

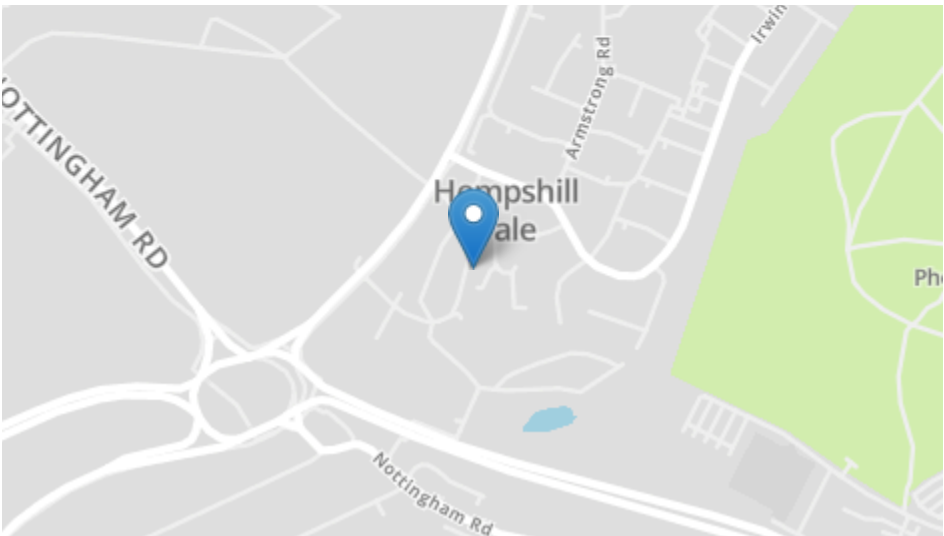
Hempshill Barns, Haise Court, NG6 7AA

Offers Over £475,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

want to view?
Call us on 0115 938 5577
Our lines are open 8am - 8pm
7 Days a week
or email
mail@watsons-residential.co.uk
Ref - 28949371

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



- Unique Detached Barn Conversion
- 3 Good Sized Bedrooms
- En Suite & Family Bathroom
- Open Plan Dining Kitchen
- South Facing Walled Garden
- Garage & Secure Parking
- Vaulted Ceilings & Exposed Ceiling Beams
- Grade II Listed Property
- Excellent Road & Public Transport Links Including Tram

Our Seller says....
"There is so much to love about our home. The time we have spent living here we have made lots of improvements that we believe have made this Barn into a beautiful home that we have enjoyed making memories in. Our favourite three things that we love about our home are; our open plan kitchen/living space, our low maintenance, peaceful South facing garden and last but not least the unique barn conversion itself. We feel lucky to have lived here for many years".

40 Main Street, Kimberley, NG16 2LY
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days



A TRUE ONE OF A KIND Homes like this rarely come to the market! A unique, detached barn conversion, located in a secluded gated community of only a handful of similar properties. Having undergone a 'no expense spared' renovation by the current vendors, features include two reception rooms, a stunning family room with vaulted ceiling, three bedrooms, one with en-suite, a blend of character and modern living, garage, and a south-facing rear garden. Briefly comprising; hallway, family room, kitchen, two bedrooms, one with en-suite, bathroom, living room. To the first floor, generous primary bedroom suite. Outside, a private South-facing walled garden to the rear, with a driveway and garage to the front. The property is set in a wonderful spot in this gated community, however close enough to nearby amenities and transport links. Hempshill Vale is a popular location for families, with well regarded schools, and superb road links, with the nearby A610 and M1 perfect for commuters. Kimberley is a short drive away where further amenities are found, including a supermarket, cafe's and bars. Contact Watsons to arrange a viewing.

Ground Floor

Dining Kitchen & Family Room

6.93m x 5.64m (22' 9" x 18' 6") Solid wood entrance door to the front. A range of matching wall & base units, wooden work surfaces incorporating an inset Belfast sink. Integrated appliances to include: full length fridge & freezer, dishwasher, washing machine, tumble dryer and bins. Space for Range style cooker with extractor over. Central island offering further storage space. Feature ceiling beams, vaulted ceiling, ceramic flooring with underfloor heating and oak door to the storage cupboard. UPVC double glazed window to the side, 2 uPVC double glazed windows to the front, 2 sky light roof windows. French doors leading to the rear garden and open to the hallway.

Hallway

Oak doors to the lounge, bedrooms 2 & 3 and family bathroom. Vaulted ceiling, feature ceiling beams and ceramic flooring with underfloor heating.

Lounge

5.73m x 4.0m (18' 10" x 13' 1") UPVC double glazed window to the front, feature fire place with inset log burner and mosaic tiled back, radiator, vaulted ceiling, oak flooring and feature ceiling beams and oak stairs to the first floor leading to the primary bedroom.

Bedroom 2

4.44m x 3.19m (14' 7" x 10' 6") UPVC double glazed window to the front, radiator, feature ceiling beams and door to the en suite.



En Suite

3 piece suite in white comprising WC, feature sink and shower cubicle. Tiled flooring, chrome heated towel rail and sky light roof window.

Bedroom 3

4.41m x 2.46m (14' 6" x 8' 1") UPVC double glazed window to the front, radiator and feature ceiling beams.

Family Bathroom

3 piece suite in white comprising WC, vanity sink unit and freestanding bath. Chrome heated towel rail and feature ceiling beams. Subway style tiled wall, mosaic tiled flooring with underfloor heating.

First Floor

Primary Bedroom

8.38m x 4.07m (27' 6" x 13' 4") Galleried landing overlooking the lounge. 3 skylight roof windows, ceiling spotlights, integrated eaves storage with oak doors and oak flooring.

Outside

The property is set within a private gated barn conversion development. The electric gated entrance leads you through a communal courtyard to the front of this property leading to the single garage with double wooden doors, power and lighting. To the side of the property there is a secluded, South facing, walled patio garden which is a perfect spot to relax and entertain, with artificial lawn, raised railway sleeper planters and is enclosed by original stone wall & timber fencing to the perimeter with gated access to the side. The garden continues around the front of the property with gravel beds with a variety of mature trees and shrubs.