



'Overfields Barn', 1c Belvoir Road Redmile NG13 0GL

ANDREW
GRANGER & CO

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LAND AND
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Key Features

- GRADE II LISTED HIGH QUALITY BARN CONVERSION
- DELIGHTFUL VALE OF BELVOIR VILLAGE CLOSE TO BELVOIR CASTLE
- GAS CENTRAL HEATING WITH UNDER FLOOR HEATING TO GROUND FLOOR
- SUDG, MANY ORIGINAL FEATURE RETAINED THROUGHOUT
- GOOD SIZED LANDSCAPED PLOT INCLUDING A WALLED GARDEN, EXTENSIVE DRIVEWAY AND PARKING
- DOUBLE GARAGE AND SEPARATE OFFICE/STUDY
- HALL, CLOAKROOM/W.C., OPEN PLAN LIVING DINING KITCHEN, LOUNGE, UTILITY ROOM
- MASTER BEDROOM WITH EN SUITE SHOWER ROOM
 - 2 FURTHER DOUBLE BEDROOMS AND MAIN BATHROOM
- MUST BE VIEWED TO BE FULLY APPRECIATED.





The Property

****OPEN VIEWING EVENT SAT 7TH JUNE 10.00 - 2.00**NO APPOINTMENT NEEDED****

Overfields Barn 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. Overfields Barn was originally part of 'Overfields 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 '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. Overfields Barn offers flexible accommodation to suit a wide variety of purchasers with its generous entrance/reception hall with cloakroom/w.c. off, cosy living room, large well appointed open plan living dining kitchen and a utility room. To the first floor is a master bedroom with luxury en suite shower room, 2 further double bedrooms and family bathroom. Attached is a large double garage, store and self contained office.

FEATURES

Grade II Listed high quality conversion

High quality double glazed painted wooden windows and doors

Original King trusses and beams

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

Electric roller shutter garage doors

External lighting

Fully prepared self enclosed office

ICW 10 Year warranty

ACCOMMODATION

RECEPTION HALL

14'9" x 9'1"

With entrance door and side panels, stairs to first floor, twin doors to Dining Kitchen.

CLOAKROOM/W.C.

with w.c. and wash basin with cupboard below, full height cupboards.

LOUNGE

17'7" x 14'5"

With window to front and twin glazed doors to rear.

OPEN PLAN LIVING DINING KITCHEN

23'5" x 26'3"

With access doors to both sides leading to the gardens, windows and rooflight. Fitted with an extensive range of high quality units including drawers and pan drawers, work surfaces and island, 'Franke' one and a half bowl sinks, 'Franke' combined Hot Tap, 'Elica' induction hob with down draught extraction, Neff twin split level oven, AEG Fridge and Freezer, Neff Dishwasher, wine cooler.

Downlights and wall mounted tv point.





UTILITY ROOM

7'10" x 7'3"

With rooflight. Fitted base unit with oak work surface, white textured sink, space for appliances, range of full height cupboards housing the central heating and hot water systems.

FIRST FLOOR LANDING

With window and rooflight.

BEDROOM 1

13'2" x 13'0"

EN SUITE SHOWER ROOM

9'2" x 4'11"

With w.c., wash basin with cupboard below, large shower cubicle.

BATHROOM

7'10" x 9'2"

With window to front, w.c., wash basin with cupboard below, free standing bath and separate shower cubicle, heated towel rail.

BEDROOM 2

14'6" x 11'7"

BEDROOM 3

10'2" x 18'1"

SELF CONTAINED OFFICE

9'10" x 9'6"

With entrance door and 2 rooflights.

DOUBLE GARAGE

With 2 garage doors to front and rear entrance door.

STORE

DRIVEWAY AND PARKING

With parking for several vehicles, an access way has to be left for farm vehicles to access the farm land beyond the driveway.

GOOD SIZED GARDENS

EPC

To be assessed on completion of construction.

Council Tax Band

To be assessed on 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.









Floorplan



Ground Floor

Floor Area (Gross Internal) 91.3 sq.m. (983 sq.ft.) approx
(Excluding Garage/Home Office and Store)



First Floor

Floor Area (Gross Internal) 71.9 sq.m. (774 sq.ft.) approx

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