

**BARN FARM HOUSE**  
FLAWFORTH LANE RUDDINGTON  
NOTTINGHAMSHIRE NG11 6NG



Land & Estate Agents  
Property Consultants



The Country Property Specialists  
[www.smithandpartners.co.uk](http://www.smithandpartners.co.uk)

## BARN FARM HOUSE

1.48 Acres / 0.60 Hectares  
(or thereabouts)

The sale of Barn Farm House affords a rare opportunity to acquire a substantial first class detached five bedroom contemporary country property, in a spectacular rural woodland garden setting, located literally in the middle of fields in open South Nott's countryside, and although adjacent to and in close proximity of a commercial farming operation, the sale offers a wonderful opportunity to enjoy a rural family lifestyle with spectacular views, whilst being a matter of just 10 /15 minutes from Ruddington and West Bridgford amenities and highly regarded schooling.

For the family seeking to be away from the built-up suburban settlements of south Nottingham without being too remote and cut off from day-to-day amenities, this unique home may just be worthwhile considering.....

PRICE GUIDE:  
£1,100,000



## RUDDINGTON

Ruddington is a large well facilitated village which lies on the southern outskirts of Nottingham being highly convenient for both Keyworth and West Bridgford amenities and accessible to Queens Medical Centre, Nottingham University Campus and other major employers on the west/south side of the city.

## WEST BRIDGFORD

West Bridgford is a first-class residential area on the southern edge of Nottingham close to extensive amenities/high grade schooling in the area, the Rushcliffe Leisure Centre, surrounding high standard Golf Courses with direct access into Nottingham centre, the Queens Medical Centre/ Nottingham University campus and the commercial bases of the main Nottingham based national companies.

From West Bridgford there is a direct link by way of the A52/A453 to the M1 motorway southbound/northbound at Kegworth and to East Midlands International Airport, whilst along the A52 to the east is a useful A1 connection point.

## NOTTINGHAM

Nottingham is a historic city which enjoys close associations with the development of hosiery and lace, and of course the legends of Robin Hood with Nottingham Castle dominating the southern skyline of the city above the Trent Valley.

Nottingham is a thriving cosmopolitan city with a prospering and diverse business community, modern shopping, arts, sports and entertainment centres.

Location - Directional Note  
[what3words rainy.mops.happen](#)

## GROUND FLOOR

### Fine Central Entrance Hall

5.40m x 3.90m (17'9" x 12'9")

A partially glazed entrance door leads opens into a large central hallway creating an immediate sense of scale. Striking square ceramic stone tiles are a noteworthy feature, extending through glazed double doors into the connecting open plan kitchen dining room. Recessed low voltage ceiling lighting and built in hi-fi speaker system. Oak dressed balustraded staircase rising to first floor landing. Built in cloaks cupboard.

Useful understairs open storage area

### Cloakroom WC

High grade contemporary suite comprising a square wash hand basin – vanity unit, with a fitted chrome mixer tap and storage cabinets beneath and a Geberit low flush wc with a concealed cistern. Striking spiral contemporary design central heating radiator. Recessed ceiling downlighting.

### Superb Main Sitting Room 5.95m x 5.65m (19'6" x 18'6")

Bifold sealed unit double glazed doors opening to the rear swimming pool courtyard. Two large, sealed unit double glazed windows to front aspect – far reaching open views. Recessed ceiling downlighting and contemporary design built in open display shelving.

### Second Sitting Room – Cinema Room – Playroom

4.15m x 3.70m (13'6" x 12'0")

Sealed unit double glazed window to front aspect – far reaching views. Fitted display shelving. Recessed downlighting.

