



The Granary, Post Office Lane Redmile NG13 0GG



Part of  
**SHELDON  
BOSLEY  
KNIGHT**  
LAND AND  
PROPERTY  
PROFESSIONALS



# Key Features

- STUNNING GRADE II LISTED CONTEMPORARY BARN CONVERSION
- FORMERLY PART OF THE BELVOIR ESTATE
- GAS CENTRAL HEATING WITH UNDER FLOOR TO GROUND FLOOR, SUDG
- IMMENSE CHARACTER AND CHARM THROUGHOUT
- OPEN PLAN LIVING SPACE INCLUDING LOUNGE DINING AND SUPERB FITTED KITCHEN
- UTILITY ROOM, CLOAKROOM/ W.C.
- FEATURE CENTRAL OAK STAIRCASE AND SPLIT LANDING
- MASTER BEDROOM WITH EN SUITE, 2 FURTHER DOUBLE BEDROOMS, FAMILY BATHROOM
- EXTENSIVE DRIVEWAY AND PARKING FOR MANY VEHICLES
- PRIVATE REAR GARDEN, FURTHER WALLED SOUTH FACING GARDEN.





# The Property

The Granary is one of three stunning Grade II Listed contemporary barn conversions by Quality Award Winning developers Middleton & Allen Ltd, utilising the latest technology and building standards, yet retaining many of the original character features.

The Granary was originally part of 'Overfileds Farm', situated in the picturesque 'Vale of Belvoir' village of Redmile and was previously part of the Belvoir Estate. Redmile sits just a short distance from the historic 'Belvoir Castle, the home of the Duke and Duchess of Rutland. The village is located in beautiful rural farming country between Nottingham, Grantham and Melton Mowbray. There are good transport links via the M1, & A1 and London Kings Cross can be reached in just over an hour from Grantham via the East Coast Mainline. The village has a Primary School, parish church, 'St. Peters' and a village pub, 'The Windmill', which featured in series two of the Central TV production 'Auf Wiedersehen Pet' as 'The Barley Mow'. A greater selection of facilities are available at Bottesford, Grantham and Melton Mowbray.

The barns have been completely stripped back and repointed with lime mortar (Mistletoe Barn has been rebuilt), the roofs have all been replaced using new 'traditional style' black pantiles. The unique character of each barn is in the details which have been retained both internally and externally, from old barn door latches to King trusses complete with ancient markings. Each barn will continue to be a piece of living history.

The Granary offers flexible accommodation to suit a wide variety of purchasers with its grand entrance and staircase and completely open plan ground floor living space with living area, dining space and well appointed kitchen, utility room and cloakroom. 1st floor gallery and landing, master bedroom with dressing area and luxury en suite, 2 further double bedrooms and main bathroom

There will be a private driveway giving ample parking.

## FEATURES

Stunning Grade II Listed Barn Conversion

High quality double glazed painted wooden windows and doors

Original King trusses and beams with Grand Entrance

Gas central heating boiler system with unvented hot water cylinder

Underfloor heating to ground floor, radiators to first floor

Oak staircase

Oak veneered internal doors

Fully fitted stylish kitchen complimented with solid work tops, integrated Neff appliances to include oven, combi oven, dishwasher, fridge freezer, Elica induction hob, wine cooler, combined 'Hot Tap'

'Crosswater' sanitary wear throughout

Integrated alarm system with provision for CCTV

Fully fitted carpeting and floor coverings throughout

Provision for electric car charger

Ample parking

External lighting

ICW 10 Year warranty

### OPEN PLAN LIVING DINING KITCHEN

59'10" x 18'1"

With feature grand entrance of full height glass and entrance door where the original barn doors once stood, this floods the room with natural light. Further windows of differing sizes to both front and rear and twin doors leading out to the walled garden. The magnificent oak staircase rises to the first floor, naturally dividing the living and kitchen space and there are exposed brick and stone features to the walls.

### UTILITY ROOM

8'2" x 7'7"

### CLOAKROOM/W.C.

8'2" x 3'11"

### PART GALLERY LANDING





#### MASTER BEDROOM

13'3" x 18'1"

with feature vaulted ceiling and exposed original King Trusses and beams.

#### EN SUITE SHOWER ROOM

4'11" x 9'10"

#### BEDROOM 2

10'2" x 18'1"

with feature vaulted ceiling and exposed original King Trusses and beams.

#### BEDROOM 3

12'6" max x 12'10"

with feature vaulted ceiling and exposed original King Trusses and beams.

#### LARGE BATHROOM

8'4" max x 12'9"

DRIVEWAY OFF POST OFFICE LANE, GIVING AMPLE PARKIN

DELIGHTFUL GARDENS TO 2 SIDES

EPC

Yet to be rated

COUNCIL TAX BAND

To be assessed upon completion.

Purchasing Procedure

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

Money Laundering

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

Market Appraisals

If you have a house to sell then we offer a Free Valuation, without obligation.

Surveys

Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our surveying department on 0116 2429933.





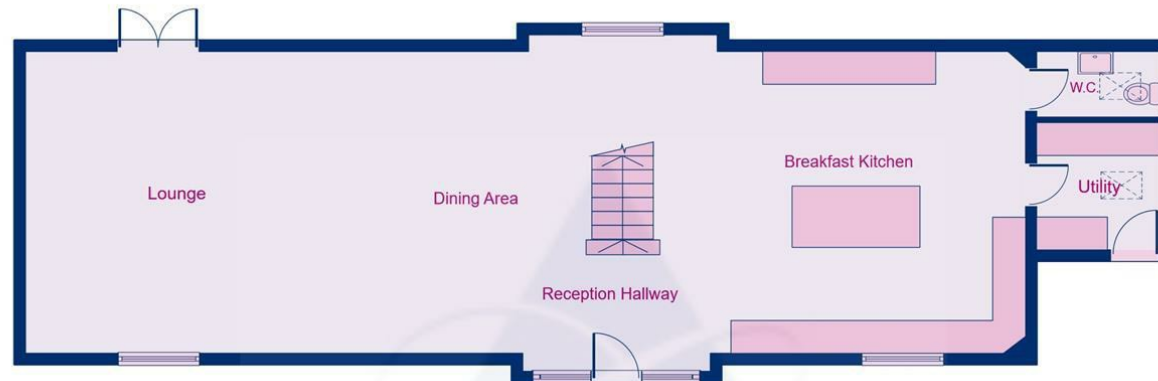








# Floorplan



## Ground Floor

Floor Area (Gross Internal) 111.7 sq.m. (1,203 sq.ft.) approx



## First Floor

Floor Area (Gross Internal) 87.6 sq.m. (943 sq.ft.) approx



To view this property please contact our Loughborough office on 01509 235534



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