



Four bedroom architect designed house

Larch House, High Street, Harby, Newark, Nottinghamshire, NG23 7EB

Entrance hall • Sitting room • Reception room • Kitchen breakfast room • Four bedrooms (one en suite) • Double garage with office over • Gated gravel driveway • Gardens & grounds about half of an acre • Air Source Heat Pump Solar panels • Integrated vacuum system • Open plan living

Description

Larch House is a stunning state of the art architect designed four bedroom house which sits in a large plot in this sought after village. This environmentally built low-impact home has been designed and built using materials and technology chosen to reduce its carbon footprint and lower its energy needs whilst offering fabulous open plan living.

In more detail the accommodation comprises entrance hall with vaulted ceiling and a feature staircase, a WC, and a door to the double aspect sitting room which has a glazed door that opens on to the garden. The magnificent open plan kitchen breakfast room has a fitted Häcker kitchen with large central island and integrated appliances including a hob, downdraft extractor fan, ovens, wine fridge, dishwasher, fridge, freezer and built in ceiling speakers. The kitchen breakfast room is open plan to the reception room which has a full height atrium and a Morso wood burning stove. Both of these rooms enjoy full length sliding and bifold doors which open on to the garden creating a wonderful entertaining space with views of the garden. There is a utility room with a door to the garden and cupboards housing the heating system and the laundry chute.

The first floor has a master bedroom with dressing room and en suite bathroom, both of which have superb far reaching views. There are three double further bedrooms and a family bathroom.

Outside, the property is approached via electric gates which lead to a large gravel driveway with parking for several vehicles. There is a detached double garage with a useful room above which is currently set up as a study with Velux windows. The garden wraps around the house and is mostly laid to lawn with a wild flower section and a large paved barbeque terrace.

Local authority

Newark & Sherwood District Council

Tax Band

F

Serivces

Mains water, electricity and drainage. Electric central heating.

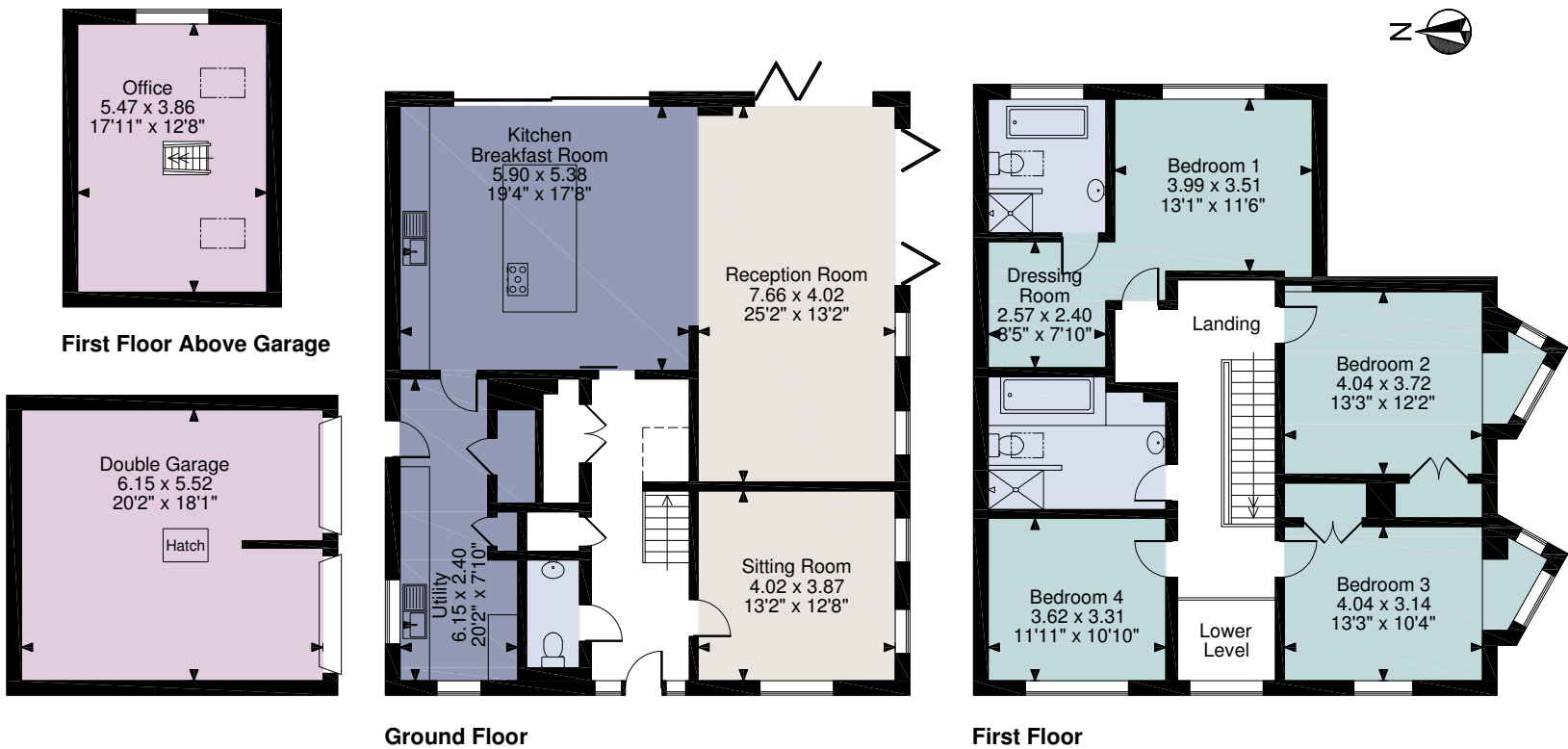
Photography

Taken August 2019



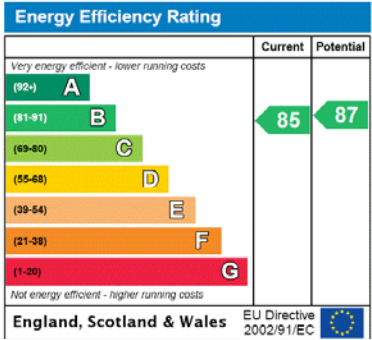


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Main House gross internal area 2,403 sq ft / 223 sq m
Garage gross internal area 365 sq ft / 34 sq m
Office gross internal area 227 sq ft / 21 sq m
Total gross internal area 2,995 sq ft / 278 sq m



The position & size of doors, windows, appliances and other features are approximate only.
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