



## An attractive Grade II listed barn conversion

**The Barn, Main Street, Newton, Nottingham, NG13 8HN**

Freehold





High specification barn conversion • Quiet village location  
Professionally landscaped walled garden • Large, open  
plan living arrangement • Four double bedrooms, one en  
suite • Iroko hardwood doors & windows • Ample off street  
parking

#### Location

Newton is a small village, positioned to the east of the city above the Trent Valley and is well serviced by the larger village of East Bridgford, situated 1 mile away, offering a primary school, medical centre, a post office and public house. In addition to East Bridgford, the market town of Bingham, just over 2 miles from the property provides a more extensive range of amenities which briefly include, two supermarkets, a bakery, a hardware store, cafes, a number of public houses and a choice of restaurants, as well as two primary schools and the sought after Toot Hill School which has an Ofsted rating Outstanding. Newton is conveniently positioned for commuters with the nearby A46 and A52 providing transport links across the region, whilst Newark train station, situated 13 miles away, provides train services to London in 74 minutes.

#### Description

The Barn was converted to a high specification dwelling in 2005, with great consideration given to keep the majority of its period features such as the exposed brick walls and original beams, whilst at the same time offering contemporary internal fixtures and fittings. All of the windows and doors throughout the

property are high quality, hard wood iroko, with the floors also being a mixture of hardwood and Italian porcelain tiles.

Entry via the arched door to the east aspect leads directly into the open plan, dual aspect living accommodation which is made up of three areas. A modern, fitted kitchen with double doors out to the front aspect incorporates a range of Pronorm high gloss, white base and wall units, a central chefs island with breakfast bar seating and a black granite work surface. Integrated appliances within the kitchen include a Neff dish washer, an AEG induction hob with down draft extractor, two Neff ovens, a Neff microwave and separate built in fridge and freezer.

The living / dining area occupies the single storey section of the ground floor with a high mono pitch ceiling and overlooks the garden to the west elevation, enjoying three double doors out to the rear and an impressive Harrie Leenders log burner a prominent feature of the living area.

There is a fine, 38ft sitting room accessible off the open plan area via the glazed walkway which provides a more formal entertaining area, displaying a vaulted ceiling with exposed beams and a hardwood floor.





There is potential for the sitting room to be converted into an annexe, should a prospective buyer wish to do so, as there is an additional entry door from the front of the property into this area. Toward the end of the sitting room sits a generous utility with further base and wall storage, space and plumbing for additional appliances and a secondary, stainless steel sink with the ground floor WC and boiler room positioned off.

The ground floor bedroom accommodation faces into the garden, is well separated from the living areas and is made up of; two double bedrooms, one being bedroom 2 with a single door out to the rear and the other being the principal bedroom, featuring a vaulted ceiling with exposed beams and double doors into the garden. A large, modern wet room sits between these two bedrooms and is fitted with Philip Starck designed, Duravit sanitary ware with Hans Grohe fittings and Keuco mirrored storage cabinets. There is a central free standing bath, two chrome heated towel rails, a pedestal wash hand basin, a low level WC and an open shower area.

Two first floor bedrooms are accessible via the striking, open tread Iroko staircase off the open plan area which leads up to a galleried landing with glass balustrade. Both bedrooms are fitted with Velux windows, with the larger of the two benefitting an en suite shower room.

### Outside

The Barn is approached off Main Street via the electrically operated gates which leads onto the gravelled driveway, shared between two properties and onto the generous parking area to the front.

A delightful, professionally landscaped, walled garden to the rear benefits a west facing aspect and enjoys a Japanese influence with a series of planting areas and a decked perimeter with inset uplighters. There is a log store to the side of The Barn and a timber storage shed.

### General Information

**Tenure** Freehold

**Services** Mains electricity, oil fired central heating, drainage and water are understood to be connected to the property.

**Viewings** Strictly by appointment with Savills.



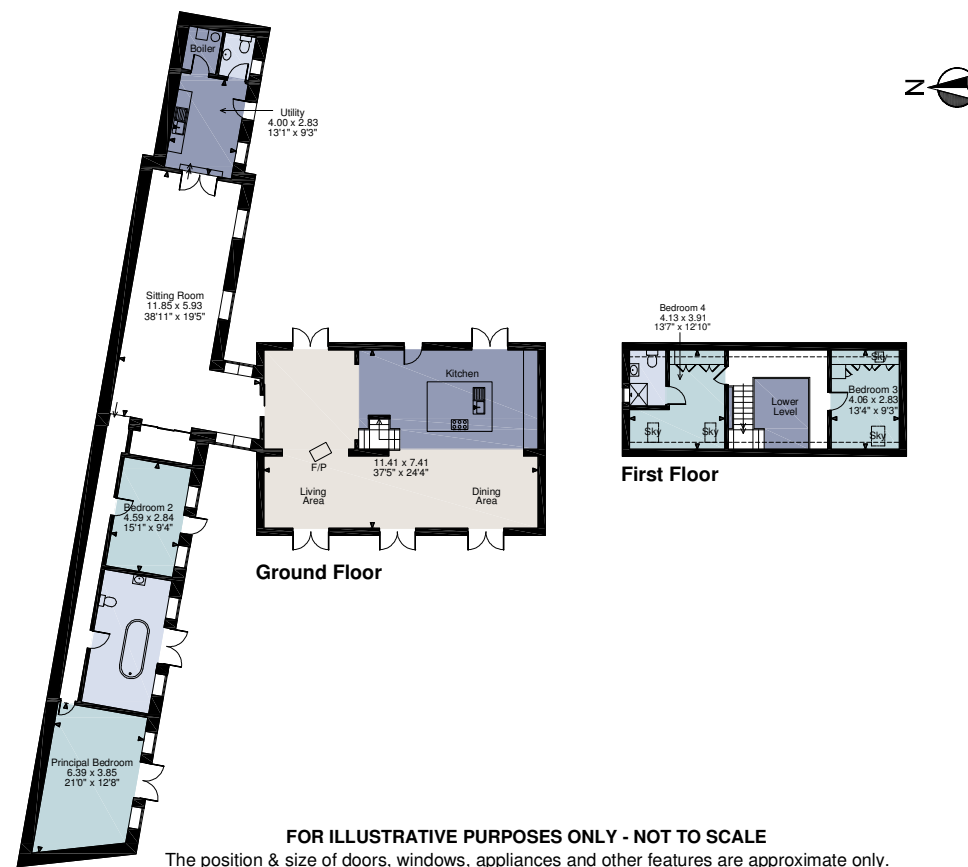
The Barn, Main Street, Newton  
Main House gross internal area = 2,665 sq ft / 248 sq m



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□ □ □ □ Denotes restricted head height

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