



STRAWS BARN
STRAWS LANE
EAST BRIDGFORD
NOTTINGHAMSHIRE NG13 8NF

Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk



STRAWS BARN

Straws Barn is an unexpected gem: an immaculate detached barn conversion, hidden away and cleverly transformed into a quite superb home that combines character with contemporary style and versatility. A more recent extension and refurbishment have ensured that the home will have a broad appeal and an element of future proofing for middle age into retirement, if required.

In excellent decorative order it is ready and waiting for new occupants. The configuration of rooms means that couples or families can spread out. Alternatively, some ground floor rooms (combined with a ground floor shower room) could be suitable for a less mobile resident. Unlike so many barn conversions, Straws Barn benefits from two even floors with no steps between rooms.

EAST BRIDGFORD

Rising above the Trent Valley, this popular and vibrant conservation village is in many ways self-sufficient for everyday needs with a post office, a church, a village pub and excellent sporting facilities centred around Butts Field with active cricket, football, tennis and bowls, a medical centre and general store, all serving to facilitate a convenient lifestyle.

East Bridgford is within easy reach of Bingham, an historic market town, centred around the Buttercross, with excellent shops, cafes, a brand-new Leisure Centre and a well-regarded secondary school.

Newark on Trent and West Bridgford with its bustling social life and Nottingham City centre are readily accessible.

MILEAGES

Bingham	3 miles	Newark	12 miles
Nottingham	13 miles	Grantham	18 miles

Fast East Coast Main Line Rail Service

From Newark there is a fast direct rail link into London Kings Cross in a scheduled journey time of 80/85 minutes.

PRICE GUIDE: £860,000



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

GROUND FLOOR

Fine Central Hallway

A large well-proportioned entrance hall featuring an exposed cross beam and stone effect Amtico flooring, radiating out to two wings of the home which has an L-shaped configuration. Fielded front door opening to the entrance courtyard. Striking open oak staircase rising to the first floor with black steel balustrading - attractive understairs painted open shelving and storage fixture in a Shaker design.

Generous Cloakroom

Fitted hanging rail and shelving providing ample coat and shoe storage space, also housing the security alarm.

Ground Floor Shower Room

Featuring a large fully tiled shower with thermostatically controlled overhead rain shower and separate hand shower installation, a sliding glass door enclosure, contemporary vanity unit incorporating a square wash basin with chrome mixer tap and a Roca low flush wc. Wide gauge oak finished flooring.

Side Hall

Leading to study/bedroom four, sitting room and a library/home office.

This suite of three rooms could be used as a separate wing for a dependent but also flows seamlessly into the rest of the house lending useful versatility to suit specific needs.



GROUND FLOOR CONT...

Ground Floor Bedroom Four/Hobby or Music Room

4.20m x 2.90m (13'9" x 9'6") *maximum dimensions*

Sealed unit glazed window overlooking the internal courtyard. Exposed brick wall detailing. Contemporary column radiator.

Sitting Room

4.80m x 4.05m (15'9" x 13'3")

A brick chimney breast relieved by internal tiling and a flagstone hearth. Partial wall panelling in pastel tone finish. Sealed unit double glazed French door, matching side screen and picture window overlooking the internal garden and courtyard. Recessed ceiling lighting. Contemporary column radiator.

Library/Home Office

4.05m x 3.60m (13'3" x 11'9")

A useful additional separate room having a wide gauge oak floor finish and a comprehensive range of bespoke high grade furniture comprising a long full room width desktop in an oak finish with oak framed open shelving at each end above and useful cabinets and drawers below in a pastel tone finish. Contemporary graphite column radiator. Recessed ceiling lighting.



GROUND FLOOR CONT...

Open Plan Kitchen/Living Area

11.55m x 5.30m (37'9" x 17'3")

Offering a superb open plan kitchen/living area of appreciable scale with a high open vaulted ceiling revealing three stunning oak King truss roof formations; this all-in-one kitchen, dining area and sitting area, is some 38 feet long.

Kitchen Area

Designed and installed by respected kitchen cabinet makers deVol in a Shaker design, the kitchen area comprises a high end range of bespoke, handmade cabinets at base and wall height with a built in fridge freezer and dishwasher together with the Falcon cooking range. The cabinets are complemented by striking Silestone countertops and there is a central culinary island with a contrasting oak worktop.

Central Dining Area

Featuring bi-fold doors in a tri-section configuration opening out into the courtyard.

Living Room/Relaxation Area

Exposed gable end brick dressed feature wall relieved by a high grade cylindrical Jotul wood burning stove set to a polished stone circular hearth.

Utility Room

Fitted single drainer stainless steel sink unit. Wood grain effect worktop. Plumbing for automatic washing machine. Enclosed boiler cupboard housing a Main

System 28 Eco Elite boiler, circulating to provide domestic hot water, partial under floor central heating and column radiators.





SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

SLEEPING ACCOMMODATION – FIRST FLOOR

The central staircase rises to a long landing with a partially vaulted mono pitch ceiling line with good natural lighting created from two sealed unit double glazed roof lights.

Enclosed airing cupboard housing a Fabdec Excelsior pressurised hot water cylinder.

Superb Primary Bedroom Suite

An indulgent large scale main bedroom arrangement with the sleeping area having a high vaulted ceiling and a window to the garden.

Inner Landing

Private inner landing having a contemporary column radiator, wide gauge limed oak finished flooring extending through to the connecting dressing room and bedroom areas. Open plan to:

Dressing Room

Exquisitely appointed with an extensive range of contemporary internally illuminated bespoke wardrobes together with a dressing table fixture in a pastel tone finish relieved by hardwood detailing. Velux sealed unit double glazed roof light. Column radiator. Open plan to:

Sleeping Area 4.05m x 3.60m (13'3" x 11'9")

A striking principle bedroom with an open vaulted ceiling and exposed cross timbers. Sealed unit double glazed window to gable elevation overlooking the garden. Column radiator.

Luxury Bathroom

Featuring a high end contemporary suite comprising a large corner shower with thermostatically controlled overhead rain shower and separate hand shower and glass enclosure, two contemporary square wash basins with black mixer taps and useful storage drawers and open shelving beneath, Geberit low flush wc with a concealed cistern. Contrasting ceramic wall and floor tiling. Partially vaulted ceiling – two Velux roof lights. Shaver point. Underfloor heating.



FIRST FLOOR CONT...

House Bathroom

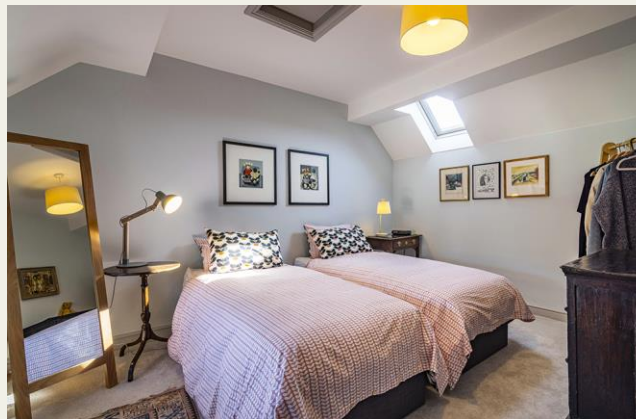
Again, having a high-end contemporary suite comprising a deep freestanding round ended bath with chrome pedestal hand shower/mixer tap over, large corner shower – thermostatically controlled overhead rain shower and wall mounted hand shower, glass screen enclosure and blue brick glazed internal accent tiling, contemporary washstand comprising a square wash basin with a chrome mixer tap and storage cabinet beneath, Geberit low flush wc with concealed cistern. Shaver point. High-grade contrasting ceramic stone tiling. Chrome ladder towel rail. Underfloor heating.

Centre Bedroom Two 4.20m x 2.75m (13'9" x 9'0")

Sealed unit double glazed window and rooflight. Column radiator. Partially vaulted ceiling line. Built in bespoke wardrobe/ drawer chest and bedside shelving - small study desk. Column radiator.

End Bedroom Three 4.05m x 3.95m (13'3" x 13'0")

Partially vaulted ceiling line. Access to roof void. Sealed unit double glazed window and rooflight. Column radiator.



GARAGE AND GARDENS

Outside, the gardens are entirely enclosed by hedging, fencing and a security gate ensuring a high degree of privacy. Included is a level main lawned area, a delightful courtyard patio with raised planters in a U-shape configuration including an area for kitchen herbs. There is a covered walkway/open veranda leading to a constructed oak framed arbour offering a pleasant alfresco dining space with electricity and lighting. Access is provided to the rear of the house and a small courtyard area via a wooden gate.

Generous Single Garage

A single garage of generous proportions is reached via a tarmac and paved driveway which is reached under an arch providing useful additional covered parking space. The configuration ensures that Straws Barn is truly unexpected and a secret and very private oasis within this highly regarded conservation village.



GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE

SERVICES

All mains services are available, Mains gas, electric and water are connected. Mains drainage.

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.

