



The Barn, Grange Farm, Chestnut Lane,
Barton-In-Fabis, NG11 0AE

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This superb barn conversion offers spacious and versatile accommodation, along with separate annex accommodation which would lend itself to numerous uses.

The main property has accommodation including a lounge, a reception hall/dining room, a kitchen, a utility room, a guest wc, a games room with bar area, three bedrooms (one en-suite), and a family bathroom.

The annex has its own entrance door (and can also be accessed from the main property), and provides a lounge, a breakfast kitchen, a utility room, a guest wc, three bedrooms, and a bathroom.

Benefiting from gas central heating (and under floor heating to the ground floor of the annex), and double glazing, the property enjoys characterful features including inglenook fireplaces, latched doors, and wooden floors.

The property has extensive attractive gardens, an enclosed garden dedicated to the annex, and a driveway providing off road parking for a number of vehicles.

Situated in the sought after South Nottinghamshire village of Barton-In-Fabis, the property boasts views over fields and the River Trent.

Viewing is essential.

Guide Price £895,000



MAIN HOME ACCOMMODATION

Wooden Double Entrance Doors

Opening to the:-

Entrance Hall

Wooden flooring, wall light points, radiator, original built in storage unit, doors into the inner hall, and to the:-

Family Bathroom

Fitted with a wash hand basin with a mixer tap over, a wc set in a vanity unit, and a P-shaped bath with a rainfall shower and tiled surround.

Window to the front elevation, tiled flooring, part tiled walls storage cupboard, heated towel rail.

Inner Hall

Bedroom Three

Window to the side elevation, wooden flooring, a range of built in wardrobes with mirrored doors.

Bedroom Four

Window to the side elevation, ceiling light point, radiator.

Utility Room

Fitted with wall and base units, stainless steel sink and drainer unit, space and plumbing for a washing machine, space for a fridge/freezer.

Window to the side elevation, tall storage unit, radiator, door to the annex.

Reception Hall/Dining Room

Ceiling light point and wall light points, sliding patio doors opening to the rear garden.

Lounge

Window to the side elevation, radiator, inglenook fireplace with a wooden hearth, exposed beams, sliding patio doors opening to the rear garden.

Kitchen

Fitted with a range of wall, drawer and base units, Belfast sink with a mixer tap and drainer, space for a Range cooker.

Radiator, tiled flooring, ceiling spot lights, stable style door opening to the rear garden.

Inner Hall

Two windows to the front elevation, radiator, wall light points, loft access hatch, Vaillant central heating boiler, cupboard housing the hot water cylinder.

Bedroom One

Ceiling light point, a range of built in wardrobes with clothes hanging rails and drawers, door to the en-suite, sliding patio door.

En-Suite Shower Room

Fully tiled and fitted with a shower cubicle with a rainfall shower, a wash hand basin set in a vanity unit with drawers beneath, and a wc.

Window to the rear elevation, large feature mirror with lighting above.

Games Room

Four windows to the side elevation, vaulted ceiling, wooden flooring, wall light points and feature ceiling light point, wood burner set in an inglenook surround, wood panelling, space for a billiard table, built in BAR AREA, door to the guest wc, sliding patio door opening to the decked seating area.

Guest WC

Fitted with a wc, and a wash hand basin.

Door to the front elevation.

OUTSIDE

At the front of the property the driveway provides off road parking for up to six vehicles. Gate to the rear garden. There are a number of pathways to the side and rear of the property, external lighting, and steps up to the entrance door.

To the rear of the property the garden includes a decked seating area with a footbridge to the lawn beyond. There is also pond, and gravelled beds.

Garage/storage shed

Of wooden construction, with lighting and windows.

(Offering potential for conversion for use as stables).





ANNEX ACCOMMODATION

(With under floor heating to the ground floor).

Entrance Door

Opening to the:-

Breakfast Kitchen

Fitted with a range of wall, drawer and base units, under cabinet lighting, one and a half bowl stainless steel sink and drainer unit, built in dishwasher, space for an American style fridge/freezer, space for a Range cooker with an extractor hood over.

Window to the rear elevation, under stairs storage cupboard.

Utility Room

Storage cupboards, plumbing for a wash hand basin, door opening to the garden.

Guest WC

Fitted with a wc, and a wash hand basin set in a vanity unit.

Lounge

Window to the front elevation, laminate flooring, inglenook open fireplace with a brick surround, two sets of French doors opening to the garden.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Window to the side elevation, doors into three bedrooms and the bathroom.

Bedroom Three

Three Velux windows overlooking the garden, radiator, two ceiling light points.

Bathroom

Fitted with a shower cubicle with a rainfall shower, a bath with a mixer tap over, a wash hand basin set in a vanity unit with a mixer tap over, and a wc.

Ceiling spot lights, heated towel rail. Window overlooking front elevation.

Bedroom Two

Two Velux windows to the rear elevation, radiator, ceiling light point, built in wardrobes.

Bedroom One

Two Velux windows, radiator, ceiling light point, built in wardrobes.

