

THE OLD BYRE Works Lane, Barnstone, Nottinghamshire NG13 9JN

Price Guide £680,000



- A Characterful Four Bedroom Mid Terrace Barn Conversion
- Spacious Lifestyle Property ● Courtyard Setting within Exclusive Development
- Range of Stables, Tack Room & Paddock ● Garage & Parking
- Approx. 0.6 Acres In All
- Lovely Rural Views

REF AR7992

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle



GENERAL AND SITUATION

Approximate Distances:

Langar 2 miles • Bingham 6 miles • Nottingham 13 miles
Grantham 16 miles • Newark 18 miles

A beautifully presented, spacious and characterful four bedroom mid terrace barn conversion, set in approx. 0.6 acres with stabling and paddock, garage and parking.

The property is situated within a small, exclusive complex of similar conversions and has been tastefully renovated to create a spacious, modern and practical family home that retains a wealth of character features. The vendors have utilised the property as a family home for themselves, their horses and dogs.

The property is located in the small village of Barnstone. Nearby Langar offers a range of facilities including a primary school. The nearest town is Bingham, which offers a full range of services and amenities including a secondary school and a railway station. There are excellent road links with the A46, A42, A1 and M1 all within easy reach.

THE RESIDENCE

A four bedroom mid-terrace barn conversion benefitting from many character features, including exposed brickwork, beams and vaulted ceilings, with double-glazing and oil-fired central heating. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** doorway leads into an **Entrance/Dining Hall**. This fantastic space, flooded with light, has high ceiling and stairs rising to the first floor, a galleried landing, door opening out to the garden, wooden flooring and exposed brickwork.

A door leads off to a **Cloakroom** with traditional style wash hand basin and WC.

To the left the **Kitchen / Breakfast Room** has dual aspect windows giving plenty of light and is fitted with farmhouse style kitchen units with central island/breakfast bar, a range of integrated appliances including fridge, freezer, dishwasher, Sandiford oil-fired range cooker which also heats the radiators and hot water, extractor hood and butler sink. There is a **Pantry Cupboard**, plumbing for a washing machine and space for a tumble dryer, space and plumbing for an American fridge freezer. There is an exposed beam to the ceiling and tiled flooring.

The welcoming **Lounge** is a lovely family space, full of character with a multi-fuel burner set in a brick fireplace with exposed chimney breast and flagstone hearth, beams to the ceiling and two sets of double doors leading out to the garden. Located off the **Lounge** there is an **Office**.

To the **First Floor** a large **Galleried Landing** has exposed beams, skylights and windows benefiting from the wonderful views, and is large enough to use as an **Office Space** or **Seating Area**.





Bedroom One with exposed timbers and a vaulted ceiling, with **Ensuite Shower Room** with large shower, WC, wash hand basin and tiled floor.

The **Family Bathroom** has a free-standing claw foot bath, WC, wash hand basin and tiled flooring.

There are **Three Further Bedrooms**, all of which are generous double rooms and have vaulted and beamed ceilings.



OUTSIDE, OUTBUILDINGS & LAND

The property occupies a semi-rural location with far-reaching views over the surrounding farmland and is one of four individual barn conversions on the site, all with generous plots.

There is a shared gravel frontage with allocated parking spaces and a **Garage** within a block.

To the rear of the property the garden is mainly laid to lawn with well-stocked borders and a paved patio area, perfect for entertaining and al fresco dining.

A gate to the rear leads out to the **Grazing Paddock**. To the far side of the **Paddock** a purpose-built **Timber Stable Block** with overhang, power and water supplies, has **Two Stables** each c. 12' x 12' (3.7m x 3.7m) and **Two Stables** each c. 12' x 10' (3.7m x 3m), plus a **Feed/Tack Room**. **Lean-tos** to either side provide **Storage** for hay etc.



A five-bar gate leads out onto the track to the rear, with space to bring in a horsebox.

The **Paddock** is mainly level and enclosed by fencing.

IN ALL APPROX. 0.6 ACRES
(About 0.24 Hectares)



Nb. There are some shared areas on the site, including the newly laid tarmac drive, which may incur some ongoing maintenance costs. Further details will be finalised and agreed via the vendors solicitors.