Available Broadband

Standard 18 Mbps

Superfast 80 Mbps

Available Mobile Coverage (based on calls indoors)

O2 - ✓ Vodafone - ● EE - ● Three - X

✓ = Likely ● = Limited X = Poor

LOCAL AUTHORITY

Council Tax Band F

Rushcliffe Borough Council

Civic Centre, Pavillion Road, West Bridgford

Nottingham NG2 5FE

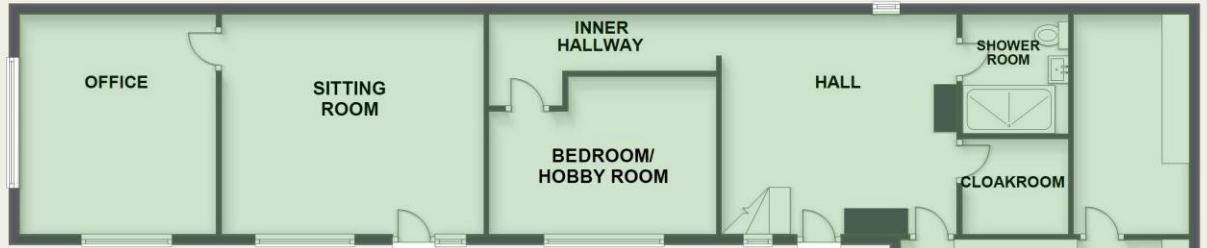
www.rushcliffe.gov.uk

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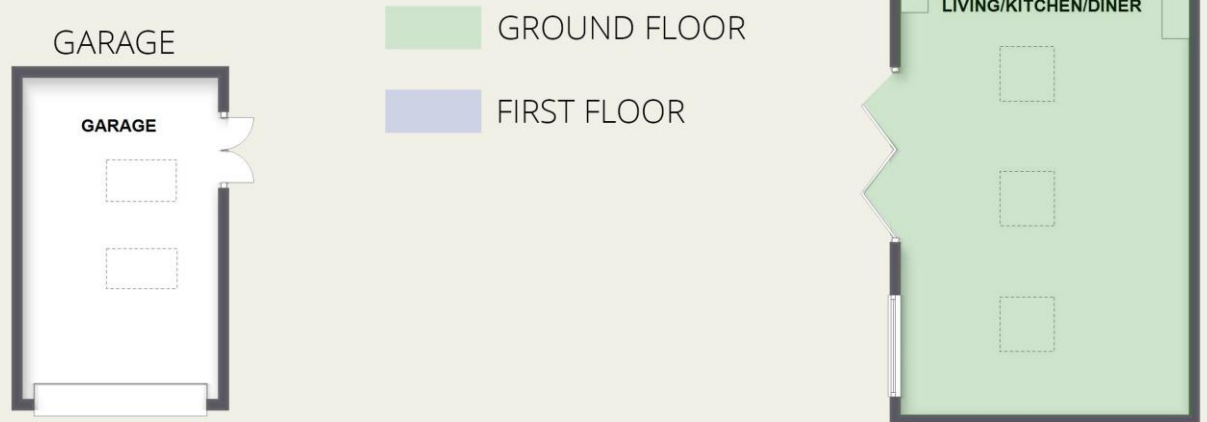
VIEWING ARRANGEMENTS

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

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GROUND FLOOR



FIRST FLOOR

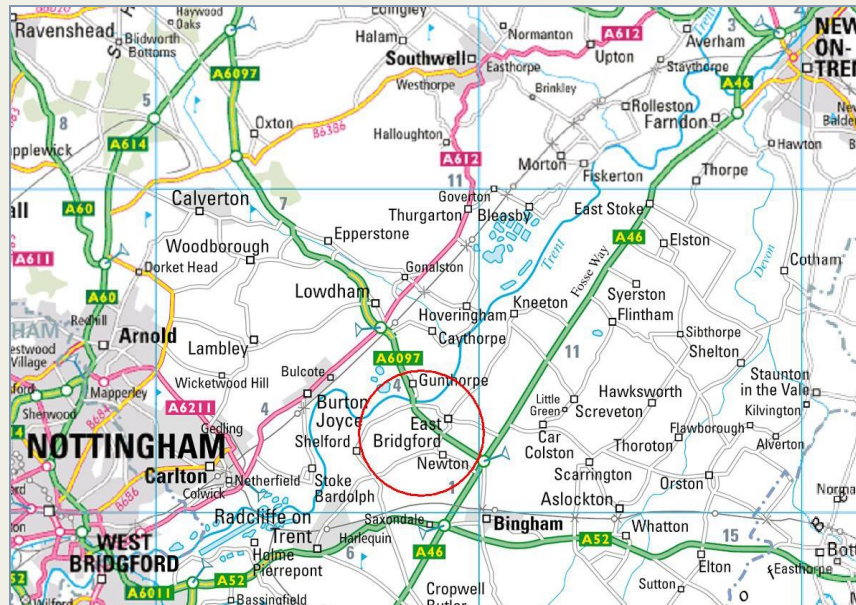


SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

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: 2637-6926-8200-0647-7222

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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SMITH & PARTNERS
LAND & ESTATE AGENTS

16 MARKET PLACE SOUTHWELL
NOTTINGHAMSHIRE NG25 0HE

01636 815544

sales@smithandpartners.co.uk



www.smithandpartners.co.uk