ANNEX GARDEN

Fully enclosed, the garden is laid to a large patio seating area with external lighting.

Council Tax Band

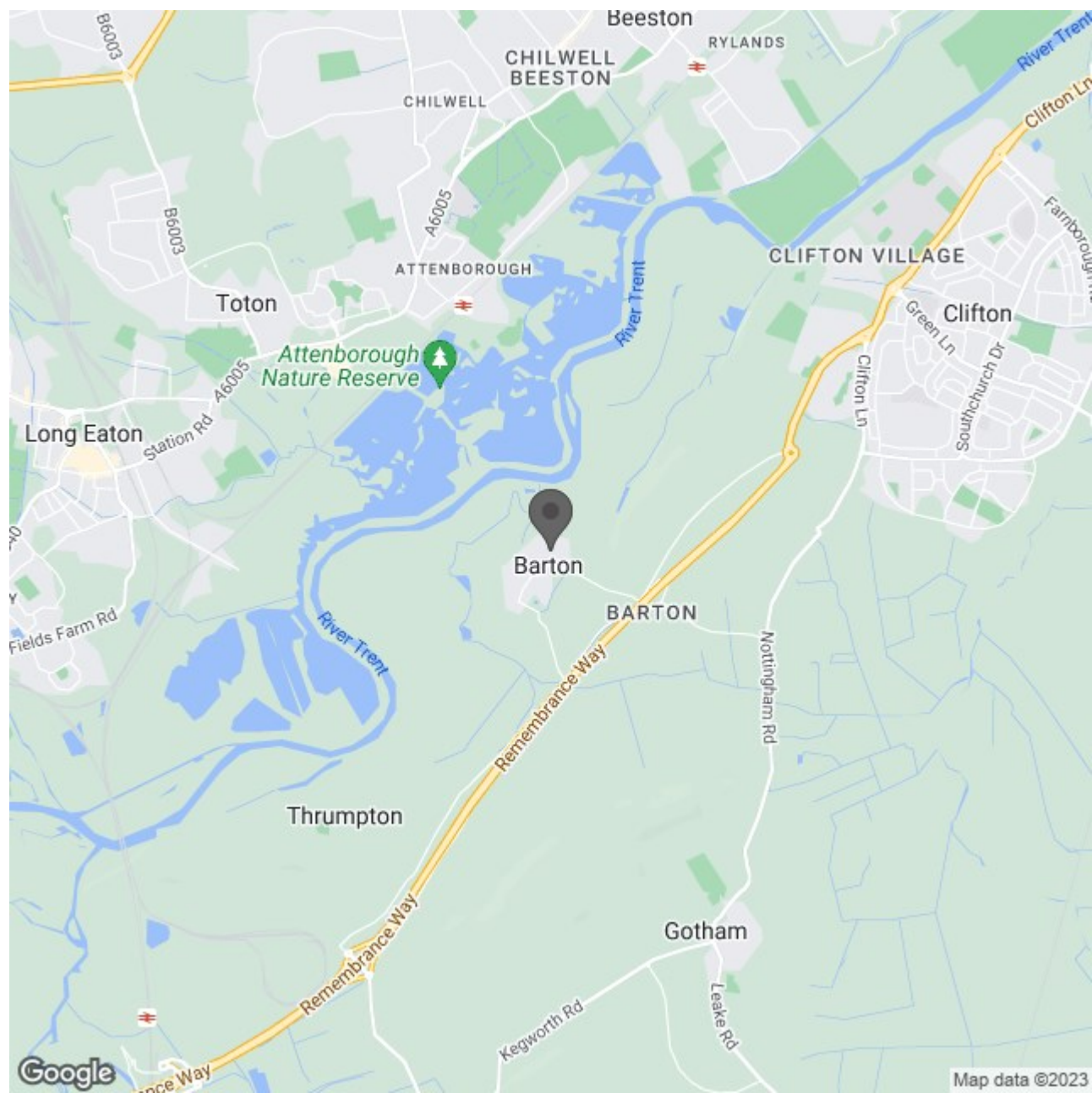
Council Tax Band TBC

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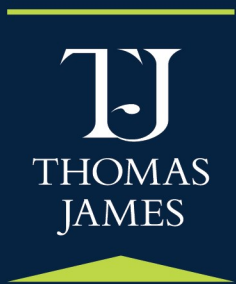
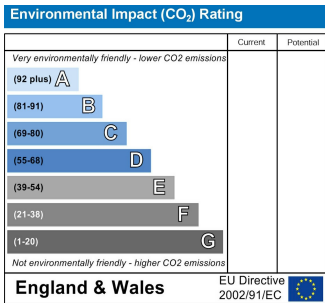
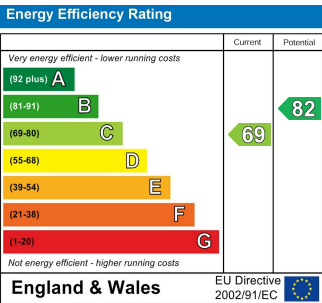


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