



Mistletoe Barn, Belvoir Road Redmile NG13 0GL



# Key Features

- GRADE II LISTED STONE AND BRICK BARN CONVERSION
- GAS POWERED UNDER FLOOR HEATING, SUDG
- MANY ORIGINAL CHARACTER FEATURES RETAINED THROUGHOUT
- EXTENSIVE DRIVEWAY/PARKING, WALLED FRONT COURTYARD GARDEN.
- STUNNING MATURE REAR GARDEN INCLUDING AN ORCHARD OF PROTECTED APPLE TREES WITH MISTLETOE
- ENTRANCE AREA, LARGE OPEN PLAN LIVING DINING KITCHEN WITH HIGH QUALITY KITCHEN
- INNER HALL WAY LEADING TO BEDROOMS AND SHOWER ROOM
  - 2 DOUBLE BEDROOMS, SHOWER ROOM
- DELIGHTFUL VALE OF BELVOIR VILLAGE CLOSE TO BELVOIR CASTLE
- MUST BE VIEWED TO BE FULLY APPRECIATED.





# The Property

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

Mistletoe 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.

Mistletoe 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' 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. Mistletoe Barn offers accommodation to suit a wide variety of purchasers being single storey. It offers an entrance area with utility and cloakroom/w.c. off, an open plan living dining kitchen area with glazed doors to both side giving maximum light, Inner hallway leads to 2 bedrooms and bathroom A particular feature of this barn is the beautiful orchard garden to the rear (which is protected) where the Mistletoe grows on the apple trees.

## FEATURES

Grade II Listed

Stone and brick built barn

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 throughout

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

Protected Orchard garden

ICW 10 Year warranty

### ENTRANCE AREA

With front entrance door

### UTILITY ROOM

6'5" x ?

### CLOAKROOM/W.C.

3'7" x ?

### OPEN PLAN DINING KITCHEN

15'1" x 21'4"

With double opening doors to rear onto the garden, 2 windows to the front and 2 rooflights. To be fitted to a high standard.





#### LIVING ROOM

15'1" x 15'5"

With double opening doors to front and rear onto the gardens and 2 rooflights.

#### INNER HALLWAY

With rooflight

#### BEDROOM 1

12'1" x 12'1"

With window to front and rooflight

#### BEDROOM 2

11'5" x 9'10"

with window to front

#### BATHROOM

With rooflight. To be fitted to a high standard.

#### DRIVEWAY AND PARKING

#### BEAUTIFUL PROTECTED ORCHARD GARDEN

#### EPC

To be assessed.

#### 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.

#### 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.



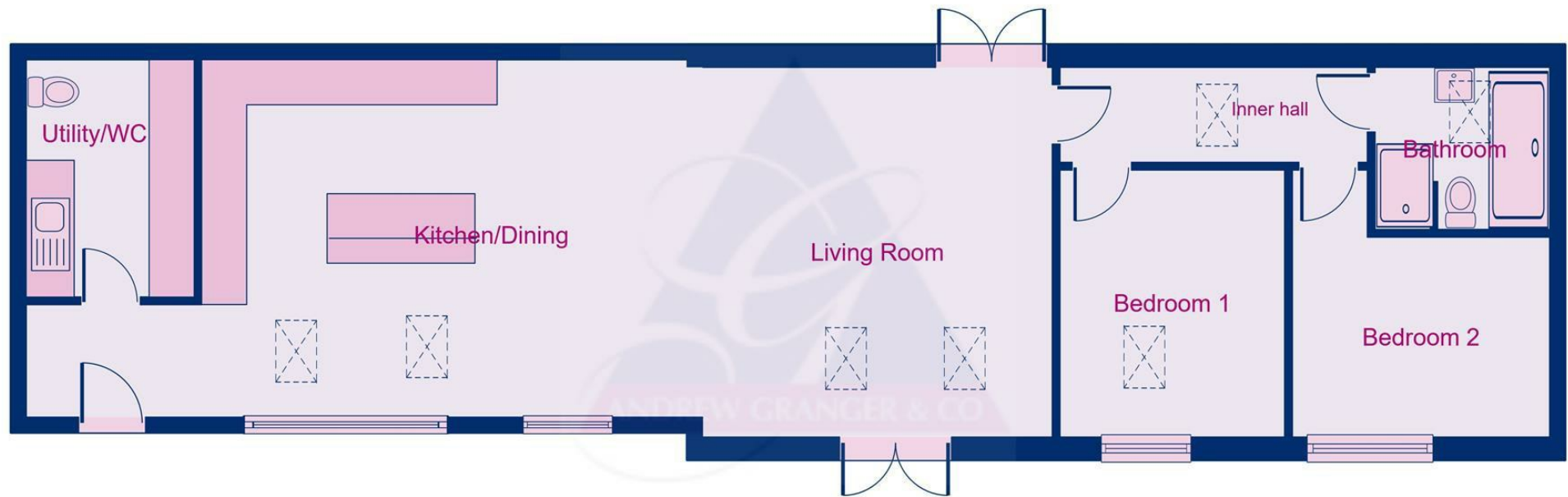








# Floorplan



## Ground Floor

Floor Area (Gross Internal) 98.5 sq.m. (1,060 sq.ft.) approx



We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



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