countryside, Gotham itself enjoys a wealth of local facilities, and excellent transport links.

Viewing is essential!

Guide Price £395,000







## ACCOMMODATION

The original entrance door (with stained glass insert and side panels) opens to the entrance hallway. The entrance hallway has beams, a ceiling light point, wooden flooring, feature open access to the dining room and the sun room/conservatory, and step down into the lounge.

The dining room has a window to the front, a radiator, beams, a stained glass window overlooking the conservatory, and spot lighting.

Accessed via ornate gates, the sun room/conservatory overlooks the rear garden and has a pitched roof, a dwarf wall, wooden flooring, a radiator, picture lights and wall lights, and French doors opening to the garden. A door leads into the utility room.

The utility room has space and plumbing for a washing machine, space for a dryer, and space for a fridge/freezer. The British Gas boiler is housed here, there is a loft hatch, coving, lighting, laminate flooring, and a window to the rear.

The lounge has a vaulted ceiling, two windows to the front, a further stained glass window, a radiator, an original fireplace, laminate flooring, wall lights, a dado rail, stairs off to the first floor, and doors into the kitchen and the inner hallway.

The inner hallway has a window to the side, a range of storage cupboards, a radiator, laminate flooring, and a door into the bathroom.

The bathroom is fitted with a bath with a mixer tap over and tiled surround, a shower cubicle with spot lighting, a wash hand basin with a mixer tap over, and a wc (both set in a tiled surround). There are windows to the side and rear, and a heated towel rail.

The kitchen has wall, display, drawer and base units, under cabinet lighting and roll edge work surfaces, a one and a half bowl stainless steel sink and drainer unit with a mixer tap over, and built in appliances including a dishwasher, a NEFF double oven, and a four ring electric hob with an extractor hood over. There is a window to the side, beams, spot lights, and a stable door opening to the rear garden.

On reaching the first floor, the galleried landing has a stained glass window to the front, and doors into both bedrooms.

Bedroom one has a Velux window, stained glass windows, and a radiator.

Bedroom one has a window to the side, two Velux windows, beams, a radiator, and spot lighting.

## OUTSIDE

At the front of the property, there is a well stocked shrub bed garden, and a central pathway to the entrance door.

There are attractive low maintenance cottage style gardens to the side and rear of the property, with feature walls and archways, York stone patio areas, raised flower and shrub beds, and a fish pond. There is external lighting, and access to the GARAGE.

The driveway provides off road parking for a number of vehicles, and also gives access to the GARAGE.

## Council Tax Band

Council Tax Band E. Rushcliffe Borough Council.

Amount Payable 2025/2026 £3,074.74.

## Referral Arrangement Note

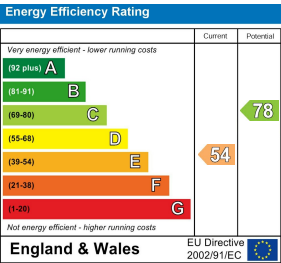
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