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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

RUSHCLIFFE BOROUGH COUNCIL

SERVICES

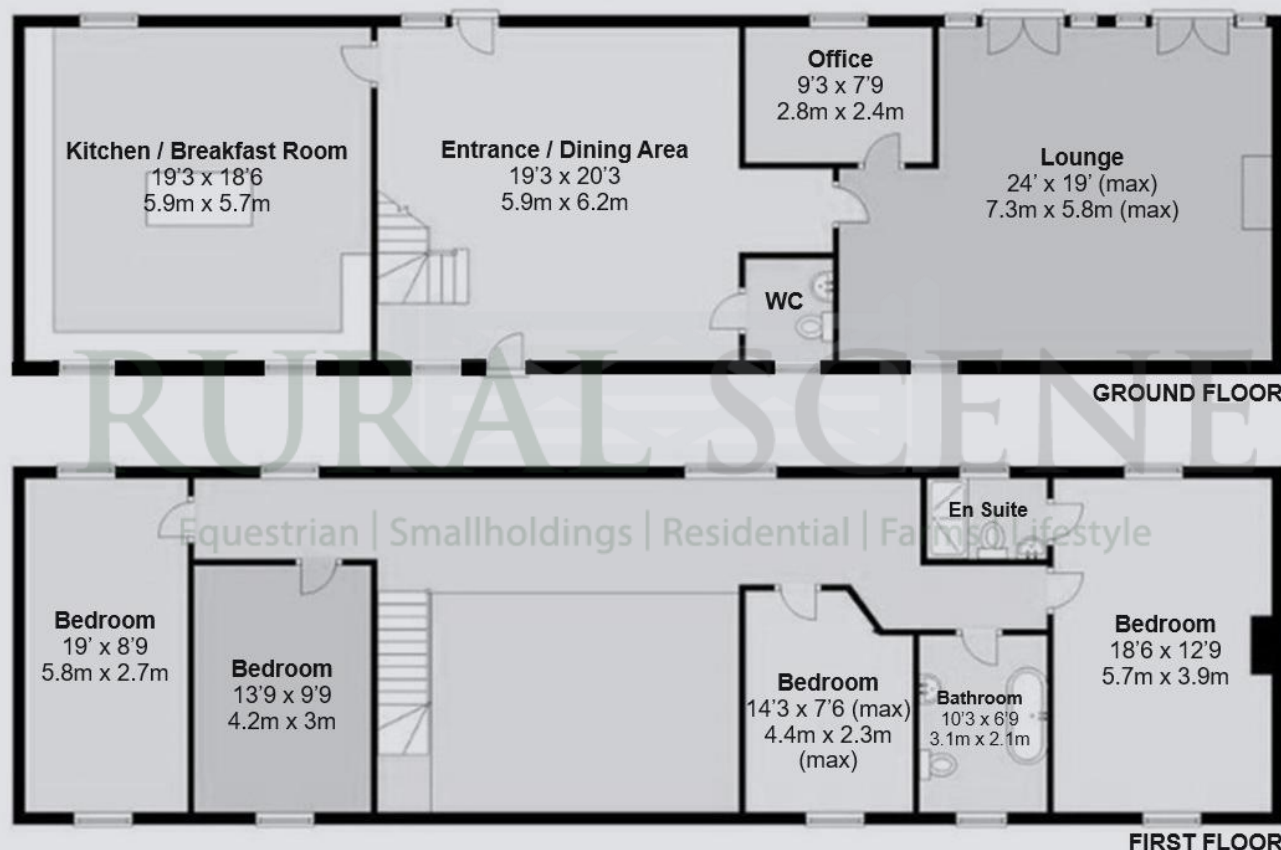
MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE (shared – emptied annually at shared cost), OIL-FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING D COUNCIL TAX F

DIRECTIONS

Head east on Stragglethorpe Road towards Colliers Way and at the roundabout take the second exit, onto Nottingham Road. After approx. 1 mile continue onto Fern Road and then onto Cropwell Road. After approx. 2 miles, turn right onto Harby Road, then after approx. 0.5 mile turn left onto Coach Gap Lane. Take a sharp right, then a left, and at the t-junction turn right, following the tarmac track around to the parking area at the front of the barns.

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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited THE OLD BYRE but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.