



The Long Barn Blackcliffe Farm Mews  
Bradmore | NG11 6PD | Offers In Excess Of £650,000

ROYSTON  
& LUND



- Barn conversion in Bradmore
- Good-sized lounge
- Ground floor shower room/WC
- Well-maintained rear garden
- Freehold - EPC rating E
- Three double bedrooms
- Modern kitchen with integrated appliances
- Main bedroom with an en-suite
- Driveway and an integrated garage
- Council tax band G







Royston & Lund are delighted to offer this well-presented, characterful barn conversion situated within the highly sought after village location of Bradmore. It is within easy reach of Ruddington's excellent amenities which include well-regarded schools, pubs, shops and transport links to the surrounding areas. The property is named 'The Long Barn' due the unique yet superb layout. It is situated on a generous plot with countryside nearby.

Entering the property you are greeted by the entrance hall which has a cloakroom cupboard and is adjacent to the stunning dining area. The dining area boasts a vaulted ceiling with a Velux window and provides access to the rooms on the ground floor as well as stairs up to the main bedroom. The ground floor includes two double bedrooms which comprise plenty of room for freestanding furniture. The office is a useful, versatile space with an internal door into the garden. The kitchen includes a range of units and a range of integrated appliances including an oven, microwave, hob, dishwasher and a fridge whilst also providing access to the dining area creating a semi-open plan kitchen/dining area. The shower room is stylish and includes a WC, wash basin and a walk-in shower room with a mains shower. Lastly, the lounge is a good-sized room with original wooden beams as well as a feature log burner and French doors into the rear garden.

To the first floor there is the main bedroom which has dual aspect windows and the benefit of built-in wardrobes with sliding doors. The main bedroom is complemented by an en-suite shower room/WC.

Outside, to the right of the front door there is parking for one vehicle. To the rear there is an enclosed, well-maintained rear garden which is testament to the current owners. It includes a lawn, patio area which is ideal for garden furniture and mature plants and shrubs providing lovely greenery. Lastly, there is the benefit of an integrated garage which has an electric controlled door.



### EPC

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>39</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

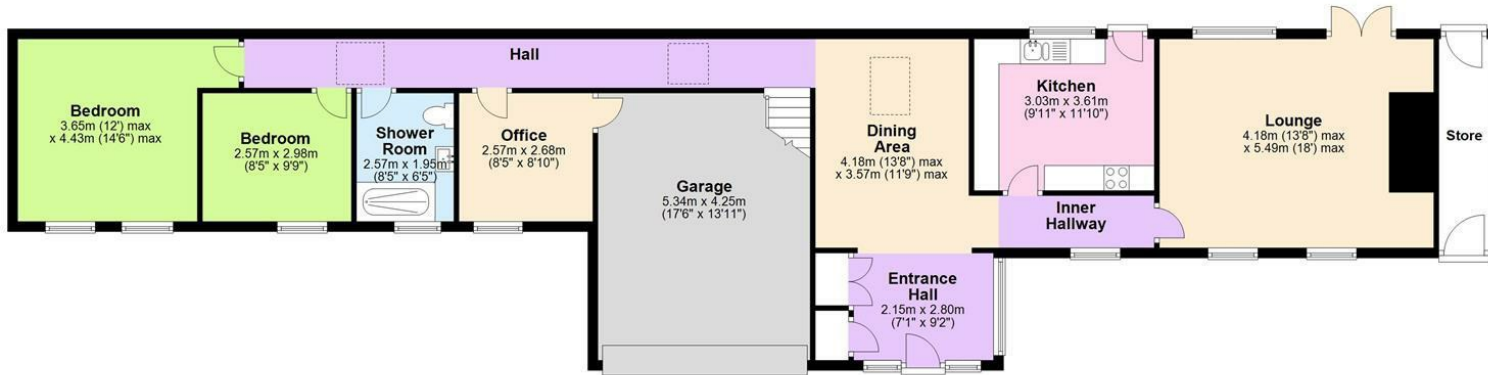
**England & Wales** EU Directive 2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC

**Ground Floor**  
Approx. 134.7 sq. metres (1450.1 sq. feet)



**First Floor**  
Approx. 25.8 sq. metres (278.0 sq. feet)



Total area: approx. 160.5 sq. metres (1728.1 sq. feet)

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