



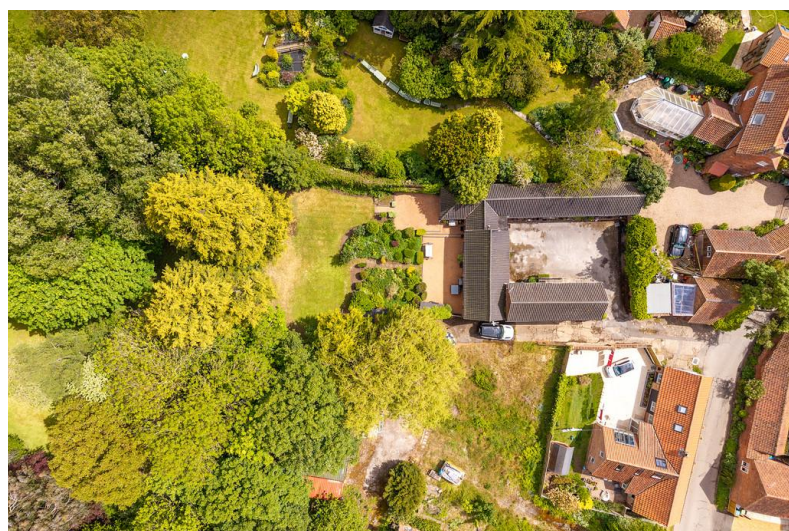
The Corn Barn & Corn Barn Cottage, Hockerton Road, Upton, NG23 5TG



Book a Viewing!

Offers Over £695,000

Best Offers Over £695,000 - Take a closer look....Charming Detached Barn Conversion with attached Annex set within the heart of this popular Minster School catchment area village offering flexible living. The main residence is set over two floors and offers accommodation including Entrance Hall, Cloakroom, Open Plan 33ft Living/Dining Room, Kitchen, Utility Room, Study/Office, Mezzanine Room, Two Double Bedrooms and Family Bathroom. The Annex includes separate Entrance Hall, Lounge, Garden Room with delightful views, Kitchen, Two Double Bedrooms and Bathroom. Outside an enclosed courtyard provides ample parking with rear striking gardens with private patio area, lawn grounds extending in total to approx 0.6 acres (STS) which are lovingly maintained, lawn with flower/shrub beds and borders, specimen trees and shrubs with field views beyond. Please note the rear garden does have a public footpath which runs through the garden which is infrequently used.



The Corn Barn & Corn Barn Cottage, Hockerton Road, Upton, Newark, NG23 5TG



SERVICES

All mains services available. Gas central heating.

EPC RATING — E.

COUNCIL TAX BAND — C. Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS- By prior appointment through Mundys.

LOCATION Upton is an attractive village set three miles to the East of Southwell, a location which offers relatively direct access into the regional centres of Newark and Nottingham. Upton has a vibrant village community with numerous social events centred around the cricket club, church and village hall. There is a village pub and The Horological Museum with popular Clock House Café. The village also lies within the catchment area of the Minster School in Southwell with daily pick up bus a short walk away. Southwell is a thriving minster town having a useful range of town amenities and professional services grouped principally along a period street scene of Queen Street and King Street. Southwell schooling is of renowned standard across the age ranges and the town offers an excellent range of sporting and cultural activities.



ENTRANCE HALL 9' 6" x 6' 3" (2.9m x 1.91m) A glazed panelled door gives access to the main entrance hall, half panelled walls, tiled floor, door off to the main accommodation and annex accommodation, rear porch with tiled floor and door to the rear elevation.

CLOAKROOM/WC With low level WC, tiled floor, and double glazed window to the rear elevation. [wash hand basin]

OPEN PLAN LIVING/DINING ROOM 14' 6" x 33' 1" (4.42m x 10.08m) With double glazed window to the front elevation, two double glazed French doors to the rear elevation, two radiators, oak floor, feature brick fireplace with tiled hearth and Villager log burner. The dining area having double glazed windows to the side and rear elevations, oak floor, stairs to the first floor landing and radiator.



