



Swallows Nest | High Cross | Bleasby | NG14 7FR

£895,000

FENTON JONES



## Key features

- Contemporary barn conversion
- Four bedrooms and ensuite
- 1.9 acres and stables
- Separate 1 bedroom cottage
- Spectacular countryside views
- Rural hamlet on the edge of Bleasby
- Minster School catchment

## Description

A truly exceptional property in a wonderful rural setting. This period barn has been beautifully converted into a contemporary four bedroom family home. As well as the main family home, there is also a detached one bedroom cottage; the perfect place for friends and family to stay or a rental opportunity.

The property sits on 1.9 acres of land with far reaching views of unspoilt countryside. In addition to a beautifully lawned rear garden, there are three fully fenced paddocks and a wooden stable building with three stables, a tack room and a hay store. The ideal set up for equestrians or as a smallholding.

The main property has been thoughtfully renovated and delivers a lovely mix of period charm and contemporary living. The impressive vaulted ceilings and exposed oak beams in the kitchen and sitting room retain a characterful charm that complements the open plan living, modern skylights and contemporary glazing throughout.

The four double bedrooms, one with ensuite, all have spectacular views of the surrounding rural countryside.

The current owner has carefully considered the impact and efficiency of this property and invested in an air source heat pump and infra-red heating technology as well as installing a discreet soak away water treatment plant.

This unique property offers its new owners a picturesque country lifestyle whilst still within easy reach of local amenities. The neighbouring village of Bleasby is a popular location within the Minster school catchment with its own local primary school and train station and not too far from Southwell, Newark and Nottingham.



## Main House

Step through the front door into a hallway with access to the kitchen dining space, sitting room, study and utility room.

### Kitchen Family Room 9.1m x 3.9m

The open-plan kitchen, which is ideal for both family life and entertaining, is beautifully finished and fitted with a wall of contemporary units including open shelving and a centrally positioned Rangemaster electric cooker with ceramic hob, glass splashback and a slimline extractor fan. The central island houses the sink and provides a breakfast bar seating area as well as additional storage. The high ceilings, skylights, multiple windows and two sets of french doors flood this room with natural light and offer spectacular views of the rear garden and the property's fields beyond. There is plenty of room in this open plan space for a large family dining table and a sofa or two. There is also a mezzanine level (3.2m x 2.6m) that is currently used as a cool chill out area for the kids.

### Study 2.4m x 2.9m

A home office with a stunning view.

### Utility & Washroom 1.6m x 2m

With a traditional style Belfast sink, toilet and space for a washing machine and tumble dryer. There is a door out to the rear garden. The kitchen, study and utility all have underfloor heating under LVT flooring.

### Sitting Room 4.6m x 8.1m

An impressive room with a high cathedral ceiling and exposed wooden joist, a stunning structural feature. This room manages to conjure a feeling of both space and light as well as warmth and cosiness. To one end of the room there is a fireplace with cast iron log burner, surrounded by sofas and this is a gorgeous spot to get cosy in. At the other end of the room, there is a floor to ceiling picture window and triple bifold doors which open out onto the wooden deck and perfectly frame the spectacular view.

### Hallway 14.1m x 1m

With access off to all four bedrooms and the family bathroom and windows looking out to the courtyard drive. The current owners have kept the original stable door on view in the hallway, behind a pair of glass french doors, a unique feature and a nod to the original farm building.

### Master Bedroom 4.1m x 4.6m

A wonderful size master room with a glorious view out to the paddock at the side of the barn. Door through to the contemporary full tiled ensuite (3.3m x 1m) with walk in shower, sink, toilet and heated towel rail.

### Bedroom 2 3.5m x 3.2m

Double bedroom with picture window.







Bedroom 3 3.5m x 3.5m

Double bedroom with picture window.

Bedroom 4 3.5m x 2.9m

Double bedroom with picture window.

Family Bathroom 3.5m x 1.8m

This family bathroom has a luxurious hotel feel with brick style tiled walls and a double walk in shower. There is a double ended free standing bath which sits on a raised plinth under the frosted window facing out to the side of the property. There is a large sink in a floating vanity unit, illuminated mirror and toilet.

One Bedroom Cottage

The cottage, which is detached from the main house, is a wonderful addition to this property and the perfect place for friends and family to stay or could present a rental opportunity. The cottage has a fully equipped breakfast kitchen with electric oven and hob, integrated fridge/freezer and washing machine. The sitting room has a wall mounted contemporary electric fire and leads through to the double bedroom and ensuite with bath with shower over, sink, heated towel rail and toilet.

Outdoors

To the front there is a gravelled courtyard with parking for several cars.

The outside space to the side and rear of the house is where this property really comes into it's own. A large lawned garden wraps around from the side to the rear of the property, bordered with wooden post and rail fencing. There is a raised wooden deck which stretches the full width of the barn, a wonderful vantage point to sit and enjoy this fabulous garden and outstanding views. There is also a small garden room with glass french doors that is serviced with electricity, water and waste water and currently used for dog grooming.

Land & Stables

There are three adjoining paddocks, which border the garden on two sides, all with fenced boundaries and gated access. There is a wooden stable block which has three stables, a tack room and a hay store. The plot in total is approx. 1.9 acres. More land could possibly be available by separate negotiation with the land owner.

Services

Mains services include 3 phase electric and water. Heating is provided by an air source heat pump which feeds the underfloor heating and radiators. The current owner has installed an eco friendly sewage treatment plant that serves both the house and the cottage. It is serviced annually and still under warranty.

# Floor plans



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# FENTON JONES

7 Church Street  
Southwell  
Nottinghamshire  
NG25 0HQ

01636 390000

sales@fentonjones.com

<https://www.fentonjones.com>