



Manor Farm, Manor Road,
Barton In Fabis, NG11 0AA

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A truly unique DEVELOPMENT project, with scope to create a superb family home, this handsome detached farm house is offered to the market with no upward chain, and in need of complete renovation throughout.

Occupying a plot of around two acres, the property itself provides accommodation over two floors which includes numerous reception rooms, including a formal lounge and dining room, plus a sitting room, sun rooms, a kitchen, utility room, bathroom and wc on the ground floor, with four bedrooms (one with an en-suite bathroom), a family bathroom and separate wc on the first floor.

Set over two floors, offers the potential for conversion to living accommodation, subject to the relevant planning consent being gained. There is also an office, accessed from the garden.

The grounds include lawned areas, patio areas, a pond, a feature bridge, and mature trees. There is a swimming pool (also in need of refurbishment). The driveway and double garage provide off road parking.

Mainly single glazed, the property benefits from gas central heating, and has a septic tank for drainage/sewage.

Guide Price £825,000





ACCOMMODATION

The covered (single glazed) porch gives access to the kitchen.

The kitchen has a range of wall, drawer and base units, a stainless steel sink and drainer unit with a mixer tap over, and a Range cooker with an extractor hood over. There is a breakfast bar area, plus exposed beams, and doors into the utility room, and the sun room.

The utility room has wall, drawer and base units, space and plumbing for a washing machine, and space for appliances. There is tiled flooring here.

The sun room has two windows to the rear, stairs rising to a first floor room, and a door into the dovecote.

The sitting room has a window to the front, wood panelling to the walls, an open fireplace, exposed beams, a door into the inner hall, and French doors opening to a second sun room.

The second sun room has a sloped roof, a window to the rear, exposed brickwork, tiled flooring, and a door opening to the rear garden.

From the inner hall, there are stairs rising to the first floor, alcoves and glazed alcove display units, wall panelling, doors into the formal dining room and lounge, the sitting room, the ground floor wc, and a bathroom, plus a door leading outside.

The formal dining room has a feature fireplace.

The formal lounge has two bay windows to the front, an open fireplace, exposed beams, and French doors opening to the rear garden.

The sitting room, which could lend itself for use as a bedroom, has windows to the side and rear, and exposed beams.

There is a ground floor bathroom (with roof in need of repair).

On reaching the first floor, the landing has a storage cupboard, and gives access to the first floor rooms.

The family bathroom has a bath, a shower cubicle, a bidet, and a wash hand basin set in a vanity unit. There is a window to the front. The separate wc has just a wc, and a Velux window.

Bedroom with a fireplace, built in wardrobes, and access to a further bedroom.

Bedroom overlooking the front, with exposed beams, and a range of storage cupboards.

Final bedroom with a built in wardrobe, a range of storage cupboards, and access to an en-suite bathroom. The en-suite bathroom (with floor and ceiling in need of complete repair), has a bath, and a wash hand basin. There are two windows to the side.

OUTSIDE

The property occupies grounds of around two acres, which include lawned areas, patio areas, a pond, a feature bridge, and mature trees. There is a swimming pool (also in need of refurbishment).

The driveway provides off road parking, and in turn gives access to the DOUBLE GARAGE (with up and over doors).

Barton-In-Fabis

Around 6 miles from Nottingham, Barton-In-Fabis is surrounded by beautiful countryside, and is conveniently located within easy reach of East Midlands Airport and East Midlands Parkway train station.

Council Tax Band

Council Tax Band TBC

Referral Arrangement Note

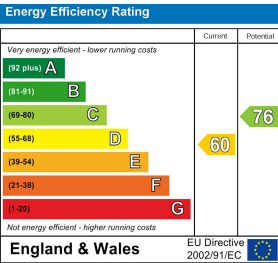
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