

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

4 Birks Farm, Hodthorpe, S80 4XQ



- **Excellent Sized Three Bedroom Barn Conversion**
 - **Sought After Countryside Position**
 - **Total Floor Area of 118m² (1270 sq ft)**
 - **Part Exchange Will Be Considered**

A superb stone built barn conversion situated in an enviable countryside location, with a wide array of amenities, road links and services and close to and Clumber Park, Creswell Craggs and the historic Welbeck estate and Abbey. The impressive looking grade two listed property is approached from a private lane leading to a large courtyard which serves three dwellings. The dwelling has been skilfully converted retaining many original features including exposed beams, deep window sills and a particular highlight is the living room with cathedral style ceiling with exposed beams. The property benefits from hardwood internal doors throughout, double glazed windows (Pilkington K glass and Keylite roof windows). There is a gas central heating system, hard wired smoke alarms and a fitted security system.

£ 350,000

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Entrance Hall

Double glazed entrance door and double glazed side panel, stairs to the first floor, central heating radiator, inset ceiling lighting, hard wired smoke alarm, 2 inset timber beams, under stairs cupboard and plain contemporary Italian porcelain tiled flooring.

Ground Floor WC

With white suite including hand basin, central heating radiator, stainless steel towel rail, timber beam and plain contemporary Italian porcelain tiled flooring.

Dining Room 14'5" x 8'5" (4.39m x 2.65m)

With timber central beam, central heating radiator and double glazed double doors to the front elevation.

Lounge 22'10" x 12'7" (6.96m x 3.83m)



Superb spacious lounge with excellent natural light, feature king truss beamed cathedral style ceiling, twin sets of double glazed double doors to the front elevation, fitted up lights to the ceiling and 3 central heating radiators.



Bedroom Four/Study 14'5" x 6' (4.39 m x 1.82m)

With beamed ceiling and central heating radiator.

Breakfast Kitchen

14'9" x 12' reducing to 9'1" (4.49m x 3.65m reducing to 2.76m)

With beamed ceiling, double glazed double doors to the front elevation, inset ceiling lighting, fitted Ariston gas central heating boiler, fitted consumer unit, two central heating radiators, plain contemporary Italian porcelain tiled floor and ample space for a breakfast/dining table. Central staircase and landing.

Central Staircase and Landing



Inset ceiling lighting and hard wired smoke alarm.

Master Bedroom

19'6" reducing to 13'11" x 9'3"
(5.94m reducing to 4.24m x 2.81m)

Inset ceiling lighting, 2 central heating radiators and Keylite roof window with a feature front facing window offering superb views over open countryside.

En-suite 6'6" x 5'3" (1.98m x 1.6m)

Fitted contemporary white suite, low flush WC, pedestal wash hand basin, walk in shower enclosure, inset ceiling lighting, central heating towel rail, extractor fan and plain contemporary Italian porcelain tiled flooring.

Bathroom 7'1" x 5'2" (2.15m x 1.57m)

Fitted white suite includes low flush WC, pedestal wash hand basin, panelled bath with mixer tap, stainless steel towel rail, inset ceiling lighting, extractor fan and plain contemporary Italian porcelain tiled flooring.

Bedroom Two 12'4" x 7'5" **(3.75m x 2.26m)**

Keylite roof window with a further front facing window offering views over open countryside, central heating radiator, inset ceiling lighting and fitted hot water tank (pressurised system).

Bedroom Three 10'4" x 6'4" **(3.15m x 1.93m)**

With Keylite roof windows, inset ceiling lighting and central heating radiator.



Outside

The property is approached via a private, un-adopted lane and opens to a spacious courtyard serving just 3 dwellings. There is an attractive Yorkstone patio, low maintenance garden areas, double car space and outside light.





Photographs:

Please note that some of the photographs have been taken to depict an overall impression of the setting and approach to the property. The precise boundaries and access should be confirmed prior to completion.

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors.

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