### Stunning Open Plan Kitchen, Dining Room and Day Room

7.30m x 5.95m (24'0" x 19'6")

plus 4.25m x 3.70m (14'0" x 12'0")

*Arguably the signature feature of this wonderful contemporary home...*

*The heart of this impressive open plan space is the bespoke contemporary kitchen installation by highly respected cabinet makers Barratt and Swann of Cropwell Butler.*



### Central Kitchen Area

The uniquely planned kitchen has an ergonomic design featuring a curved main perimeter wall run of units in a natural oak handless finish with the remainder of the units of a complementary tone in a high gloss grey finish. Striking large scale circular culinary island – workstation. White resin bonded Corian working surfaces. High grade integrated appliances complete this high-end kitchen installation and comprise a Miele combination microwave oven, conventional Miele single oven, an AEG three plate induction hob with extraction canopy above, Bosch dishwasher, Miele full height larder fridge and freezer units, and a run of wall units in a gloss grey finish incorporates a Miele coffee station with warming drawer beneath. Recessed ceiling lighting.

### Distinct Dining – Breakfast Area

Having a series of bifold doors connecting to the rear garden terrace and the swimming pool courtyard. Sealed unit double glazed windows offering attractive country garden aspects.

*Open plan from the main central kitchen area to:*

### Day Room – Family Room

A pleasant informal relaxation area which is creatively connected to the main kitchen area for informal day to day family living at the heart of this home, having sealed unit double glazed bifold doors opening out to a further flagstone terrace with lawned gardens beyond offering attractive country garden aspects and great privacy. A striking cylindrical woodburning stove set to a glass plinth hearth offers the warmth and comfort of a real fire.

Recessed downlighting. Doorway to:

### Walk Through Laundry – Utility Room

Range of contemporary units with high gloss finish door fronts providing useful storage space. Fitted open shelving. Plumbing for automatic washing machine. Two fitted Baxi gas fired boiler units operating in tandem to provide central heating and domestic hot water through the property. Half glazed door opening out to side kitchen garden.





## FIRST FLOOR

### **Impressive Central Landing**

Sealed unit double glazed window – far reaching rural aspect. The landing is alighted from a winding staircase with chamfered square balustrading and oak dressed newel posts, rising in a further flight up to the second floor. Recessed low voltage ceiling lighting.

### **Superb Main Bedroom Suite**

#### Bedroom One

7.00m x 3.70m (23'0" x 12'0")

Sealed unit double glazed window – far reaching rural aspect. Recessed downlighting.

#### Enclosed Walkin Wardrobe – Dressing Room 1

#### Enclosed Walkin Wardrobe – Dressing Room 2

#### Luxury En Suite Bathroom

High grade contemporary white suite comprising a round ended panelled bath with side mixer tap, shower cubicle having a thermostatically controlled Grohe twin head shower installation, contemporary twin washstand fixture incorporating Geberit wash basins with storage cabinets underneath and two chrome mixer taps, extending to incorporate a low flush wc with concealed cistern. Full ceramic stone floor and wall tiling. Recessed downlighting. Ladder towel rail. Sealed unit double glazed window overlooking garden and woodland area beyond.

#### **Bedroom Two**

4.35m x 2.75m (14'3" x 9'0")

Two sealed unit double glazed windows, recessed downlighting.

#### **En Suite Bathroom – House Bathroom**

Fitted high grade Laufen contemporary design white suite comprising a rectangular bath with side chrome mixer tap and a separate hand shower attachment, wall mounted wash hand basin and a low flush wc, complemented by half wall tiling and ceramic floor tiling.



### Bedroom Three

5.25m x 3.40m (17'3" x 11'0")

Two sealed unit double glazed dormer windows. Access to eaves storage. Range of wardrobes fitted to the gable end wall – useful internal hanging rails and shelving.

## SECOND FLOOR

### Upper Landing

Useful built in eaves storage area. Vaulted ceiling lines and Velux sealed unit double glazed roof light providing good natural lighting.

### En Suite Bedroom Four

6.90m x 3.70m (22'6" x 12'0")

An impressive upper-level bedroom with vaulted ceiling lines incorporating four Velux sealed unit double glazed roof lights. Vertical contemporary design central heating radiator. Useful eaves storage.

