

# Orchard Barn

Thoroton



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An absolutely stunning and unique country residence, establishing a high calibre finish from top to bottom, enjoying ample space and land just an hour to London Kings Cross from nearby Grantham.

## DESCRIPTION

Set down a long, private driveway and surrounded by the open countryside, this absolutely stunning one-of-a-kind eco-home offers the discerning buyer the unique opportunity to acquire a newly-constructed residence that successfully combines the character of a traditional red-brick barn, with a contemporary and energy efficient modern residence.

The enviable high-end interiors are hugely impressive. The heart of the home is the premium bespoke kitchen by the locally renowned Steven Christopher Design, incorporating a quartz central island with an elevated breakfast bar and sleek, handleless units. No expense has been spared with the integrated appliances, with a Bora induction hob and down draught extractor, full height Siemens fridge and freezer, Siemens ovens, steamer and microwave, as well as a matte black Quooker instant boiling tap.

The modern yet tasteful open-plan space incorporates a large living space with floor to ceiling slide patio doors leading out to the covered outside terrace, providing a superb space for outdoor dining and entertaining. An additional set of slide patio doors allow access onto the front courtyard. A bespoke oak media centre provides a focal point for media entertainment, with concealed LED lighting to the ceiling.

The entrance hall is light and airy, enjoying solid oak columns with illuminated patterned frets to the walls. The flooring is gorgeous porcelain wood-effect tiles with underfloor heating. The impressive dining hall benefits from full height ceilings with a stunning oak staircase leading up to a galleried landing with large roof light flooding the entire space with natural light.

The formal lounge is located in the converted barn, giving a different style of living with the more traditional exposed bricks and vaulted ceilings, incorporating additional sliding doors out into the central courtyard.

There are two convenient bedrooms to the ground floor. The largest one has been designed to facilitate a self-contained annexe if required, with exposed timber trusses and an open-plan living space and plumbing for a kitchenette if required. The bedroom area has a private ensuite directly opposite. The second bedroom is equally impressive, again complimented by an ensuite and would also make an ideal private home office if required.

The first floor accommodates the other two double bedrooms, with the master suite having the luxury of floor-to-ceiling windows looking out over the garden, orchard and beautiful Nottinghamshire countryside, as well as over to the far-reaching neighbouring county of Leicestershire, including Belvoir Castle in the distance. These views are similarly enjoyed from the benefit of one's own private balcony.

A substantial dressing room is conveniently placed alongside the master ensuite with a large, freestanding bath, walk-in shower and double sinks with illuminated mirrors. Additional lighting is features within the oak ceiling feature. The other bedroom also enjoys stunning rural views and also has its own ensuite as well.

## OUTSIDE

Accessed through a gated entrance and up a long, sweeping driveway which also leads to the paddock with it's own agricultural gate, wide enough for a trailer. The paddock extends to 0.76 acre, with the additional residential plot making up 0.34 ac, totaling 1.1 acres.



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The driveway is paved immediately outside the double garage, with ample private parking for multiple vehicles and yet further parking along the extended gravel driveway to the western boundary. There is electric to the garage providing an ideal location for a car charger, together with a sink within the garage itself with both hot and cold running water. The landscaped gardens include various lawned areas, together with a paved terrace at the eastern gable-end and a wide selection of raised beds and a large covered porch leading up to the front door.

#### LOCATION

Surrounded by beautiful walks and breathtaking countryside, Thoroton is a small village that lies in the stunning and much sought after Vale of Belvoir.

Shopping facilities are conveniently located in Bingham (approx. 6 miles west) or Long Bennington (approx. 6 miles north east). Bingham is a small market town to the East of Nottingham and provides excellent access to some stunning countryside in the nearby Vale of Belvoir as well as attractions near Grantham such as Belton House. There is a busy market in the Market Place alongside The Buttercross in the town each Thursday and a Farmers Market on the third Saturday of every month. Pierrepont Country Park is home of The National Water Sports Centre, offering everything from adrenaline-pumping activities through to family-friendly fun, nestled amongst 270 acres of beautiful parkland.

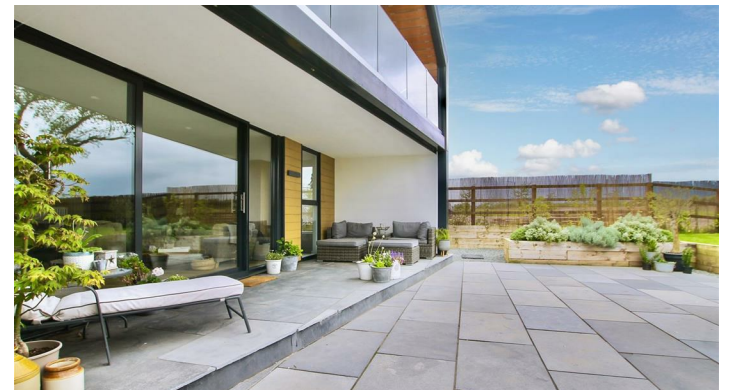
#### SCHOOLS

The nearby village of Orston benefits from a Primary School with secondary education available at Aslockton (Archbishop Cranmer Academy rated Outstanding) and Bingham. Long Bennington also has an Academy (rated Good) with Bottesford hosting The Priory Belvoir Academy (rated Good).

