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Woodroffes Barn

Main Street, Costock

- Beautiful period family home
- Charming interiors full of character and interest
- Versatile living space with excellent annexe potential
- Six bedrooms, three bathrooms, and six reception rooms
- Dining hall with a vaulted ceiling and full-height glazing
- Kitchen/breakfast room with an AGA range cooker
- Established gardens and a gravel-laid driveway
- Double garage and a separate workshop

General Description

Smiths Property Experts are delighted to be favoured with instructions to market this beautiful period property in the heart of Costock. Woodroffes Barn is a magical family home complete with established gardens and living space full of character and interest.

The property, a charming conversion of former barn, has been lovingly maintained by the current owners for the past forty years. The principal accommodation features exposed beams and beautiful fireplaces. The versatile layout lends itself well to multi-generational living, with secondary accommodation that provides excellent annexe potential.

Overall, the living space is currently laid out to include six bedrooms, three bathrooms, and six reception rooms. The property features a generous gravel-laid driveway to the front, as well as substantial outbuildings, including a double garage and a workshop.







The Property

The floor area measures approximately 2,773 square feet (excluding the garage, workshop, and store).

The principal accommodation centres around a beautiful dining hall with a vaulted ceiling and full-height glazing to both the front and rear of the property. This leads, in turn, to a kitchen/breakfast room, a sitting room, a snug with an open fire, and a downstairs shower room. The reception rooms are each individually full of character and interest, featuring period details that contribute to the property's warm and inviting feel.

The kitchen/breakfast room is fitted in a timeless shaker style, complete with granite work surfaces and a traditional gas AGA range cooker. Meanwhile, the sitting room, featuring a box bay and French doors that lead to the rear gardens, boasts a wonderful Inglenook fireplace with a wood-burning stove inset.

Stairs from the dining hall rise to the first floor, where you will find three bedrooms, with a galleried landing leading to a fourth bedroom and a four-piece bathroom. Three of the bedrooms benefit from fitted wardrobes, and there is generous fitted storage on the landing.



Beyond the kitchen, an internal hall leads to the secondary accommodation, a utility room, and an orangery with outlooks across the delightful rear gardens.

The secondary accommodation is extremely versatile, providing exceptional annexe potential or as it is currently utilised for when our vendors have family or guests visit. The space is currently laid out as a study, a music room, and two generously sized double bedrooms. One benefits from an en-suite shower room, and the second has a separate w.c.







The Outside

The property forms part of a beautiful conversion of former farm buildings and is accessed via a private, shared driveway directly off the main street in the heart of this traditional village.

The main house is set back behind established front gardens. There is a private, gravel in-and-out driveway to the left-hand side, providing generous off-road parking and access to a substantial double garage with a separate stable door, as well as store with an up-and-over door that in turn leads to a generous workshop. A pathway leads to the side door, and there are steps up to the double front door.

The rear gardens are mainly laid to lawn. There is a generous L-shaped seating terrace leading out from the orangery and main sitting room. The gardens feature beautiful, mature borders and a working area to the rear, complete with a greenhouse.

The Floor Area

Main House approximately 2,773 square feet.

Garages and Outbuildings approximately 705 square feet.

Services

The property is connected to mains gas, electricity, and drainage. Both the central heating system and boiler were updated in 2024.

Property Information

EPC Rating: D. Council Tax Band: G.

Tenure: Freehold.

Local Authority: Rushcliffe Borough Council.







The Location

The village of Costock boasts a close-knit community, a village hall, a public house, and a primary school. In the larger and neighbouring village of East Leake, you will find amenities including a doctor's surgery, dental practice, chemist, and a library. There is also a bakery, greengrocers, coffee shops, pubs, and eateries. The village has excellent commuter links via the A60 and nearby A46 and M1 motorway networks. There is easy access to Nottingham, Leicester, Melton Mowbray, and Loughborough. East Midlands Airport is also just a 20-minute drive away.

Distances

Loughborough 6 miles, Nottingham 11 miles, Leicester 16 miles, and Derby 19 miles.

Loughborough Train Station 5 miles (trains to London from 1 hour 15 minutes), East Midlands Parkway Station 8 miles, and East Midlands Airport 10 miles (distances and timings are approximate).

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 3478sq.ft. (323.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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