



Broadgate

Darlington, Newark, NG22 0TF

£675,000



An exquisite barn conversion offering an unique blend of rustic charm and modern living. With an impressive layout, the property boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The heart of the home is complemented by four well-appointed bedrooms, providing ample space for family and guests alike.

The property features three stylish bathrooms, one to the ground floor for multi generational living along with the annex, ensuring convenience and comfort for all residents. Each bathroom is designed with modern fixtures, enhancing the overall appeal of this delightful home.

One of the standout features of this barn conversion is the generous parking space, accommodating many vehicles. This is a rare find and ideal for those who enjoy hosting gatherings or have multiple vehicles.

Set in a picturesque location, this property not only offers a tranquil lifestyle but also the opportunity to enjoy the beauty of the surrounding countryside. With its blend of character and contemporary living, this barn conversion in Darlington is a perfect choice for those seeking a unique and spacious family home. Don't miss the chance to make this remarkable property your own.



A stunning recent renovation of 'The Old Dairy Farm' Darton. The property briefly comprises of an entrance hall, kitchen /diner with sun room, lounge, utility, cloakroom and wet room to the ground floor. To the first floor there are four bedrooms, master with en suite and a family bathroom. The property benefits from an annex which is currently a bar / games room with a cloakroom, this could easily be converted into living space with change of use. To the front of the property there is a gated gravel driveway for many vehicles leading to the rear with grass and patio area fully enclosed.

Entering the property through the front door into the hallway with decorative part panelled walls, gated access to the stairs ahead and access into the kitchen / diner and lounge.

This is a spacious country-style kitchen and living area with a warm, rustic character. A large exposed-brick chimney breast forms the focal point, framing a traditional black rangemaster cooker comprising of five ring hob, double oven and grill. Shaker style units with a granite worktop housing a double Belfast sink, dishwasher and space for an American fridge / freezer. A centre feature of a substantial island with matching granite worktop, brick side panels, wine coolers with seating area to one side and cabinetry to the other with rope-hung industrial pendant lights above. Under stairs walk in pantry and access to the open plan sun room over looking the rear garden. Zone control underfloor heating compliments the Travertine flooring.

Leading through from the open plan kitchen / diner with the continuation of under floor heating recessed lighting and French doors leading out onto the rear garden.

The cosy country-style lounge is front facing with exposed brickwork, dark timber ceiling beams and warm wooden flooring. The main focal point is a substantial brick fireplace with a rustic timber mantel and a traditional wood-burning stove. Access leading through to the utility room.

This is a practical country-style utility and boot room, combining generous storage with a compact washing area. Floor-to-ceiling cream shaker cabinetry in keeping with the kitchen provides ample of concealed storage, while the light floor adds warmth and rustic character with the continuation of under floor heating. A built-in wooden bench sits beneath traditional coat hooks and overhead cupboards, creating a convenient place for removing boots and storing outdoor clothing. Opposite, a long stone worktop incorporates a Belfast sink and chrome tap beside a bright window.

A ground floor toilet with part tiled walls, stone flooring with underfloor heating with wc and hand basin with access leading through 6to the wet room.

This is a striking rustic wet room with a natural, spa-like atmosphere. The walls are fully clad in wood-effect porcelain tiles in varied brown and grey tones, while the shower floor is finished with rounded pebble mosaics for an organic look and added texture underfoot. A large overhead rainfall shower is paired with traditional dark-metal controls and a handheld shower attachment. Tropical greenery softens the hard surfaces and creates a lush, relaxing feel, while a discreet wall-mounted basket keeps toiletries within easy reach.

This is a characterful country-style staircase combining rustic solid timbers with soft neutral finishes. The wide wooden steps are fitted with a light beige carpet runner, providing warmth and comfort while leaving the natural grain visible along each side. A substantial reclaimed solid wood balustrade frames the upper landing, complemented by a thick rope handrail secured to traditional dark-metal brackets.

A double bedroom stepping down from the landing with soft carpet underfoot and a front facing window with an exposed natural beam through the centre. Access leading into the en suite shower room with a cubicle with a bi fold door, wc and hand basin.

A double bedroom rear facing with exposed beams and curtained clothes rails for a softer wardrobe look.

A double bedroom front facing with carpet, traditional style radiator and exposed beams.

A double bedroom front facing with carpet, traditional style radiator and exposed beams.

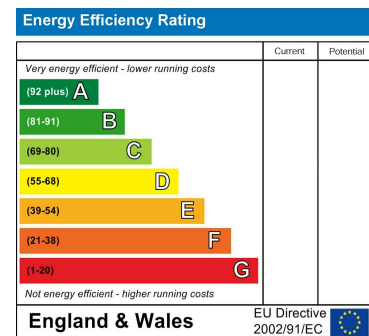
This is a bright and spacious bathroom with a fresh decorative patterned tiled floor, balanced by neutral stone-effect wall tiles and crisp white walls. A freestanding roll-top bath with traditional chrome fittings sits beneath the window, accompanied by a classic pedestal basin and matching toilet. A chrome column radiator with an integrated towel rail adds both practicality and period character.

A multi functional room with a bar, games area and relaxation area and a cloakroom for convenience. The building with change of use granted could be ideal for multi generational living.

To the front of the property is a gated gravel driveway for many vehicles with access to the rear garden which is fully enclosed and offers a generous size lawn, patio area and secluded garden to the rear of the annex.

The property is oil central heating and the annex is LPG.

1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. **THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER Clark Estates OR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

14-16 Eldon Street, Tuxford, NG22 0LH
Tel: 01777 801 901 Email: dawn@clark-estates.co.uk www.clark-estates.co.uk