



## Gable End, 5 Victorian Stables, Syerston Hall Park Syerston, Newark, NG23 5NL

**£650,000**

This beautifully converted barn offers a unique blend of traditional period features and modern conveniences, set within the prestigious Syerston Hall Park Estate, surrounded by acres of managed communal parkland. The accommodation is rich in charm, with vaulted ceilings, exposed beams and brickwork, seamlessly combined with contemporary touches to create an elegant and comfortable home. On the ground floor the welcoming entrance hall boasts a vaulted ceiling and stylish LVT flooring which continues into the cloakroom and dining room. The dining room opens onto the rear garden through French doors, while the contemporary kitchen provides a modern and functional space. There is also a utility room, study with a fitted desk ideal for home working and a generously sized living room featuring dual-aspect windows, a feature fireplace and French doors leading to the rear garden. The first floor is accessed via a gallery landing which adds to the property's character. There are four double bedrooms, two of which benefit from en-suite facilities, alongside a refitted modern shower room. Externally, the property is approached through a picturesque cobbled courtyard at the front. To the rear there is a generous lawned garden, perfect for outdoor relaxation and entertaining, with access to a double garage. This exceptional home is the perfect combination of traditional charm and modern living, set within a highly sought-after location. Early viewings are highly recommended to fully appreciate all it has to offer.







**SERVICES**

Mains electricity, water and gas. Drainage to a private septic tank, which (we have been advised by the Vendors) Severn Trent are going to adopt.

**EPC RATING – E.**

**COUNCIL TAX BAND – G.**

**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.

**SERVICE CHARGE**

Annual Service Charge Amount - £1,080 (£270 paid quarterly).

Service Charge Reviewed - Annually in April.

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.







## LOCATION

Syerston Hall Park Estate is an exclusive and picturesque residential development situated in a rural setting, surrounded by acres of meticulously managed communal parkland. The Estate provides a tranquil environment, ideal for those seeking a countryside lifestyle while remaining well connected. It is conveniently located for access to nearby towns and cities, including Newark, which offers excellent transport links, including a direct rail route to London.

Syerston Hall Park is renowned for its stunning scenery and beautifully landscaped surroundings, making it a highly desirable location for families, professionals and retirees alike. Residents can enjoy the peaceful ambience of the Estate, enhanced by its close-knit community and proximity to local amenities.



## ENTRANCE HALL

With door and windows to the front elevation, feature exposed brickwork, vaulted ceiling, staircase to the first floor galleried landing, LVT herringbone style flooring, inset spotlights, radiator, built-in storage cupboard, framed glazed opening to the dining room and doors to the kitchen, study, living room and downstairs cloakroom.

## KITCHEN

15' 0" x 9' 11" (4.57m x 3.02m) Classic Shaker style wall and base units with a granite work surface incorporating an under counter sink unit with a stainless steel mixer tap, spaces for a dishwasher, drinks fridge and an American style fridge freezer, double oven, ceramic hob and a stainless steel extractor hood, tiled splash-backs, inset spotlights, double glazed window to the front elevation, feature exposed brickwork and door through to the utility room.



## UTILITY ROOM

9' 11" x 6' 2" (3.02m x 1.88m) With fitted units, work surfaces with spaces below for a washing machine and for a tumble dryer, wall mounted boiler, radiator, feature exposed brickwork and a double glazed stable style door to the rear garden.

## DINING ROOM

12' 5" x 10' 4" (3.78m x 3.15m) With double glazed French doors and picture windows onto the rear garden, feature exposed brickwork, inset spotlights, radiator and herringbone style LVT flooring.

## STUDY

10' 3" x 9' 2" (3.12m x 2.79m) With double glazed window to the rear elevation, radiator, feature exposed brickwork and fitted office furniture.







### CLOAKROOM

6' 5" x 6' 4" (1.96m x 1.93m) With two piece suite comprising a low level WC and a pedestal wash hand basin, tiled splash-backs, radiator, inset spotlights, herringbone style LVT flooring and a double glazed window to the front elevation.