### En Suite Shower Room

Large corner shower cubicle with curved glass enclosure and chrome thermostatically controlled shower installation, contemporary washstand, and a low flush wc. Ceramic floor and wall tiling. Sloping ceiling line incorporating two Velux sealed unit double glazed roof lights. Large, enclosed walk-in wardrobe – storage cupboard.

### En Suite Bedroom Five – *reducing height sloping ceiling.*

5.20m x 4.45m (17'0" x 14'6")

Two sealed unit double glazed roof lights. Mirror fronted contemporary design rectangular radiator.

### En Suite Bathroom

Fitted white suite comprising a panelled bath, contemporary washstand having a white circular basin set to a glass cantilevered plinth with fitted pedestal mixer tap and a low flush wc. Chrome ladder towel rail. Two Velux sealed unit double glazed roof lights. Ceramic floor and wall tiling.

### Agents Note

*The bedroom accommodation configured over two floor levels at first and second floor, provides excellent bedroom space for a growing family and is a particular feature of the sale.*



## SHELTERED GARDENS AND GROUNDS

*1.48 Acres / 0.60 Hectares*

There is a wonderful sheltered lightly wooded country garden, a particular feature of the sale is the rural open countryside setting in which Barn Farm House stands and despite its immediate proximity to a commercial farming operation the property enjoys a protective natural shelter belt of trees (both coniferous and deciduous mature specimens)..

In practice features of the gardens include expansive, level, shaped lawns, a swimming pool courtyard, surrounding contemporary flagstone terracing and pathways, a kitchen garden and recreation areas, beyond which lies the perimeter woodland belt and high coniferous screen creating a high degree of privacy.



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### Open Air Swimming Pool – Leisure Courtyard

A particular feature of the sale is the open-air heated swimming pool and outdoor leisure area, the pool itself having a stepped Roman end and a striking contemporary flagstone terrace surround. The pool is heated by an electric heating unit, the plant and filtration, housed in a nearby outdoor plant room.

### Productive Kitchen Gardens

Having a series of raised productive beds set to gravelled pathways. Large Robinsons contemporary greenhouse.

### Secondary Garden Terrace

Offering an attractive vantage point towards the surrounding countryside and woodland gardens.

The landscaped gardens are undoubtedly a particular feature of the sale with striking surrounding stone flagged pathways enabling access around the entirety of the property.

A parking court provides car standing for several vehicles.

### Access – Rights of Way

There is a legal right of way along an independent country lane access opening onto Barn Farm House and by 'grace and favour' access has been allowed through the adjacent farm and farm drive to the property.

*More detailed information of access arrangements will be available through normal pre-contract legal enquiries.*



# GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION  
PURPOSES – NOT TO SCALE

## SERVICES

### Mains Water Supply

Mains water is supplied via the adjacent farm on a metered supply basis payable to the neighbouring farmer.

### Mains Electricity Supply

It is understood that mains electricity serves the property.

### Mains Gas Supply

It is understood that mains gas serves the property.

### Septic Tank Drainage

We are advised by the sellers that there is a private drainage arrangement serving Barn Farm House only.

### Central Heating

There is underfloor heating to the entrance hall, central kitchen, dining area and the main sitting room. Conventional radiators and the wood burning stove serve the remaining spaces.

### Electric Vehicle Charging Point

There is a 7.5kw charging point outside

*Please note that none of the mains service connections, appliance installations or appliances have been tested by the selling agents and no warranties are given or implied.*

**BT Broadband Connection** – Standard - Highest available download speed – 8 Mbps Highest available upload speed - 1 Mbps

