



The Old Dairy, Works Lane,  
Barnstone, NG13 9JN



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Thomas James are delighted to bring to market this remarkable barn conversion, situated on a scenic 1.14-acre plot with expansive panoramic views of the Vale of Belvoir. The property is within the exclusive Barnstone Lodge development and offers a beautifully designed, luxury barn conversion which seamlessly blends character features with contemporary elements.

The well-presented interior boasts spacious living areas, impressive vaulted ceilings with king post truss beams, exposed brick walls, oak latch internal doors, spot and feature lighting, and solid wood floors with stone steps. The accommodation comprises an inviting entrance hall, a delightful living dining room with a bespoke fitted kitchen, a generously sized dual-aspect living room with feature brick fireplace and working log burner, a useful utility room, four sizable double bedrooms (master with ensuite shower room), and a four-piece family bathroom.

Externally, the property boasts well maintained private gardens and an additional 0.6-acre paddock. Accessible via a shared gravel driveway, the property includes an extensive communal parking area and an larger than average double garage.

Key features include a security alarm, oil-fueled central heating, and double glazing throughout.

Early viewing is strongly recommended to fully grasp the exceptional quality of this property.

## Offers Over £625,000





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## ACCOMMODATION

### Solid Wood Entrance Door

Giving access to:-

### Entrance Hallway

An impressive entrance hall with double height ceiling, exposed timber beams, solid Oak flooring complemented with original stone flooring, recessed ceiling spot lights, column radiators, dual aspect double glazed windows, security alarm control panel, doors giving access to the living kitchen diner and utility room, along with the bedrooms and family bathroom. A further solid wood external door leads to the rear garden.

### Living Dining Kitchen

An impressive, spacious room with double height vaulted ceiling and feature timber beams. The bespoke kitchen benefits from a beautiful range of solid wood base, wall and drawer shaker style units, with wood worktops and complementary tiled splash backs. There is a feature island with breakfast bar, and feature ceiling light over. Fitted with a Sandyford Rangecooker (which offers two hobs and two ovens, and also provides central heating and hot water for the property), integrated fridge freezer and dishwasher, and a ceramic one and a half bowl sink and drainer unit.

There are double glazed windows to dual aspect and french doors opening to the garden. The tiled floor boasts underfloor heating. Glass panel double internal doors open to the:-

### Living Room

A spacious, dual aspect living room with double height vaulted ceiling and feature exposed brick chimney breast complete with a inset double door log burner. Benefiting from recessed ceiling spot lights and wall lights, double glazed French doors on both sides of the room give access to the gardens and views over the open country side.

### Utility Room

Fitted with a range of bespoke shaker style base units with roll top work surface, space and plumbing for washing machine, space for a dryer, sink unit, cupboard housing the hot water cylinder, wood flooring, double glazed window over looking the garden.

### Master Bedroom

A beautiful, dual aspect room with double height vaulted ceiling and timber beams. Benefiting from fitted wardrobes, double glazed window to the front and French doors to the rear garden, a door leads to the:-

### Ensuite

Fitted with a double shower enclosure, vanity unit with wash hand basin and a low level flush WC, half height tiling to the walls, tiled floor, obscure glass double glazed window to the rear aspect.

### Bedroom Two

A spacious and versatile room with double height vaulted ceiling, timber beams and exposed brick feature wall complete with double glazed French doors providing an exceptional open aspect countryside view.

### Bedroom Three

Vaulted double height ceiling with timber beams, double glazed window to the rear.

### Family Bathroom

A spacious family bathroom with vaulted ceiling with timber beams, and fitted with a four piece, white, bathroom suite incorporating a panel bath with hand held shower attachment, a double shower enclosure with mains fed shower, vanity unit with wash hand basin and a low level flush WC. Heated towel rail, shaver point, tiling to the splash backs and to the floor, obscure glass double glazed window to the rear elevation.





#### **Bedroom Four**

Vaulted double height ceiling with timber beams, double glazed window to the rear.

#### **OUTSIDE**

The property is set in a picturesque location, with a gravel driveway and an extensive shared parking area. The graveled driveway gives access to the DOUBLE GARAGE and to the pathway that leads to the front entrance door.

#### **Private Gardens**

Laid mainly to lawn the attractive private rear garden has an abundance of established shrubs, plants and trees. There are patio areas for entertaining, along with raised vegetable plots, a greenhouse and a timber shed. Enjoying a panoramic view, the garden has post and rail fencing to the boundary.