### LIVING ROOM

21' 8" (into recess) x 17' 11" (6.6m x 5.46m) With dual aspect double glazed windows, French doors onto the rear garden, feature exposed brickwork, radiator and a living flame gas fire suite.

### FIRST FLOOR GALLERIED LANDING

With partially beamed vaulted ceilings, access to the loft, built-in storage cupboard and doors to four bedrooms and family shower room.



### SHOWER ROOM

9' 4" x 6' 0" (2.84m x 1.83m) Modern re-fitted three-piece suite comprising a walk-in mains fed shower, low level WC and wash hand basin set within a vanity unit, inset spotlights, tiled walls with feature exposed brickwork, heated towel rail, extractor and skylight.

### MASTER BEDROOM

17' 8" (plus door recess) x 11' 5" (5.38m x 3.48m) With partially beamed vaulted ceilings, double glazed window and skylight to the rear elevation, radiator, feature exposed brickwork, inset spotlights and door to the en-suite bathroom.



### EN-SUITE BATHROOM

5' 9" x 5' 7" (1.75m x 1.7m) With three-piece suite comprising a low level WC, pedestal wash hand basin and bath with a mixer shower attachment, tiled walls, tiled floor, inset spotlights, feature exposed brickwork and partially vaulted ceiling with skylight.

### BEDROOM TWO

17' 3" x 9' 10" (5.26m x 3m) With double glazed window to the front elevation, vaulted partially beamed ceiling, inset spotlights, feature exposed brickwork and a door through to the en-suite shower room.

### EN-SUITE SHOWER ROOM

9' 7" x 3' 10" (2.92m x 1.17m) Fitted with a three piece suite, comprising a low level WC, pedestal wash hand basin and shower cubicle with a mains fed shower, tiled walls, radiator, feature exposed brickwork, vaulted partially beamed ceiling, extractor and a double glazed window to the rear elevation.







### BEDROOM THREE

17' 9" x 9' 7" (5.41m x 2.92 m) With double glazed window and skylight to the front elevation, vaulted partially beamed ceiling, inset spotlights, feature exposed brickwork, radiator and a fitted sliding door wardrobe.



### BEDROOM FOUR

12' 4" x 10' 10" (plus wardrobe recess) (3.76m x 3.3m) With double glazed picture windows to the rear garden, vaulted partially beamed ceiling, inset spotlights, radiator and built-in sliding door wardrobes.

### DOUBLE GARAGE

20' 11" x 20' 0" (6.38m x 6.1m) Having an electric up and over door, window and personnel door to the rear, power and lighting.

#### WEBSITE

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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

#### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### GENERAL

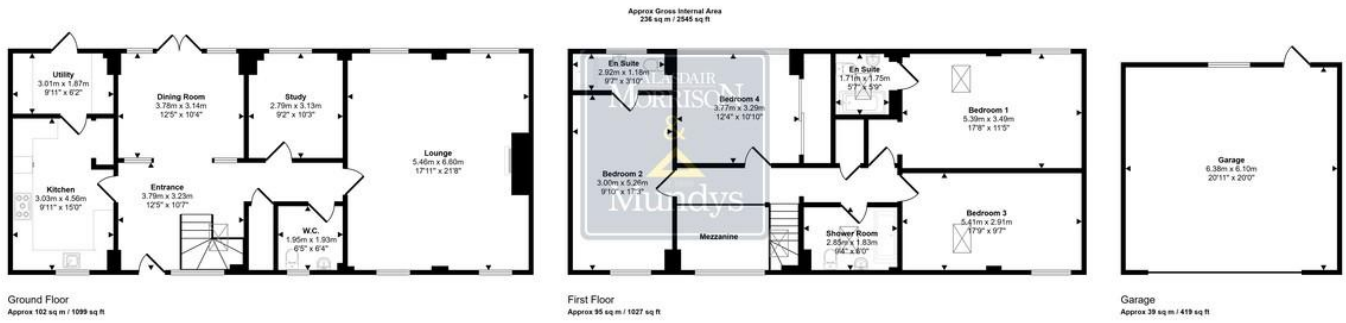
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Made Stuppy 300.



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