

**NO
CHAIN**

**BARN 3 BEACON HILL
THE COMMON
HUCKNALL, NOTTINGHAM
NG15 6QB**



Offers in excess of £439,950.00

VIEWING

By appointment through the selling agent on (0115) 9680809
7 High Street, Hucknall, Nottingham, NG15 7HJ

TENURE

Freehold

- Stunning Barn Conversion
- Three Double Bedrooms
- Bespoke Designed Italian Style Dining-Kitchen
- Idyllic Location
- Unique Opportunity
- Viewing Highly Recommended!
- Be Prepared to be Impressed!

BARN 3 BEACON HILL, THE COMMON, HUCKNALL, NOTTINGHAM.

This absolutely stunning barn conversion is situated on the outskirts of Hucknall on the borders of The Misks Hills and forms part of the former grounds of Beacon Hill House. This beautiful home occupies a semi-rural position within an idyllic location approached via a tree lined private road. A blocked paved entrance to Beacon Hill development with electric wrought iron gated access to further blocked paved driveway with a large detached double garage.



There is a pathway leading to a sizable garden substantially laid to lawn with Laurel and other planting that will mature to become an enticing and spacious outside space.

From the moment you first arrive at this enchanting property you will be impressed by the setting and the location as well as the attention to detail that has been given to both internal and external presentation. The property itself is a substantial stone-built barn conversion which has unique style and character and occupies a sizeable plot within a unique location. Internally the property offers an unrivalled standard of specification and finish compared to many similar properties. The presence felt by this barn conversion makes an immediate statement and on entering the impressive glazed entrance you are warmly greeted by the superb and spacious hallway with oak staircase and one is given an immediate sense of quality. There is a ground floor W.C of a size that provides additional storage and use as a Cloaks room. Superb lounge with windows that bring a significant amount of natural light into this space. Bespoke designed Italian style dining-kitchen which has been comprehensively fitted with a range of impressive wall and base units with granite work surfaces, tiled flooring with underfloor heating. First floor landing gives an impressive view of the staircase and hallway below due to its galleried style and the extensive glazing providing imposing views out on to the gardens which therefore make for a striking central point within the property. The first floor gives access to three double bedrooms and family bathroom. The master bedroom has fitted wardrobes and an en-suite. There are feature beamed ceilings, numerous power points, ceiling light points and ceiling spot lights. The bathroom and en-suite fittings are of high quality and would not look out of place in a stylish magazine. This really is a case of a property that needs to be seen to be fully appreciated and we recommend an early viewing by appointment only through Need2View as the sole selling agent to avoid disappointment.

BE PREPARED TO BE IMPRESSED!

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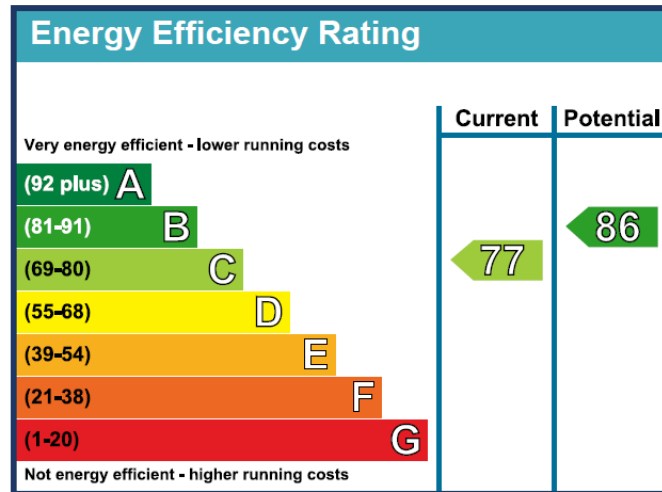


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DIRECTIONS

On leaving our Hucknall Office turn left onto the High Street, turn left onto Watnall Road and turn right onto Derbyshire Lane. Turn right onto Sandy Lane and turn left onto Wood Lane. At the roundabout, take the 2nd exit and stay on Wood Lane and continue onto Common Lane. Turn right onto the private road, where you will arrive at the gated access to the property.

EPC GRAPH



ADDITIONAL INFORMATION

Council Tax Band: D

Local Authority: Ashfield District Council

Primary School: Holgate Primary & Nursery School

Secondary School: Holgate Academy

Stamp Duty on Asking Price: £11,997. (this may change if you are a first-time buyer or you already own another property).

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AGENTS NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

MORTGAGE ADVICE

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole market place.

They can select the best and most appropriate mortgage tailored to suit each individual purchasers needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

THINKING OF SELLING

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

THINKING OF RENTING

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in depth credit checks, enquiries and referencing to insure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our clients behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our clients' investment.