KITCHEN 16' x 11' 7" (4.88m x 3.53m) With a range of base units with work surface over, two Armitage Shanks sinks, half tiled surround, Rangemaster gas range cooker, radiator, recessed pantry area, beamed ceiling and double glazed window to the front elevation.

UTILITY AREA 6' 6" x 11' 7" (1.98m x 3.53m) With plumbing for a washing machine, space for a fridge freezer, tiled floor, additional appliance space, beamed ceiling and door to the office/study.

STUDY/OFFICE 11' 8" x 11' 7" (3.56m x 3.53m) With glazed panelled windows to the front and side elevations, door to the driveway/courtyard, tiled floor and radiator.



MEZZANINE 14' 5" x 12' 1" (4.39m x 3.68m) With glazed panelled window to the side elevation and overlooking the open plan living area.

FIRST FLOOR LANDING With split staircase to the first floor accommodation, radiator and double glazed window to the side elevation.

BEDROOM 1 11' 4" x 11' 7" (3.45m x 3.53m) With double glazed windows to the front and side elevations, radiator, stripped floor, access to roof space and beamed ceiling.

BEDROOM 2 13' 2" x 8' 3" (4.01m x 2.51m) With double glazed window and glazed panelled stable door to the front courtyard with external stairs leading to the courtyard area, stripped floor, radiator and access to roof space.



BATHROOM 9' 9" x 8' 3" (2.97m x 2.51m) Comprising ball and claw slipper bath, low level WC, pedestal wash hand basin, bidet, tiled surround, shower cubicle with drench head shower, [half tiled walls], heated towel rail and double glazed window to the front elevation.

ANNEX From the main entrance hall a door leads to the lounge.

ANNEX LOUNGE 14' 5" x 10' 8" (4.39m x 3.25m) With double glazed window to the front elevation, radiator and wall lights.



GARDEN ROOM 15' 7" x 10' 8" (4.75 m x 3.25m) With double glazed sliding patio doors to the rear garden, double glazed window to the side elevation, radiator and wall lights.

ANNEX KITCHEN 8' 7" x 10' 8" (2.62 m x 3.25m) With a range of wall and floor mounted cupboards and drawers, work surface with inset sink, electric oven and hob with extractor over, space for fridge freezer, splash tiled to work surfaces, tiled floor and double glazed window to the front elevation.

ANNEX ENTRANCE HALL 9' x 4' 7" (2.74 m x 1.4 m) With a stable door to the front elevation with a glazed panelled inset, radiator and tiled floor.



ANNEX BEDROOM 3 14' 10" x 10' 8" (4.52m x 3.25 m) With two double glazed windows to the front elevation, radiator, over-bed lighting and half wood panelled walls.

ANNEX BEDROOM 4 11' 10" x 10' 8" (3.61m x 3.25 m) With a further hardwood door and double glazed window to the front elevation, radiator, range of fitted wardrobes and wall mounted Baxi central heating boiler (fitted approximately 3 years ago).

ANNEX BATHROOM 9' x 5' 9" (2.74m x 1.75m) With contemporary suite comprising of a bath with a shower attachment, low level WC, pedestal wash hand basin, half tiled surround and radiator.



OUTSIDE The property is approached via a shared access road, which in turn leads to the private and enclosed courtyard providing ample parking. There are two wrought iron double gates to the courtyard

COURTYARD - DRIVEWAY There are two wrought iron double gates to the courtyard, external light and tap.

REAR GARDEN Block paved full width patio with external lighting, external tap, log store and steps leading to the rear totally enclosed stunning garden, which is lawned with well stocked flower/shrub beds and borders, fence and hedge boundary, external timber shed, lawn area with mature trees and shrubs, private and secluded seating area, variety of specimen trees.

NOTE Please note that there is a public footpath which runs through the garden which is infrequently used.





WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

<https://www.mundys.net/referrals/>

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

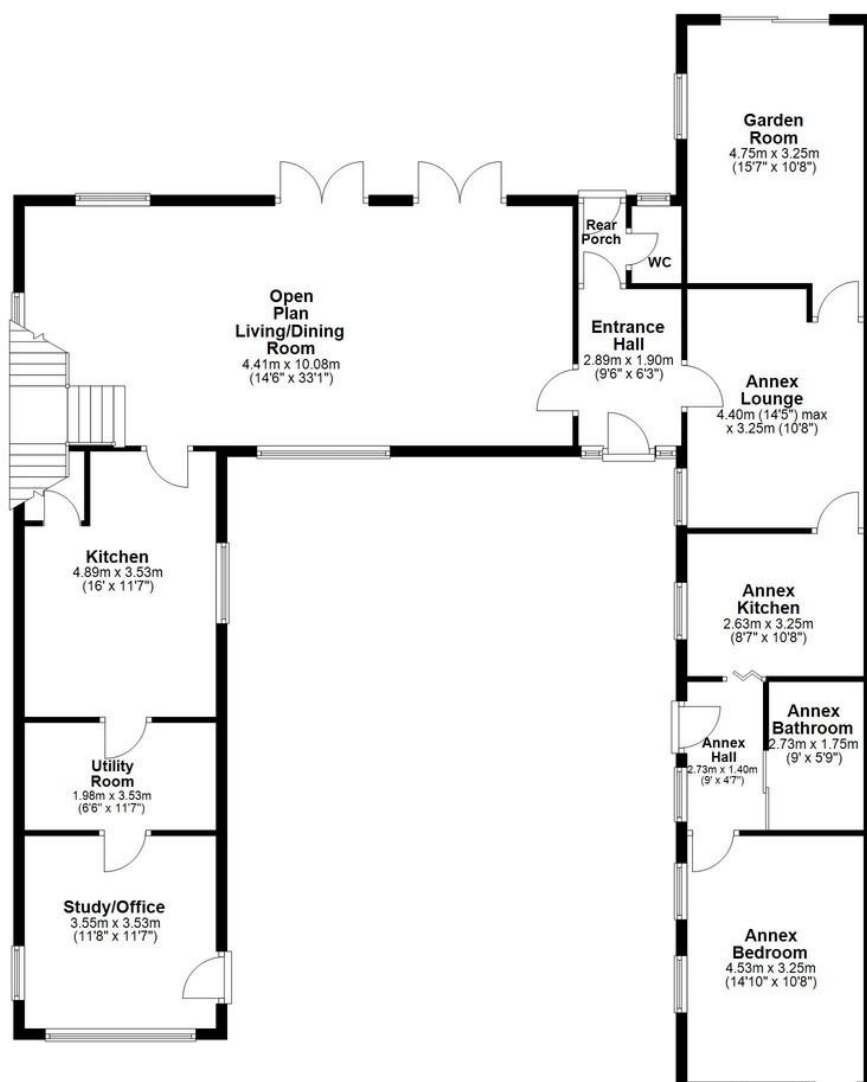
GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

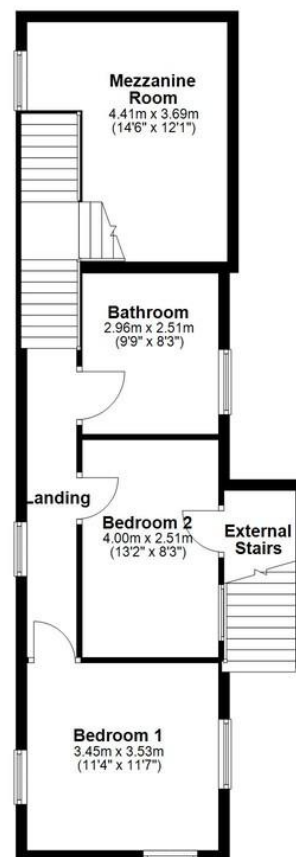
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

Ground Floor
Approx. 166.8 sq. metres (1795.6 sq. feet)



First Floor
Approx. 58.3 sq. metres (627.1 sq. feet)



29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

