



**Barnsfield Farm**  
Radcliffe Road | Cropwell Butler | Nottingham | NG12 3AG

**FINE & COUNTRY**

# Barnsfield Farm

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Barnsfield Farm is a charming and picturesque property located on the idyllic village of Cropwell Butler, providing an excellent five bedroom family home with stylish accommodation. This delightful country home offers a unique opportunity to own a substantial piece of rural countryside, with gardens and paddock land extending to approximately 9 acres with first class stabling and outbuildings.

- SUPERB COUNTRY HOME SET WITHIN APPROXIMATELY 9 ACRES
- STYLISH BARN CONVERSION PROVIDING FIVE BEDROOMS
- FOUR RECEPTION ROOMS
- TWO HIGH QUALITY BATHROOMS
- LANDSCAPED GARDENS
- EXCELLENT RANGE OF STABLING, OUTBUILDINGS AND EQUESTRIAN FACILITIES
- FAR REACHING COUNTRYSIDE VIEWS
- WELL REGARDED EDGE OF VILLAGE SETTING

## GROUND FLOOR ACCOMMODATION

The property offers well placed and versatile accommodation, stylishly presented to a high standard, and showcasing character features from the original building. The front entrance porch opens into a reception hall, currently providing a home office for the current vendor. There are three generous reception rooms providing a vaulted sitting room with feature fireplace, family room, and dining room which opens into the kitchen – the perfect space for modern family life. The ground floor also provides the principal bedroom with French doors to outside, which sits adjacent to a high-quality shower room. The ground floor accommodation is completed with a practical utility room which has a direct access door into the attached double garage.





## FIRST FLOOR ACCOMMODATION

To the first floor are four double bedrooms which share the use of a family bathroom.







## OUTSIDE

The farmstead spans approximately 9 acres, perfect for equestrian use or potential lifestyle development (subject to planning permissions). Externally, the property features a gated driveway at the front, providing off-road parking for numerous vehicles and leading to a double garage. A second separate driveway to the side paddock gives access to detached block-built stables, clad in black featheredge.

The property further benefits from landscaped gardens surrounding the main residence, providing an ideal space for relaxation and outdoor entertaining. The grounds feature a mix of mature trees, manicured lawns, and flower beds. A separate black and white contemporary garden includes raised decking for outdoor seating with recessed LED lighting and tree uplights.

## STABLES AND OUTBUILDINGS

The superb range of stables are suitable for equestrian activities, agricultural machinery, livestock, or could provide conversion to additional living or business spaces (subject to planning permissions). The stables currently include a large tractor/hay barn, two stables for larger horses, one stable for a Shetland, and double doors leading to a tack room with a picture window offering views over open countryside. Beyond the stable yard is a mature fenced paddock with a fully stocked fishing lake, providing direct access to open countryside for equestrian activities.

## LOCATION

The property enjoys a tranquil setting on the edge of Cropwell Butler, with easy access to major transport links, including the A52 and A46, providing excellent connectivity to Nottingham, Leicester, and surrounding areas. Cropwell Butler is a small thriving village protected in the main by conservation designation, set in unspoilt countryside on the edge of the Vale of Belvoir due east of Nottingham. Close to hand the larger village of Radcliffe on Trent and the small market town of Bingham offer extensive local amenities and schooling. The M1 southbound can be accessed via the new link road to the north west of Leicester, which facilitates road access into London, and the East Midlands Airport is readily accessible from the village. Grantham, to the east of the village, offers a useful A1 connection and from Grantham station there is a direct rail link into London Kings Cross in a scheduled time of 75 minutes.

## TENURE

Freehold

## SERVICES

Gas fired central heating, main electricity, water and drainage are understood to be connected.



