


Lodge Farm Barn Pickworth NG34 0TH
£675,000

GROUND FLOOR



1ST FLOOR



BRAND NEW INDIVIDUAL FOUR/SIX BEDROOM BARN CONVERSION NEARING COMPLETION ON A GENEROUS PLOT WITH STUNNING COUNTRYSIDE VIEWS - NO ONWARD CHAIN Located between Folkingham and Lenton this exceptionally spacious property benefits from underfloor heating throughout, high performance windows and glazing, all new electrics, plumbing, Air Source Heat Pump and new roofing. Viewing highly recommended. EPC currently unavailable.

BARN CONVERSION

This spacious barn conversion offers a perfect home for those wishing to immerse themselves in their country surroundings. With far reaching views from nearly every room the property offers:

COURTYARD

An enclosed and private South facing courtyard.

ENTRANCE PORCH

Cantilever storm canopy with inset lighting.

ENTRANCE HALLWAY

Contemporary entrance door and glazed walling provides a separate light access to four bedrooms, downstairs toilet, kitchen and inner hallway (2.18m x 4.93m approx) with stairs to first floor and large storage room under.

INNER HALL LEADS TO LOUNGE

36'0" x 15'4" (10.97m x 4.68m) (approx.) Vaulted ceiling with feature trusses and beams, wall to wall glazing which incorporates full height sliding doors. Far reaching countryside views to the rear.

DOUBLE DOORS LEAD THROUGH TO DINING AREA

18'3" x 15'4" (5.55m x 4.68m) (approx.) Vaulted ceiling with trusses and beams, wall to wall glazing which incorporates full height sliding doors. Far reaching countryside views to the rear.

KITCHEN

21' 8" x 16' 2" (6.6m x 4.93m) (approx.) A wonderful room which benefits from its access and views to the DINING AREA. With plumbing and electrics in place to provide the purchaser with the opportunity of installing a truly outstanding designer kitchen. Whilst the basics are presently installed, it is envisaged it could include a 4.80m wall of floor to ceiling units incorporating ovens and fridges, a separate wash up area and room for a huge island incorporating a separate hob. Door through to:

UTILITY ROOM

16'1" x 11' 6" (4.90m x 3.50m) Glazed door and window to side with storm canopy over. Range of units incorporating sink top and plumbing for washing machine, space for tumble dryer. Internal door through to:

STUDY

15'4" x 13' (4.68m x 3.96m) (approx.) Wall to wall glazing with views to rear.

DOWNSTAIRS CLOAKROOM

From the entrance hallway access to:

Downstairs cloakroom. Layout provides disabled access, basin with cupboards below and comfort height close coupled WC.

BEDROOM ONE

20'2" x 18'9" (6.15m x 5.72m) (approx.) Dual aspect windows to courtyard and side and having feature barn column. Doors lead to ensuite and separate dressing room.

DRESSING ROOM

9' x 7'3" (2.75m x 2.2m) (approx.) Light tunnel allows total wall area available for fitments.

ENSUITE

Fitted with a four piece suite comprising wash hand basin with cupboards under, free standing bath, WC and large walk in shower cubicle. Tiled floor and part walls. Window to courtyard.

BEDROOM TWO

15'1" x 13'1" (4.6m x 3.99m) (approx.) Window to side and doorway through to:

ENSUITE

Fitted with a four piece suite comprising wash hand basin with cupboards under, free standing bath, WC and a large walk-in shower cubicle. Tiled floor and part tiled walls. Light tunnels.

BEDROOM THREE

19'9" x 16'2" (6.01m x 4.93m) (approx.) Window to side and fitted wardrobe. Door leading to:

ENSUITE

Fitted with a three piece suite comprising wash hand basin, WC unit with cupboards, large walk-in shower cubicle. Tiled floor.

BEDROOM FOUR

18'8" x 16'7" (5.7m x 5.06m) (approx.) Two windows overlooking courtyard and two feature columns. Doorway through to:

ENSUITE

Fitted with a three pieces suite comprising wash hand basin unit with cupboards, close coupled WC and large walk in shower cubicle. Tiled floor.

STAIRS TO FIRST FLOOR LANDING

Stairs from inner hallway giving access to two first floor areas. With sloping ceilings, beams and Velux rooflights, the rooms would provide space for two additional bedrooms. Plumbing is available for the installation of ensuites if required.

STUDY/BEDROOM FIVE

(21' 8" x 11' 8" (6.6m x 3.56m) (approx.) Windows to West side and two Velux windows to rear. Under eaves storage areas.

AREA ONE

26' 6" x 9' 9" (8.08m x 2.97m) (approx.) Three Velux windows to side aspect leading to:

STORE ROOM/ BEDROOM SIX

18' 4" x 9' 9" (5.59m x 2.97m) (approx.) Window side and two Velux windows.

OUTSIDE

There is a driveway leading to a double garage 30' 0" x 18' 0" (9.14m x 5.49m) (approx.) with two up and over doors, workshop area and personnel door to courtyard. There are 1/2 acre (sts) gardens to front, side and rear with stunning countryside views.

DOUBLE GARAGE

Double garage with two up and over doors.

AGENTS NOTE

The floorplan is for illustrative purposes only. Fixtures and fittings may not represent the current state of the property. Not to scale and is meant as a guide only.

