

**TOP YARD BARN**  
18A MAIN STREET  
UPTON  
NOTTINGHAMSHIRE NG23 5ST



Land & Estate Agents  
Property Consultants



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





## TOP YARD BARN

*0.99 acres / 0.40 hectares (or thereabouts)*

A fine and substantial period barn conversion, Listed Grade II, with a contemporary extension wing, of a high specification, offering a unique and versatile home designed and equipped for the 21st century with sustainable air source heating, high grade thermally efficient sealed unit double glazing and an extensive range of beautifully proportioned versatile accommodation.

This unique and intriguing conversion offers a superb home combining authentic period charm and character with contemporary design features, and in our opinion is really something rather special...

## UPTON AND SURROUNDING CENTRES

Upton is an attractive village some three miles to the east of Southwell; a location which offers relatively direct access into the regional centres of Newark and Nottingham. The village has one pub and lies within the catchment area of the Minster School in Southwell.

Southwell is a thriving Minster town, having a useful range of town centre amenities and professional services grouped principally along the period street scenes of Queen Street and King Street. Southwell schooling is of a renowned standard across the age ranges and the town offers an extensive range of sporting and cultural activities.

Newark on Trent, a larger market town, offers an extensive range of amenities, professional services, restaurants and leisure activities. The regional centres of Nottingham and Lincoln are accessible by road and rail and there is direct access to the A1. Nottingham is accessed through Southwell along the A612 Nottingham Road through the Trent Valley.

## FAST LONDON MAIN LINE CONNECTION

From Newark there is direct access to the A1 national road network and a fast direct rail link into London Kings Cross in a scheduled journey time of 80/85 minutes.

**PRICE GUIDE: £1,275,000**



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## GROUND FLOOR

Flagstone entrance court - sun terrace with stone stepped threshold and imposing oak framed solid double doors connecting to:

### Wonderful Entrance Hall

5.45m x 4.30m (17'9" x 14'0")

*Arguably one of the signature features of this stunning barn conversion creating an immediate impact and tremendous sense of both volume and scale.*

Featuring a high open vaulted ceiling extending into the main roof lines and a full double height oak framed picture window incorporating central glazed double doors opening to the rear garden terraced courtyard - attractive open aspect. Contemporary oak dressed staircase rising to contemporary landing gallery. High grade silvered oak design Karndean flooring in a herringbone pattern extending through the main central entrance and living/dining areas.

### Hall Recess

Enclosed access to useful understairs storage.

### Cloakroom/WC

Fitted contemporary suite comprising a low flush wc and wall mounted contemporary washstand with chrome waterfall mixer tap. Chrome ladder towel rail.

### Laundry Room

Single drainer sink unit set to a quartz working surface. Plumbing for automatic washing machine. Chrome ladder towel rail. Enclosed data hub cupboard.

### Snug

3.55m x 2.00m (11'6" x 6'6")

A comfortable small room for relaxation. Sealed unit double glazed window. Exposed brick wall buttress section.

*A wide square arched opening connecting the central entrance hall in open plan to:*







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### Superb Contemporary Kitchen

5.70m x 5.70m (18'9" x 18'9")

A comprehensively equipped handleless contemporary kitchen installation with grey and white handleless cabinets arranged in a U-shaped formation with star quartz countertops, complemented by an island cooking - workstation and breakfast bar. Integrated appliances comprise three inline Lamona ovens, there being two oven grills and a microwave oven with warming drawer beneath, five plate Lamona induction hob, integrated Candy dishwasher and fitted Samsung American fridge/ice maker. High grade bi-fold sealed unit double glazed solid timber doors (two sets) open from the kitchen on to the rear garden courtyard and terrace creating a wonderful inside to outside living/recreation space. Brick dressed archway connecting in open plan from the kitchen to:

### Superb Dining Room 5.10m x 5.00m (16'9" x 16'3")

Enjoying wonderful natural ambient light through full room width bi-fold sealed unit double glazed solid timber doors opening on to the courtyard terrace with matching opposing windows opening on to a secondary front terrace overlooking the landscaped fore gardens and ornamental pond. High grade contemporary open tread staircase rising to private upper gallery landing stage, and the luxury primary bedroom suite. Square arched opening to:





