



THE OLD GRAIN STORE, Barnstone, Notts.



The Old Grain Store, Barnstone Lodge Farm, Notts. NG13 9JN

The Old Grain Store is the last of three individual barn conversions to be released for sale on this small settlement of properties set in the heart of open countryside. The property is finished and ready for occupation and features brand new high spec interior, set in its own gardens with adjacent grassed paddock.

The property will no doubt appeal either to equestrian or canine enthusiasts, or purchasers just seeking the tranquility of a country setting with their own land.

Guide Price £499,950

The barns are approached from two directions via a long private driveway which gives them convenient access to both the A46 and A52.

The nearby market town of Bingham is only a few miles away where there are a good range of local shops, primary and secondary schools, doctors and dentists, leisure centre with indoor pool and railway station with links to Nottingham and Grantham.

Local amenities can be found in the adjacent village of Granby including two public houses and there is also a highly regarded primary school in the neighbouring village of Langar.

For anybody requiring more land there is a possibility of purchasing additional grazing alongside the existing paddock.

For those keen on country pursuits the area is one of outstanding beauty with many public footpaths and bridleways and there are many country activities available within the locality.

The property has been finished to a very high specification with a high level of insulation making it economical to run. All windows are double glazed, there is oil fired central heating and the benefit of a 10 year NHBC guarantee.

Viewing is highly recommended to appreciate the high standard of internal fittings, which feature exposed king post trusses, natural hardwood worktops and painted cabinets in the kitchen with a magnificent black range style cooker and the bathrooms also feature high spec sanitary ware with traditional roll top cast iron bath to the main family bathroom.

The property is completely ready to move into, featuring a combination of brand new fitted carpets throughout, solid oak flooring and tiled flooring to the bathrooms and the magnificent kitchen.

A FRONT ENTRANCE DOOR PROVIDES ACCESS TO A LARGE:



ENTRANCE HALLWAY

Featuring oak flooring, central heating radiators, exposed ceiling timbers and natural brickwork.



UTILITY ROOM

2.79m(9'2") x 1.55m(5'1")

Having a porcelain sink unit, there are plenty of cupboards and drawers, cupboard housing the hot water tank, space and plumbing for washing machine.

OPEN PLAN DINING KITCHEN

5.33m(17'6") x 4.47m(14'8")

A magnificent room featuring exposed king post trusses and ceiling timbers. The kitchen area has ivory solid wood cabinets with polished solid oak worktops, pewter style door furniture.

There is a deep Belfast sink with swan neck mixer tap. Built in appliances include an AEG integrated dishwasher, integrated fridge and freezer, a very smart black Sandiford Sherlock range cooker with concealed extractor and downlighters. There is a free standing island preparation surface with solid oak worktop, cupboards and drawers beneath, there are glass fronted china display cabinets.



The dining area of the kitchen features French doors opening out onto the stone patio area, ideal for having breakfast during the summer months. There is ceramic tiled flooring throughout this room, wall mounted uplighters and recessed downlighters.

From this room a pair of double doors provide access to the:

LARGE LOUNGE

6.10m(20'0") x 5.38m(17'8")

Featuring a double glazed set of French doors opening out on to the garden, exposed king post trusses and roof purlins.

There is a wood burning stove set within a brick fireplace with stone hearth, two central heating radiators, spotlighting and newly carpeted floor.

BEDROOM 1

4.50m(14'9") x 4.19m(13'9")

Having a window to the front elevation overlooking the front garden, fully carpeted.

ENSUITE SHOWER ROOM

Featuring a Victorian style wash hand basin, wc, built in shower and chrome heated towel rail.

BEDROOM 2

4.57m(15'0") x 3.23m(10'7")

Having window overlooking the gardens and fields, newly carpeted floor.

BEDROOM 3

4.83m(15'10") x 2.95m(9'8")

Featuring exposed natural brickwork and beamed ceiling, windows to two aspects overlooking the gardens, newly carpeted floor.



BEDROOM 4

3.94m(12'11") x 3.20m(10'6")

Having window overlooking the garden, newly carpeted floor.



FAMILY BATHROOM

Featuring a free standing roll top cast iron bath with ball and claw feet and rudge style shower mixer attachment, pedestal wash hand basin and low level wc with wooden seat, fully tiled floor and half tiled walls, exposed timbers.



EXTERIOR

The property has a stone slabbed pathway leading to the front door with lawned area to either side. At the rear and side of the property there are large areas laid to lawn enclosed by post and rail fencing with a high brick wall to one boundary.

Beyond the garden there is gated access into the enclosed post and rail grassed paddock, having vehicular access via a five bar gate from the private drive for livestock trailers etc.

There is plenty of car parking and the property benefits from a large:

GARAGE

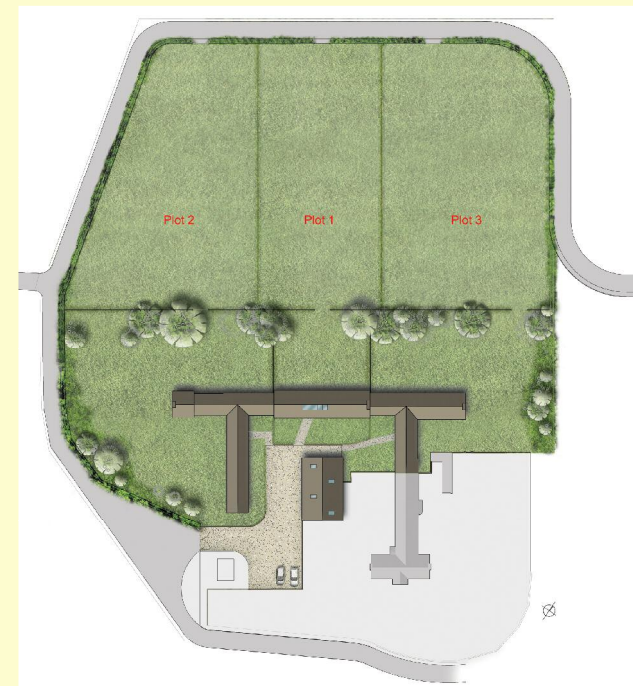
One of three garages located close to the property.