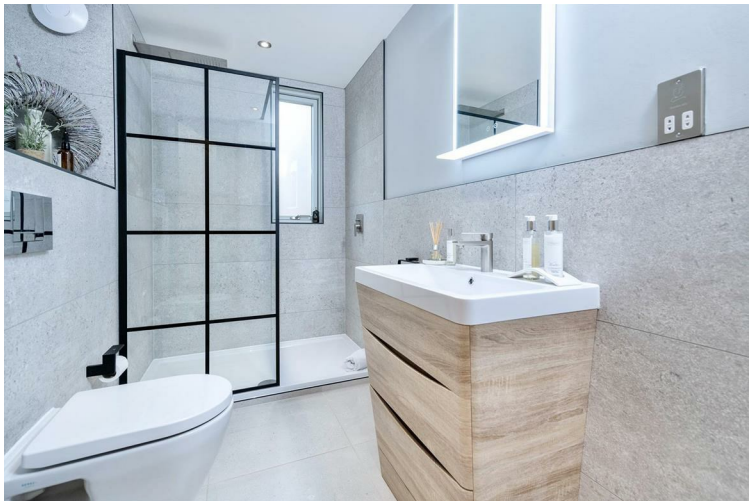
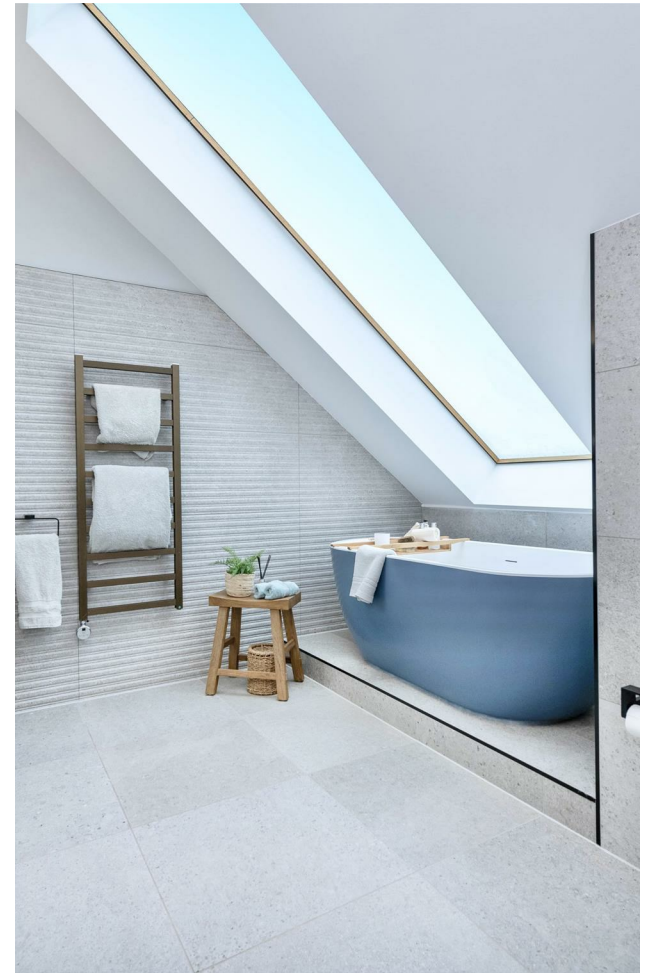
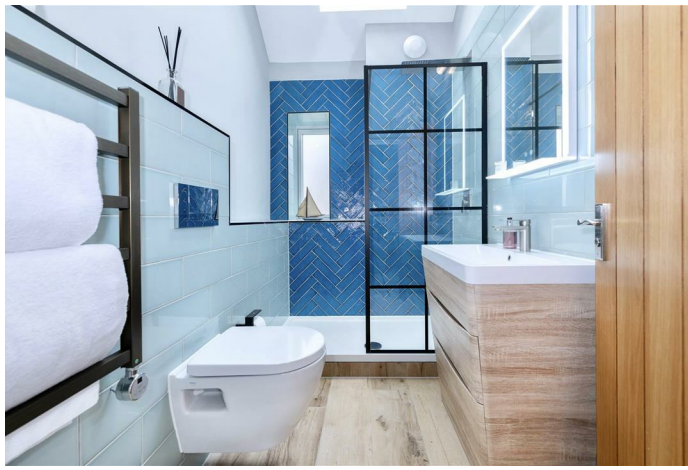
Grantham is well-regarded for the quality of its local schools, which regularly achieve some of the best academic results in the area. Both community and independent schools are available for children of all ages, and the town's two grammar schools, Kesteven and Grantham Girls School and The King's Grammar School, are in particularly high demand. Grantham Prep International is conveniently situated on the western side of Grantham, providing easy access off the A1.













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**Approx. Gross Internal Floor Area 4430 sq. ft / 411.61 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property





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