



Great North Road, Barnby Moor DN22 8QQ

HUNTERS
EXCLUSIVE



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Hunters are delighted to offer this spacious FIVE-bedroom barn conversion which lies on the A638 between the market towns of Retford and Bawtry at Barnby Moor. The property is an ideal family home and will suit those wishing to work from home or run a business. **VIEWING IS HIGHLY RECOMMENDED.**





DESCRIPTION

Briefly the property comprises two reception rooms, breakfast kitchen, utility, bedroom with en suite and cloakroom to the ground floor, with four bedrooms and bathroom to the first floor whilst outside there is a private wrap around garden with off street parking for several vehicles and a garage with car charging point.

Barnby Moor is a village lying five miles south of Bawtry and the same distance north of the market town of Retford which lies on the East Coast mainline and has a wealth of amenities.

ACCOMMODATION

The property is accessed via two entrances, the main entrance leading into the entrance hall via a wooden double-glazed door with glass panel.

ENTRANCE HALL

35'3" x 9'10"

Providing access to the breakfast kitchen, dining room, bedroom five and downstairs cloakroom, stairs rising to the first floor accommodation, wood panel flooring, spotlights to ceiling, smoke alarm, wall lights, two windows to the front elevation and three radiators, door leading into:

SMALL ENTRANCE HALL

16'2" x 10'7"

Providing access to shower room which open into Bedroom five, stairs to first floor accommodation, coat hanger, built in cupboard, wood panel flooring, spotlights to ceiling.

BREAKFAST KITCHEN

16'6" x 13'4"

Base units in wood with complementary worktops, built in oven and de Dietrich induction hob, integrated dishwasher, space for fridge freezer, one and a half Franke ceramic sink with mixer tap and splashback, tiled flooring, spotlights to ceiling, three windows to the rear elevation wooden door into:

UTILITY ROOM

9'7" x 8'5"

Base unit with cupboard, space for washing machine and dryer, tiled flooring, floor standing oil boiler, stainless steel sink with mixer tap, extractor fan and window to the rear elevation.

DINING ROOM/SECOND RECEPTION ROOM

17'1" x 14'4"

TV point, four overhanging lights, five wall lights, stairs to the first floor, three windows to the rear elevation, radiator and door into:



SITTING ROOM

23'5" x 17'10"

With vaulted ceiling, TV point, under stairs cupboard, double wood doors with glass panels and folding shutters leading to the garden at the side, wood panel flooring, window to the front elevation and two to the rear elevation, three radiators.

DOWNSTAIRS CLOAKROOM

6'11" x 3'9"

Low level flush wc, wall wash hand basin with mixer tap and splashback, extractor fan, towel holder, tiled flooring and radiator.

BEDROOM FIVE

15'0" x 8'4"

Accessed from the entrance hall with built in wardrobe, wood panel flooring, two windows to the rear elevation, radiator and door leading into:

SHOWER ROOM

9'4" x 8'0"

Tiled throughout with corner jacuzzi bath and overhead shower, pedestal wash hand basin with mixer tap and mirror over, low level flush wc, window to the rear elevation and radiator.

STAIRS RISING TO FIRST FLOOR ACCOMODATION LEADING



BEDROOM ONE

20'11" x 18'6"

Overlooking the sitting room with built in cupboard, two wall lights, two radiators and door into:

JACK & JILL BATHROOM

9'7" x 14'4"

Wooden doors giving access from bedroom three and bedroom one. Tiled throughout with stand alone bath with shower attachment, pedestal wash hand basin with mirror over, low level flush wc, shower cubicle, extractor fan, eaves storage, Velux window, wall light.

BEDROOM THREE

9'8" x 15'1"

Currently used as a Study. Velux window and radiator. Door leading to:

LANDING AREA

9'7" x 13'10"

Velux window, eaves storage, radiator, and door into bedroom two.

BEDROOM TWO

10'6" x 14'11"

Velux window, eaves storage cupboards and radiator.



LANDING ACCESSED FROM SMALL ENTRANCE HALL

10'7" x 10'0"

Telephone point, eaves storage, velux window, radiator and space leading into:

BEDROOM FOUR

15'11" x 10'5"

Velux window and radiator.

EXTERNALLY

The wrap around garden to side and rear is mainly laid to lawn with surrounding trees and mature beds, concealed oil tank, decking and stone chip areas. The front garden has decking and stone chip areas with a gate, outside lighting, parking is available for several vehicles accessed via wrought iron railings from the shared entrance drive leading round to the Garage.

GARAGE

11'3" x 19'5"

Wood doors, shelving and bench, window to the side elevation. electric car charging unit.

AGENTS NOTE

We are advised the property is serviced via a septic tank.



COUNCIL TAX

Through enquiry of the Bassetlaw Council we have been advised that the property is in Rating Band 'F'

TENURE - FREEHOLD

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