### **Large Main Sitting Room**

7.85m x 6.20m (25'9" x 20'3")

*This beautifully proportioned room is ideal for entertaining friends and family alike.*

Feature elliptically shaped cast iron log burner set to a raised York stone plinth. High grade bi-fold solid timber sealed unit double glazed doors connecting to rear garden courtyard. Recessed ceiling lighting. Doorway to:

### **Ground Floor Bedroom Suite Four**

Note: this flexible room is presently used as a private study but equally well suited as a guest bedroom arrangement, a dependent relative or for the independently minded teenager.

### **Bedroom Four**

4.85m x 3.45m (15'9" x 11'3")

Intriguing exposed original well with safety glass floor. Sealed unit double glazed windows to landscaped fore garden aspects. Recessed ceiling lighting.

### **Luxury En Suite Shower Room**

High grade recessed shower with chrome overhead shower and separate hand shower and glass splash screen enclosure, contemporary washstand with chrome waterfall tap and a low flush wc. Thermostatically controlled underfloor heating. Chrome ladder towel rail.



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## FIRST FLOOR

### Stunning Primary Bedroom Suite

*A beautifully conceived main bedroom arrangement of an indulgent scale creating one of the most appealing bedroom arrangements we have seen in recent times.*

This beautiful bedroom is accessed from a separate solid timber open staircase with contemporary steel balustrading rising to a private landing gallery stage overlooking the dining room beneath.

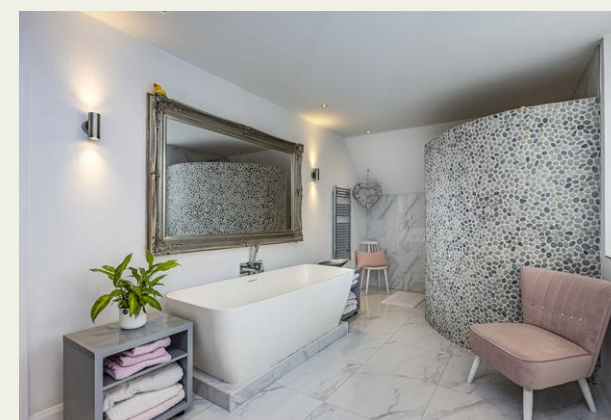
#### **Bedroom One** 6.20m x 5.65m (20'3" x 18'6")

Remarkable apex profiled oak framed sealed unit double glazed fixed window overlooking the country gardens and light woodland/farmland beyond. High open vaulted ceiling lines incorporating two Velux sealed unit double glazed roof lights.

Two square openings connect to an internal dressing room/wardrobe arrangement fitted with open hanging rails, shoe shelving and drawers to create a superb dressing room arrangement. Contemporary oak door connecting to:

#### Luxury Private Bathroom

Stunning contemporary freestanding ceramic bath with side chrome wall mounted waterfall mixer tap and hand shower, contemporary washstand incorporating two wash basins with chrome mixer taps and a low flush wc. Spacious corner shower with pebble stone curved wall enclosure having a chrome overhead rain shower, separate hand jet shower and body jet system creating an indulgent and luxurious shower arrangement. Marble design porcelain floor tiling. Chrome ladder towel rail. Sealed unit double glazed window.





### **Magnificent Central Landing Gallery**

*A remarkable architectural feature of this stunning conversion.*

High open vaulted ceiling extending into the main roof line of the barn with exposed original roof purlins, cross timbers and rafters. Contemporary oak dressed staircase and glass balustraded gallery overlooking the entrance hall beneath. Superb oak framed full height glazing affording delightful rural aspects.

One of the standout signature features of this truly stunning home.

### **Bedroom Suite Two**

6.05m x 5.70m (19'9" x 18'9")

*maximum dimensions*

A fabulous large-scale bedroom featuring a high open vaulted ceiling extending into the main roof line of the barn - exposed cross beam, purlins and rafters.

