



# BARNSFIELD FARM CROPWELL BUTLER











#### Property Overview:

Barnsfield Farm is a charming and picturesque property located in the idyllic village of Cropwell Butler, Nottinghamshire. This delightful farmstead offers a unique opportunity to own a substantial piece of rural countryside while being conveniently situated near the amenities of Radcliffe-on-Trent and Nottingham city centre. The property, situated on Radcliffe Road, enjoys a tranquil setting with easy access to major transport links, including the A52 and A46, providing excellent connectivity to Nottingham, Leicester, and surrounding areas. Additionally, Grantham, located to the east of the village, offers a useful A1 connection and a direct rail link to London Kings Cross from Grantham station, reachable within a 35-minute drive, taking approximately one hour. Newark Northgate is also accessible within 30 minutes.

#### Property Features:

- **Acreage:** The farmstead spans approximately 9 acres, perfect for equestrian use or potential lifestyle development (subject to planning permissions).
- **Driveways and Parking:** Externally, the property features a gated driveway at the front, providing off-road parking for up to 6 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.
- **Stables and Outbuildings:** The large stables are suitable for equestrian activities, agricultural machinery, livestock, or 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.
- **Gardens and Grounds:** Beautifully landscaped gardens surround 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. Behind the rear garden, there are approximately 7 acres of paddock land, planned to be re-seeded as paddocks this autumn.
- **Plans:** have been drawn for a significant remodelling to the side and rear of the house to provide for a new master bedroom, ensuite, dressing, together with open plan kitchen diner and garden room and new separate main entrance. Plans are subject to planning permission.

#### Internal Accommodation:

The internal accommodation extends to over 2,500sqft, comprising:

- **Entrance Utility:** Leading through to an open plan kitchen/diner with vaulted ceilings and beams. The kitchen is a Shortlands Craft kitchen.
- **Hallway:** Leading to an office/study, a living room with vaulted beamed ceilings and a large inglenook log burner, and a family room/gym with vaulted beamed ceilings looking out onto the black and white courtyard garden.
  - **Inner Hallway:** Giving access to the ground floor master bedroom with an adjacent shower room. Part of the lower floor features pitched ceilings with beams.
  - **First Floor:** Offering four spacious bedrooms with ample natural light and stunning views of the surrounding countryside. There is also a main family bathroom and access to a loft.

#### Local Amenities:

- **Village Amenities:** Cropwell Butler is a small village set in unspoilt countryside on the edge of the popular Vale of Belvoir. The village offers amenities including a village hall with various clubs and societies and a traditional village pub.
- **Nearby Towns:** The larger village of Radcliffe on Trent and the small market town of Bingham are within close proximity, both offering reputable schools, including primary and secondary options, and a range of local shops, pubs, restaurants, and essential services.
  - **Recreational Facilities:** Other nearby recreational facilities include two golf courses, country parks, and walking trails.

#### Viewing Arrangements:

Viewing is strictly by appointment only. Please contact our office to arrange a private viewing and explore the potential of Barnsfield Farm.

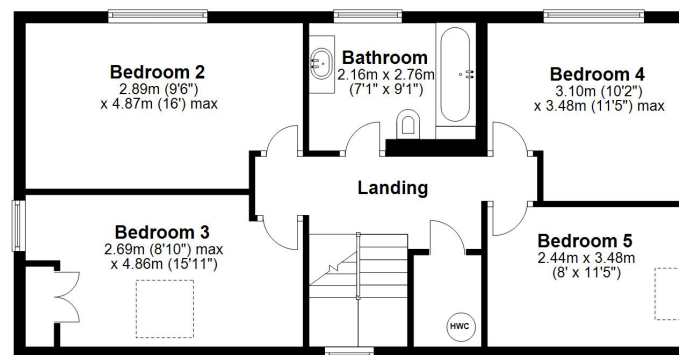
**Ground Floor**  
Approx. 204.9 sq. metres (2205.9 sq. feet)



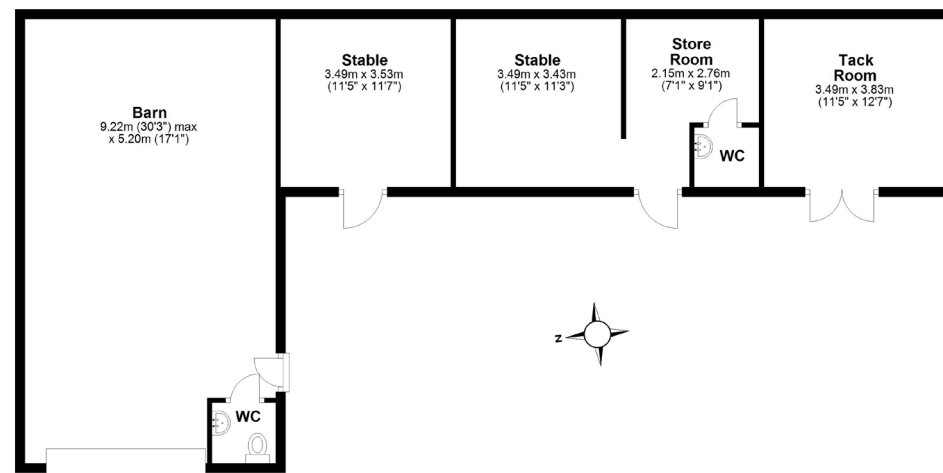
Total area: approx. 269.9 sq. metres (2905.6 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors  
Plan produced using PlanUp.

**First Floor**  
Approx. 65.0 sq. metres (699.6 sq. feet)



**Ground Floor**  
Approx. 96.6 sq. metres (1040.1 sq. feet)



Total area: approx. 96.6 sq. metres (1040.1 sq. feet)

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