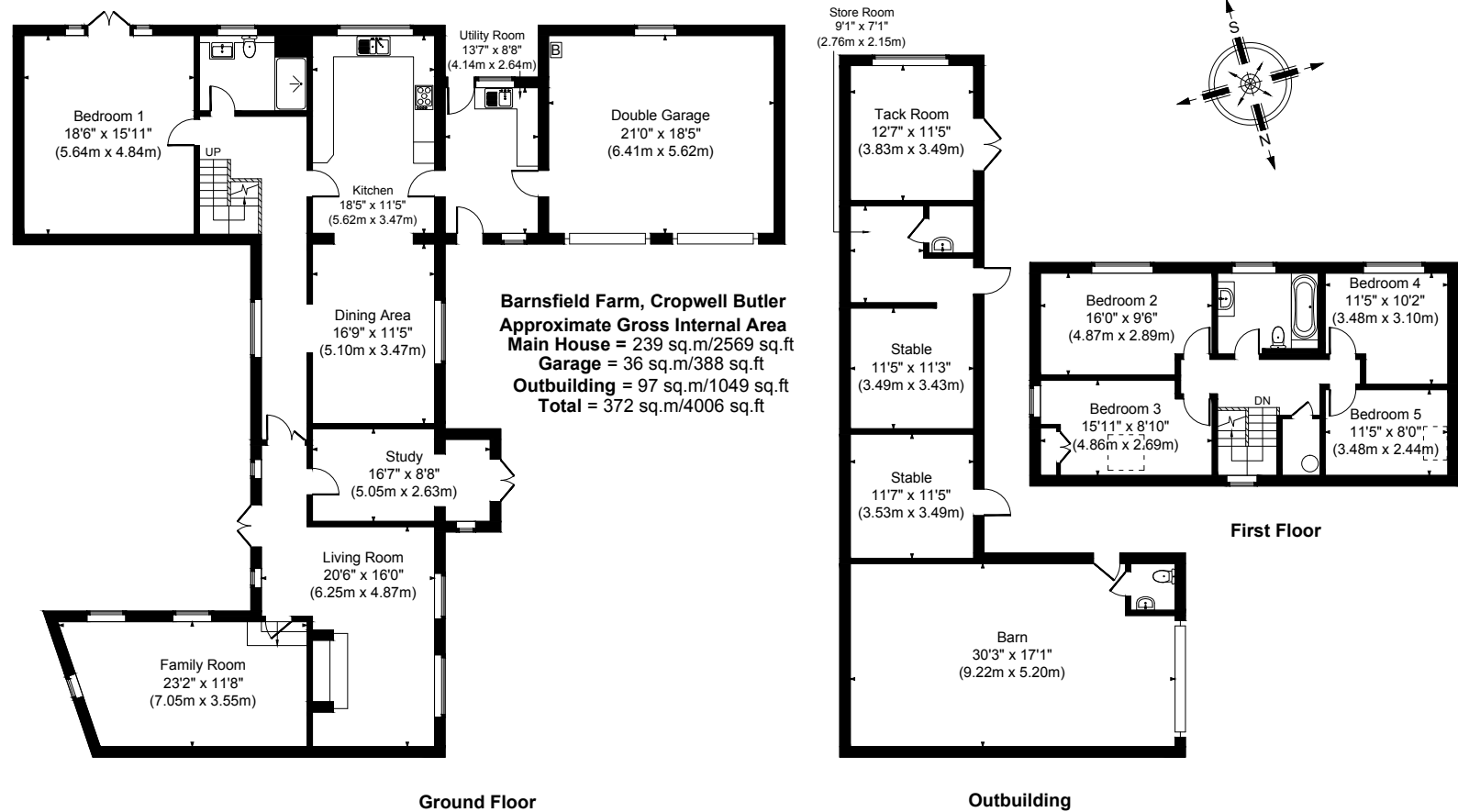
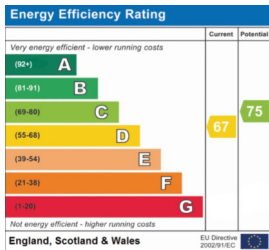


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Fine & Country  
Tel: 0115 9822824  
nottingham@fineandcountry.com  
www.fineandcountry.com  
The Old Barn, Brook Lane, Stanton on the Wolds, NG12 5SE