Three sealed unit double glazed conservation roof lights. Sealed unit double glazed picture window to rear country garden aspect - far reaching views. The room is internally subdivided to create an en suite facility.

### Luxury Shower Room En Suite

Comprising a large walk-in corner shower cubical - fitted chrome overhead rain shower and separate hand shower with side glass screen, striking contemporary wall mounted wash hand basin with chrome waterfall mixer tap and a low flush wc. Heated chrome ladder towel rail. Thermostatically controlled underfloor heating.

### **Bedroom Suite Three**

5.65m x 3.80m (18'6" x 12'6")

High open vaulted ceiling revealing exposed period cross timbers, purlins and rafters. A well-planned L-shaped room with a useful recess serving as a dressing area. Sealed unit double glazed picture window - far reaching country garden rural aspect. Velux sealed unit double glazed roof light.

### Shower Room En Suite

High grade contemporary suite comprising a walk-in shower with chrome overhead rain shower and separate hand shower - fitted splash screen, striking contemporary wash basin with chrome waterfall mixer tap and a low flush wc. Chrome ladder towel rail. Thermostatically controlled underfloor heating.

Chrome ladder towel rail. Thermostatically controlled underfloor heating.





## EXTENSIVE COUNTRY GARDENS

A secure electrically operated gated entrance from Main Street rises across a tarmac threshold to a gravelled access drive and upper parking court with standing and turning space for numerous vehicles.

### Double Open Bay Garage

7.50m x 5.95m (24'6" x 19'6")

A large traditional brick built structure with a pantile roof having light and power facility and a useful boarded storage loft above with ladder staircase access.

### Open Fronted General Purpose/Log Store

### Flagstone Front Garden Terrace

The main fore garden features a variety of maturing ornamental deciduous trees and a central pond designed for its aesthetic appeal and also on a practical level serving as an attenuation pond for stormwater.

### Rear Garden Terrace - Alfresco Courtyard

A wonderful and extensive carefully landscaped courtyard featuring flagstone terracing relieved by gravelled areas, raised beds and ornamental planting to create a superb alfresco entertainment/relaxation area.

Circular water feature. An illuminated pergola canopy serves to create a pleasant, sheltered dining area.

Beyond the courtyard lies an upper lawn/grass meadow bounded by a long mature hedgerow on one side, set against the backdrop of light mature woodland and open fields with far reaching views.

The overall sale area extends to 0.99 acres or thereabouts.





# GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE

## SERVICES

Mains electricity, water and drainage are available.

*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.*

### Air Source Underfloor Central Heating

A sustainable air source heating system serves to provide domestic hot water and underfloor heating circulating to ground and first floor.

There are two Stiebel Eltron heat pumps operating in tandem.

### Plant Room

This room houses two high-capacity hot water storage tanks which serve the property.

### Available Broadband

Standard 6 Mbps

Superfast 58 Mbps

### Available Mobile Coverage (based on calls indoors)

O2 - ● Vodafone - ● EE - X Three - X

✓ = Likely ● = Limited X = Poor

## ENERGY PERFORMANCE CERTIFICATE RATINGS

A copy of the EPC can be viewed at

<https://www.epcregister.com/searchReport.html>

Ref No: 0310-2686-5070-2425-2921

## LOCAL AUTHORITY

*Council Tax Band G*

Newark & Sherwood District Council

[www.newark-sherwooddc.gov.uk](http://www.newark-sherwooddc.gov.uk)

Tel: 01636 650 000

## VIEWING ARRANGEMENTS

Please contact the selling agent on 01636 815544

[www.smithandpartners.co.uk](http://www.smithandpartners.co.uk)



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## MAPS & ENERGY PERFORMANCE RATINGS

### REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



### LISTING:

BARN AT HIGH FARM HOUSE AND ADJOINING STABLE AND BARN TO EAST, MAIN ROAD

Heritage Category:	Listed Building	Grade:	II
List Entry Number:	1179754	Date first listed:	19-Sep-1985
List Entry Name:	BARN AT HIGH FARM HOUSE AND ADJOINING STABLE AND BARN TO EAST		
County:	Nottinghamshire		
District:	Newark and Sherwood (District Authority)		
Parish:	Upton		

