

Brefnie Stables Lordship Lane

Orston

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Lordship Lane Orston

- Stunning architect designed contemporary home
- Good sized plot on the edge of this charming village
- Impressive living/dining/kitchen with high ceilings
- Four double bedrooms, master dressing room
- Two en-suite, family bathroom
- Potential for Annex accommodation
- Triple carport with EV charging
- CMLC 10 Year Warranty
- EPC Rating C/ Council Tax Band E/ Freehold

General Description

Situated on a mature plot Manor Farm Barn is a converted barn and stables offering a mix of existing brick façade and Larch cladding which compliments the character of the surrounding properties, whilst retaining a rural barn aesthetic. Internally throughout double height vaulted ceilings are complimented by large format rooflights and double height windows and doors flooding this home with natural light giving a luxurious and spacious feel.

Location

A charming Conservation village with a highly regarded primary school, public house and riding school/livery yard and is located just off the A52 between the market town of Bingham and the village of Bottesford where there are further amenities including secondary schooling, shops, restaurants, doctors and dentists. The village is convenient for the A52 and A46 providing good access to the cities of Nottingham and Leicester. There is a railway station just outside of the village linking to Grantham and Nottingham and from Grantham, there is a high speed train to King's Cross in just over an hour.

Agents Notes

A stunning barn conversion with impeccable attention to detail by Innovo-living.co.uk.



Accommodation Summary

Living/dining/kitchen, pantry, utility, cloakroom, living room, master bedroom includes a dressing room with en-suite, three further double bedrooms, guest en-suite, family bathroom, snug/playroom, boot room. Outside there will be a level of landscaping and planting.

Viewings

Viewing is strictly by appointment via the sole selling agent, Alexanders East Midlands please contact the #Ateam on (01664) 896 332 or visit alexanders-estates.com.

Tenure

Freehold.

Services

We are advised that mains electricity, water, and drainage are connected. Air source heat pump.

Local Authority

Rushcliffe Borough Council, Rushcliffe Arena, Rugby Road, West Bridgford, Nottingham, NG2 7YG (Tel: 0115 9819911). Council Tax Band E.

Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.





Viewing by appointment only

Alexanders

21 Market Place

Melton Mowbray

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Important Information

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.

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General Note - 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 these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.