#### **Paddock**

An ideal pony paddock, or for additional amenity use, the private paddock is approximately 0.6 acres and has pedestrian access from the gardens of the property via a timber gate, or vehicle access from the lane at the rear.

#### **Garage One**

A large garage with a Mezzanine floor ideal for storage with power and lighting, velux skylight window and timber folding entrance door, external electric car charging connection point.

#### **Garage Two**

With power and lighting, double height ceiling, velux skylight window, timber folding entrance door.

#### **LOCATION**

An exceptional countryside position in the heart of The Vale of Belvoir, with easy access to neighboring villages of Barnstone and Langar, along with the market town of Melton Mowbray, Grantham or along the A52 to Nottingham. The nearby A46 also offers access to Newark or Leicester and beyond.

#### **AGENTS NOTE**

The property is easiest reached via Works Lane, Barnstone which has recently been re-laid in tarmac close to the development. It is expected that occupiers of the property will contribute to the upkeep of the communal areas and the recently laid tarmac portion of the road.

The property has oil fired central heating with its own oil tank, along with a sewerage tank which is shared with the three neighboring properties (upkeep and maintenance of this tank is shared between all four properties). There is no mains gas or mains sewerage to the property.

#### **Council Tax Band**

Rushcliffe Borough Council. Council Tax Band F.

#### **Referral Arrangement Note**

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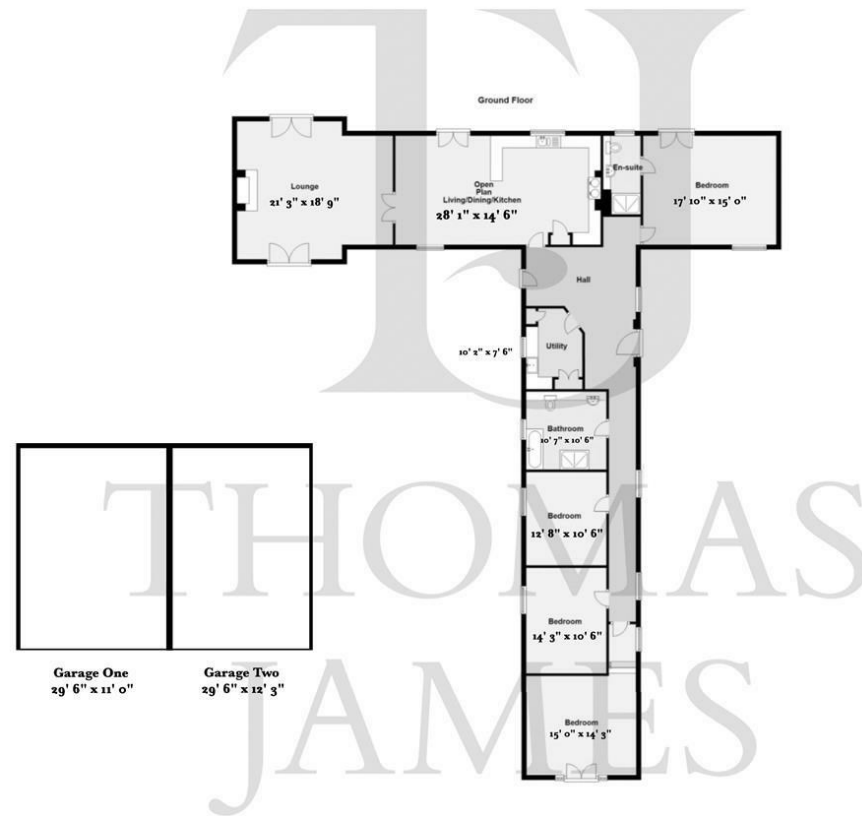
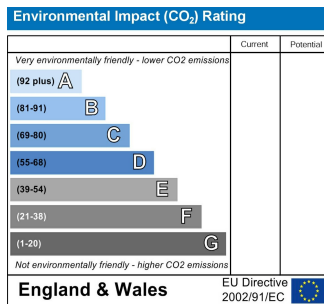
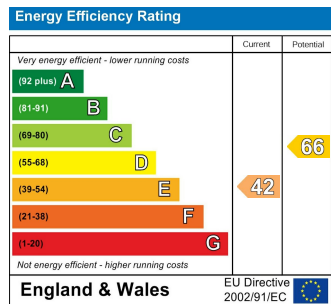


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