Threshing barns. Mid C18 and late C18. Stable C19. Brick with steep pitched pantile roofs. Partial brick plinth, coggled and plain eaves, 2 coped gables with kneelers. Eastern barn, mid C18, 3 bays, has to south a pair of central barn doors, flanked to right by 2 diamond breathers. Above, 3 similar breathers. To left, adjoining C19 cartshed. East gable has, above, square pitch hole and 3 breathers. Western barn, late C18, 3 bays, has to north a pair of central barn doors with stone imposts. Pair of C20 buttresses. To right, 3 cross breathers. Above, 6 similar breathers. West gable has 12 cross breathers and Manchester Fire Insurance plaque. South side has blocked barn doorway with inserted C19 stable door. To left, 3 cross breathers, and above, 6 similar breathers. Interior has half- height loft at each end. Principal rafter roof with tenoned purlins, mainly re-used timber. To east, adjoining C19 stable, 2 storeys, single bay. To north, blocked casement to left and stable door to right. Above, 2 small lights. South side has, to left, stable door with segmental head.

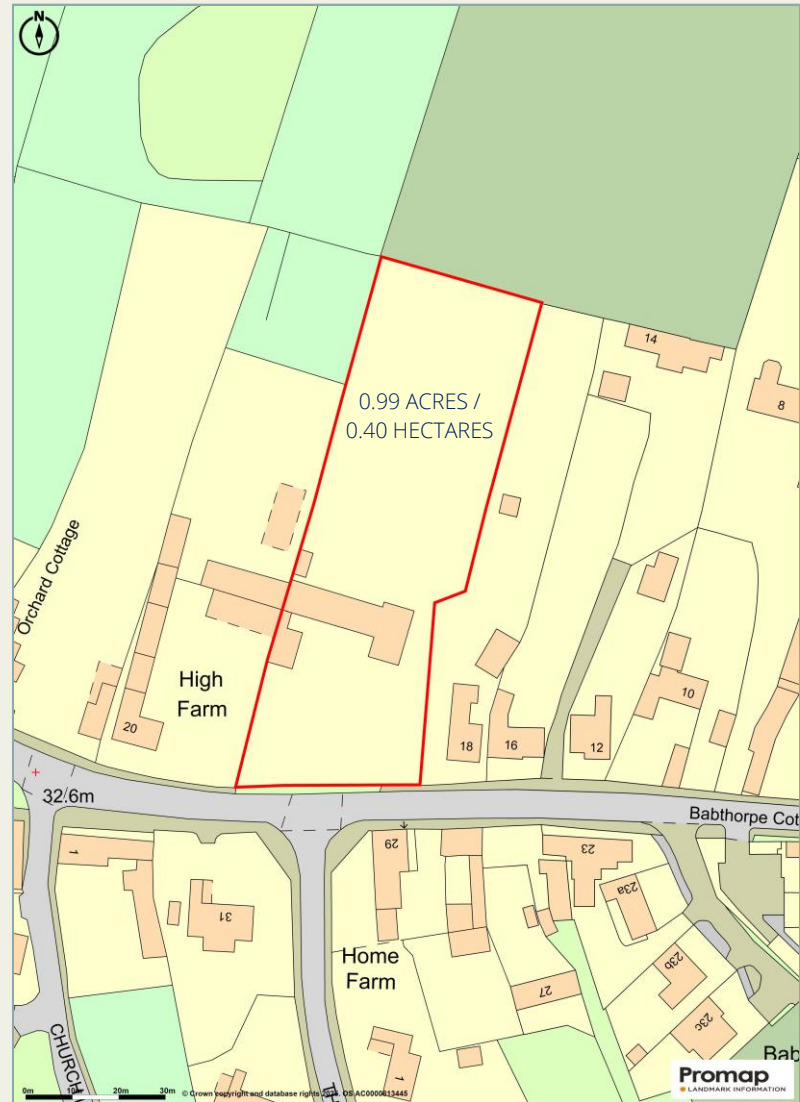
National Grid Reference: SK7373054462

### 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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