



**Town Street**  
**Sutton, Retford**

**£525,000**

# Town Street Sutton, Retford

Contemporary Yet Characterful FOUR DOUBLE BEDROOM Detached Barn Conversion

## Property Overview

- **\*\*NO UPWARD CHAIN\*\***
- Extensively Renovated & Extended
- Enjoying Underfloor Heating to the Entirety of the Ground Floor
- Showcasing High Quality Fixtures & Fittings Throughout
- Easily Accessible Ground Floor Master Bedroom Complete with En Suite
- Ample Driveway Equipped with an Electric Car Charging Point
- Generous, Freshly Turfed Southerly Aspect Garden & Patio Area
- Scenically Situated in the Heart of Sutton
- Council Tax Band: TBC EPC Rating: C



We are delighted to welcome this contemporary yet characterful FOUR DOUBLE BEDROOM detached barn conversion to the market, extensively renovated and extended under current ownership. Beautifully arranged over two storeys, the newly refurbished living accommodation briefly comprises a welcoming entrance hall, lounge, sizeable kitchen diner boasting reputable integrated appliances, utility room, handy ground floor WC, easily accessible ground floor master bedroom complete with en suite, second bedroom complete with en suite, two further double bedrooms, and a family shower room. Outside sees an ample driveway, catering for several vehicles and equipped with an electric car charging point, alongside a generous, freshly turfed southerly aspect garden and patio area. Scenically situated in the heart of Sutton, well regarded for its balance between practicality for commuting and rural tranquillity, Barley Barn enjoys close proximity to a lively village pub and the historic market town of Retford, hosting a wealth of everyday amenities, recreational facilities, restaurants, bars, and excellent road and rail links. Sutton-Cum-Lound C of E Primary School, having most recently achieved a good Ofsted rating, is just a brief walk away. Early viewing is considered essential to fully appreciate the quality workmanship and charming surroundings being offered for sale.

*Road links are served by the A1 & M18 which offer greater transport links throughout the UK. Train stations are located in Retford & neighbouring towns, providing direct lines to King's Cross & Edinburgh.*



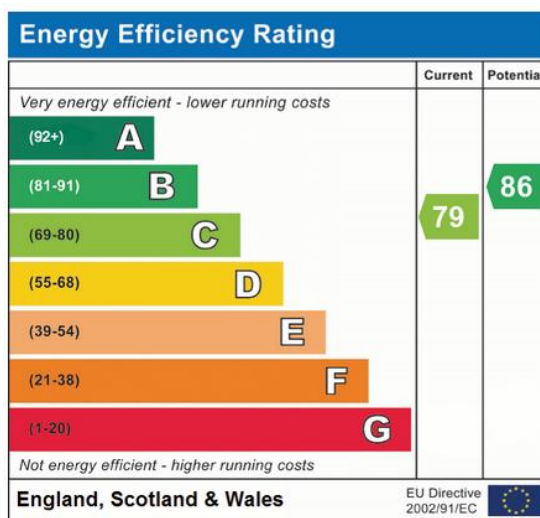
Ground Floor  
107 sq m/1151.73 sq ft  
Approx.



First Floor  
64 sq m/688.89 sq ft  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan...  
CP Property Services @2025



**Tenure & Charges:** Freehold- Vacant possession will be given upon completion

## Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

Tel: 01777 566400



**Property & Estates Consulting**  
11 Grove Street, Retford, DN22 6JP

01777 566400

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.