EDLIN & JARVIS
ESTATE AGENTS

The Hayloft Burnmoor Lane

Egmanton, Newark, NG22 0HE

£680,000 TO £725,000

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THE HAYLOFT: AN ARCHITECTURAL DREAM Guide Price £700,000 to £725,000.

The Hayloft is an architectural dream, custom-crafted in 2021 by the current owners. This magnificent family home radiates refined luxury, combining bold structural elegance with meticulous attention to detail. Designed effortlessly around modern family life and high-end entertaining, every square foot delivers warmth, spatial freedom, and striking aesthetic appeal.

Your experience begins in the extraordinary dining entrance hall, a spectacular greeting space designed to host unforgettable, large-scale Christmas dinners and formal gatherings. Flowing naturally from here is the home's vibrant social hub: a fabulous open-plan living kitchen and dining room. Fitted to an exceptional specification, this high-end culinary haven is flooded with natural light, seamlessly bridging indoor comfort with outdoor entertaining. For quieter evenings, the dual-aspect lounge offers a cosy retreat centered around a feature log burner. The ground floor is completed by a dedicated office—ideal for working from home or easily adaptable as a quiet snug—alongside a utility room and a stylish downstairs WC.

Ascending to the first floor, the sense of space continues with a magnificent office landing. The principal bedroom suite is a breath-taking sanctuary, anchored by a luxurious ensuite bathroom featuring a dramatic round copper bath, his-and-hers sinks, a double walk-in shower, and WC. Bedroom two equally impresses with its own private four-piece ensuite bathroom, while bedrooms three and four share a beautifully appointed Jack and Jill ensuite.

Outside, the property continues to honor its entertainment-focused design. The private rear garden features beautifully tiered seating areas and a dedicated BBQ area designed for long summer afternoons. To the front, double wooden gates open onto a secure driveway providing ample off-road parking alongside a manicured lawn.

Nestled in the idyllic Nottinghamshire countryside, the picturesque village of Egmanton provides an enviable semi-rural lifestyle. Local community life thrives around the historic parish church and the popular village hall, with everyday amenities, farm shops, and welcoming traditional pubs available in the neighbouring villages of Tuxford and Laxton. Families benefit from outstanding local educational options, including nearby primary schools in East Markham and Tuxford, as well as direct access to the highly regarded Tuxford Academy secondary school. Transport links are superb for commuters, with immediate access to the A1 providing swift connections across the region. Retford and Newark Northgate railway stations are both just a short drive away, offering fast, direct East Coast Mainline rail services straight into London King's Cross.

Entrance

Dining Entrance Hall
24'0 x 11'5 (7.32m x 3.48m)

Lounge
13'7 x 21'11 (4.14m x 6.68m)

Open Plan Living Kitchen Diner
13'7 x 33'4 (4.14m x 10.16m)

Open Plan Living Kitchen DIner
10'2 x 11'6 (3.10m x 3.51m)

Office
13'7 x 11'6 (4.14m x 3.51m)

Utility Room
5'8 x 9'5 (1.73m x 2.87m)

WC
5'9 x 4'1 (1.75m x 1.24m)

Office Landing
9'9 x 17'5 (2.97m x 5.31m)

Bedroom One
13'9 x 14'3 (4.19m x 4.34m)

Ensuite Bathroom
13'1 x 8'10 (3.99m x 2.69m)

Bedroom Two
13'7 x 14'8 (4.14m x 4.47m)

Ensuite Bathroom
11'5 x 8'9 (3.48m x 2.67m)

Bedroom Three
9'6 x 11'8 (2.90m x 3.56m)

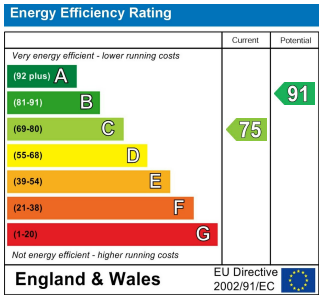
Bedroom Four
11'8 x 9'4 (3.56m x 2.84m)

Jack & Jill Ensuite
7'5 x 4'5 (2.26m x 1.35m)

Floor Plan

Area Map

Energy Efficiency Graph



Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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