### Available Broadband

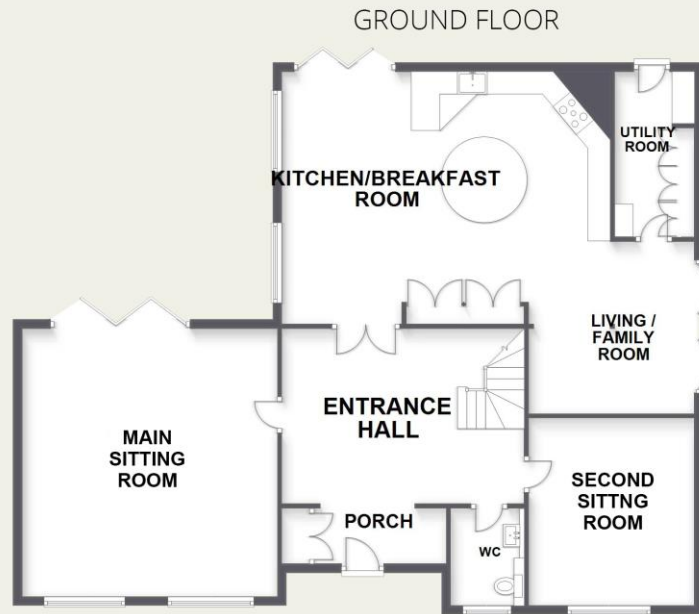
Standard 8 Mbps

### Available Mobile Coverage

(based on calls indoors)

O2 - ✓ Vodafone - ✓ EE - ✓ Three - ✓

✓ = Good



## LOCAL AUTHORITY *Council Tax Band F*

Rushcliffe Borough Council

Civic Centre, Pavillion Road, West Bridgford, Nottingham NG2 5FE

[www.rushcliffe.gov.uk](http://www.rushcliffe.gov.uk) 0115 981 9911

## VIEWING ARRANGEMENTS

If you are interested in Barn Farm House and would like to arrange a viewing, please contact us on 01636 815544

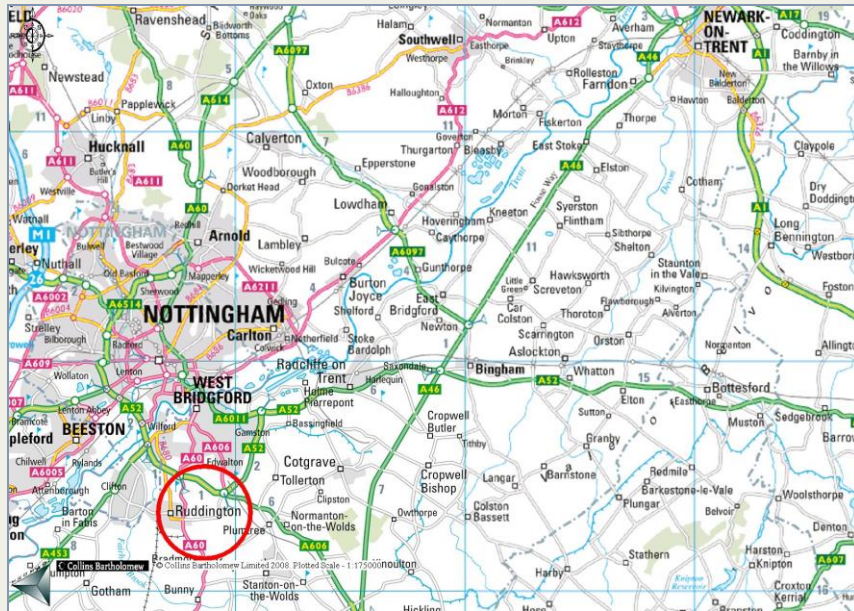
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## MAPS & ENERGY PERFORMANCE RATINGS

### REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



### ENERGY PERFORMANCE CERTIFICATE RATINGS

A copy of the EPC can be viewed at  
<https://www.epcregister.com/searchReport.html>  
Ref No: 8568-7628-5660-1973-4902

### Conditions of Sale

These particulars are issued on the distinct understanding that all negotiations are conducted through Smith and Partners. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility can be accepted for any loss or expense incurred in viewing. Smith and Partners for themselves and for the vendors of this property whose agents they are, give notice that: 1 These particulars do not constitute, nor constitute any part to, an offer or contract. 2 None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. 3 Any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of the statements contained in these particulars.

### LOCATION PLAN

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SD / TD



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