

# SUPERIOR HOMES

## ROYSTON & LUND





# Long Barn Back Lane

Keyworth | NG12 5NP

£1,200,000

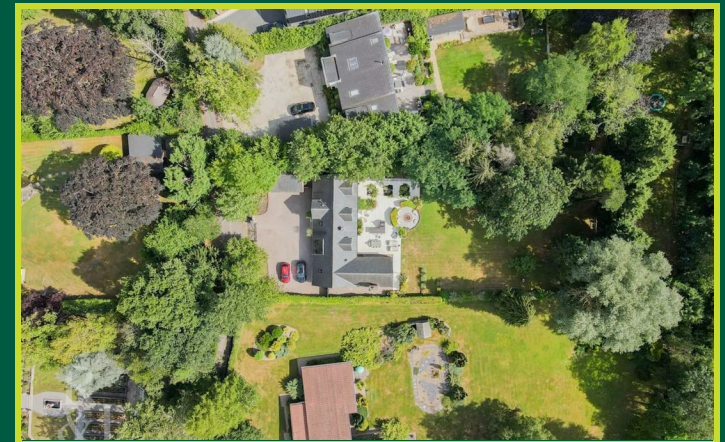
Royston and Lund are delighted to bring to the market 'Long Barn' a detached, five bedroom barn conversion set on a glorious plot measuring just over 1/2 an acre set on Back Lane in one of Rushcliffe's most sought after villages, Normanton on the Wolds.

Benefitting from being particularly private and set behind electric gates the property benefits from a large driveway providing off-street parking for multiple vehicles as well as a detached double garage.

Internal accommodation comprises a welcoming entrance hallway which benefits from a galleried landing above with four floor-to-ceiling glass panelled windows and a feature skylight allowing the area to flood with natural light. Off to the right of the entrance hall there is an open plan kitchen/diner which leads round to one of the reception rooms with full width bi-fold doors opening to the rear garden. Off the kitchen area there is a separate utility room and a separate formal dual aspect reception room with a vaulted ceiling and exposed timber trusses which has French Doors opening to the rear garden plus a side window.

Off to the left of the hallway there is a useful cloaks cupboard, a family bathroom comprising a three piece suite, the current master suite which features a walk-in wardrobe, en-suite bathroom with three piece suite and a floor-to-ceiling glass door with full length glazed side panels. Another large room currently set up as a study with fitted shelving and cupboard space could also lend itself to very easily becoming the fifth bedroom if required also featuring a door leading to the rear garden.

To the first floor, another generous double bedroom has the added benefit of a walk-in wardrobe which in turn leads to an en-suite shower room, there are two further double bedrooms to the first floor, one used as a dressing room currently with a family bathroom comprising a four piece suite completing the first floor.







- Detached
- Four/Five Bedroom
- Detached Garden Room
- Approx. 0.65 Acre Plot
- Two-Ensuites & Two Family Bathrooms
- Highly Coveted Village Location
- Electric Gates
- Detached Double Garage
- EPC Rating: TBC
- Council Tax Band: G















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To the rear of the property, a detached garden room is currently used as a home gym but would make an equally nice office or studio space. A patio runs the full width of the plot providing outdoor seating looking down the garden leading to a sunken fire pit area. The remainder of the plot is mainly laid to lawn bordered with a selection of trees, shrubs and bushes with a lovely woodland area to the left hand side.



Normanton on the Wolds features a multi-award winning pub with multiple access points to 'The Wolds Way' - a range of footpaths that lead out over open countryside. Ideally located a short drive from West Bridgford and the city centre, the A46, A52 and A60 are all a short drive away providing easy access to Nottingham, Leicester, Newark, Grantham and the M1.





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.

England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating		
Not energy efficient - higher running costs		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-68)	D	
(69-80)	C	
(81-91)	B	
(92 plus)	A	
Very energy efficient - lower running costs		
Current	Potential	

England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-68)	D	
(69-80)	C	
(81-91)	B	
(92 plus)	A	
Very environmentally friendly - lower CO <sub>2</sub> emissions		
Current	Potential	

EPC