DIRECTIONAL NOTE

The property can be approached from two directions. From the A52 on the Bingham bypass take the turning to Harby and Langar, travelling past the village of Langar and continuing along this road and upon leaving the village you will see John Deere farm machinery on the left hand side. Take a left turn into Coach Gap Lane and continue along this road over the speed bumps to the end of the lane bearing right by the farm onto Works Lane. Continue down this lane past the cattery on your left hand side, follow the road round which bears to the left, this will then bring you to the development of barns and the main farmhouse.

Alternatively turn off the A52 as signposted to Plungar and Granby, travel through the village of Granby and out on the Plungary Road, mid way between the two villages of Granby and Plungar there is a turning on the right hand side identified by our For Sale board. There is a five bar gate and access through this gate brings you onto the private drive which leads up to the barns.



N. P. Bingham FRICS FAAV. R.L. Watkinson FRICS. J. Davies.

*Associate Partners, Amy Tilson, Simon L. Watkinson Cert REA.
Partnership Secretary, Janette Gilbert.*

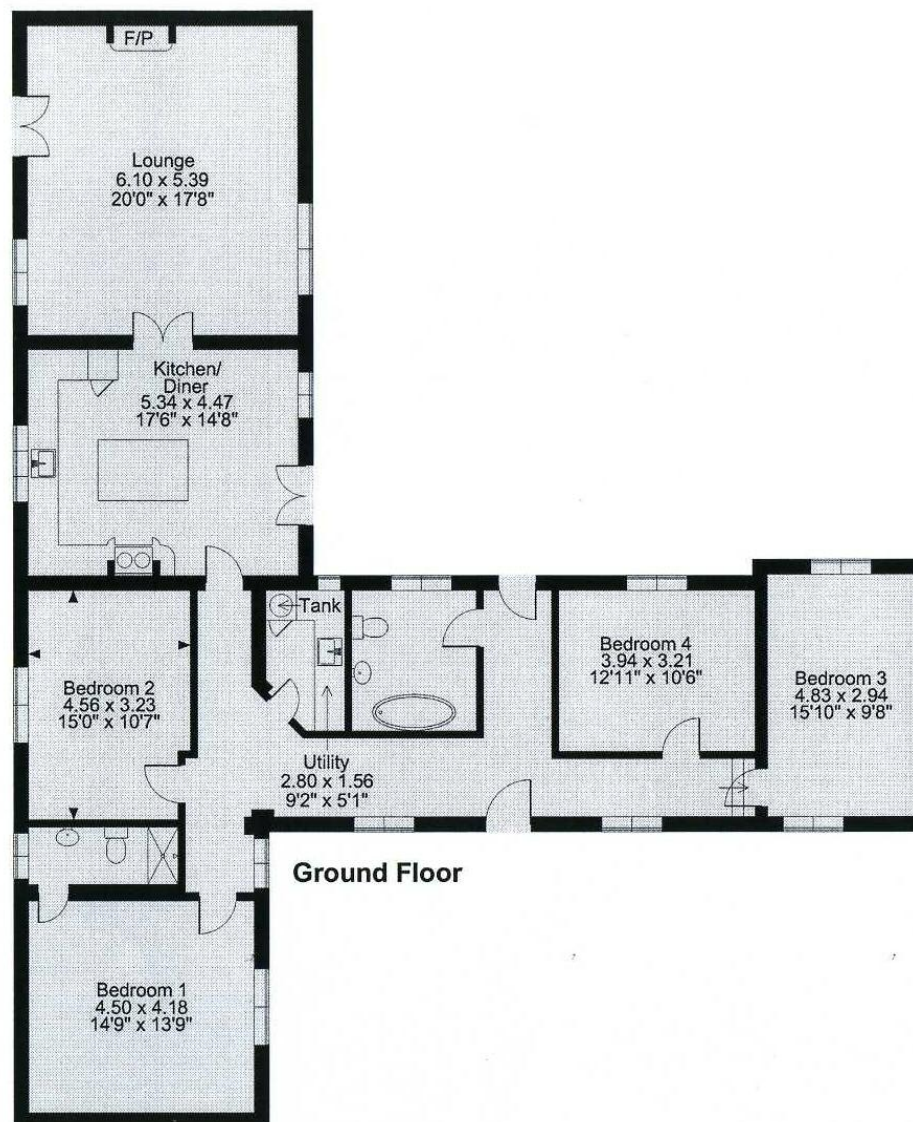


Nothing herein contained shall be a warranty or condition and neither the Vendor nor ourselves will be liable to the Purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the Vendor, his servants or agents or otherwise.

*Offices at: 1 Albert Street, Mansfield, 7a St Marks House, St Marks Place, Newark,
35 Kirkgate, Newark, 34 Main Road, Radcliffe on Trent, 10 Market Street, Bingham,
17 Market Place, Southwell, 11 Market Street, Nottingham.*

The Old Grain Store, Barnstone

For identification purpose only. Not to scale.



10 Market Street, Bingham, Notts NG13 8AB • Tel: 01949 836678

Fax: 01949 836679 • Email: bingham@richardwatkinson.co.uk • Website: www.richardwatkinson.co.uk

