



Orchard House

BAKESTONE-LE-VALE

Orchard House

8 Chapel Street
Barkstone-le-Vale,
Nottingham, NG13 0HE

A charming example of Georgian architecture at its finest, this beautiful four bedroom detached home offers three wonderful reception rooms, a well proportioned dining kitchen, separate study, boot room utility room and two bathrooms. Exemplary period features and classic, elegant interior design is evident throughout this traditional former farmhouse, boasting beautiful fireplaces, sash windows and high ceilings.

The property benefits from a glorious Old Methodist Chapel within the grounds offering opportunity for restoration to create a fabulous home office, entertaining space or annex subject to the necessary planning permission. Equally the two story store at the end of the property offers further opportunity to create further living accommodation or an annex, especially if it were to incorporate the existing boot room, second staircase and potentially the fourth bedroom within its design.





CLOSE
(ROAD)

welcome home

The front door opens into a delightful formal entrance hall, complete with wood flooring, stairs rising to the first floor and doors to the ground floor reception rooms. A glorious grand stone fireplace surround provides the perfect focal point to the space, whilst a useful understairs cupboard provides excellent storage.

To the right is a beautiful triple aspect drawing room with windows to the front and side, and French patio doors opening onto the rear garden. The room is centred around a beautiful feature cast iron fireplace with marble surround.

Left of the reception hall, featuring yet another lovely fireplace surround as an accent, is the formal dining room. A sash window to the front and two windows flanking the chimney breast ensure this spacious room is incredibly light with stunning wood floors mirroring that in the entrance hall. There is plenty of space for a large dining table, perfect for entertaining, alongside ancillary dining room furniture.

Heading towards the rear of the property from the reception hall leads into a lovely sitting room, with ornate wood fireplace surround and a door that provides access to the study to the right. From the study a door leads to the downstairs cloakroom fitted with a wash hand basin and WC.







The dual aspect dining kitchen with windows to both sides is fitted with a range of beautiful bespoke kitchen cabinetry under wooden worktops. This space is a chef's delight with a Esse oil fired range cooker, single oven with hob and extractor fan over, stainless steel dishwasher and brilliant preparatory space. The inset sink with mixer tap over is wonderfully located under one of the kitchen windows. Providing plenty of space for a large dining table this room is perfect for entertaining large groups.

To the rear of the kitchen is a rear porch with stable door opening out to the lovely rear garden, and internal door providing access to the utility room with Belfast style sink, space for a washing machine and beautiful quarry tiled flooring.

A second door leads to the charming boot room from which the second staircase rises to the first floor. A lovely fireplace surround with cast iron insert and feature tiling is a wonderful addition to the space.



first floor

The main staircase rises from the reception hall to a landing that provides access to three of the bedrooms, the shower room and the bathroom.

To the front of the property are two wonderfully presented, well-proportioned, double bedrooms, one of which benefitting from a built-in cupboard, whilst the other features beautiful bespoke built-in wardrobes.

The family bathroom is fitted with a panelled bath, pedestal wash and basin, towel radiator and WC. Located just next door is the useful shower room which is fitted with a large shower enclosure, wash hand basin and WC.

Heading towards the rear of the property is the extremely large master bedroom. This magnificent room benefits from beautiful bespoke fitted wardrobing and lovely views over the rear garden and beyond.

A door provides access from the master bedroom to bedroom four. However, this generously proportioned room can also be accessed from the rear landing, reached by the secondary staircase which rises from the boot room. The landing space is currently used as the perfect reading nook however could make a lovely secondary office space.





local amenities

Barkestone Le Vale, nestled in the Vale of Belvoir, boasts excellent amenities and educational opportunities. The neighboring village of Redmile hosts a well-regarded primary school, complemented by additional educational facilities in Bottesford. The area is also dotted with essential services such as shops, medical facilities, charming pubs, and dining establishments.

Situated conveniently near major roads like the A52 and A46, Barkestone Le Vale provides easy access to the A1 and M1, facilitating travel to nearby towns such as Melton Mowbray, Grantham, and Bingham, each offering further amenities. Moreover, Grantham's high-speed train service to King's Cross, which takes just over an hour, adds to the area's accessibility and appeal.

services

Mains water, electricity and drainage are understood to be connected. There is oil-fired central heating. None of the services or appliances have been tested by the agent.

finer details

Local Authority: Melton Borough Council

Council Tax Band: C

Tenure: Freehold

EPC Rating: 23 | F

EPC Rating Potential: 61 | D

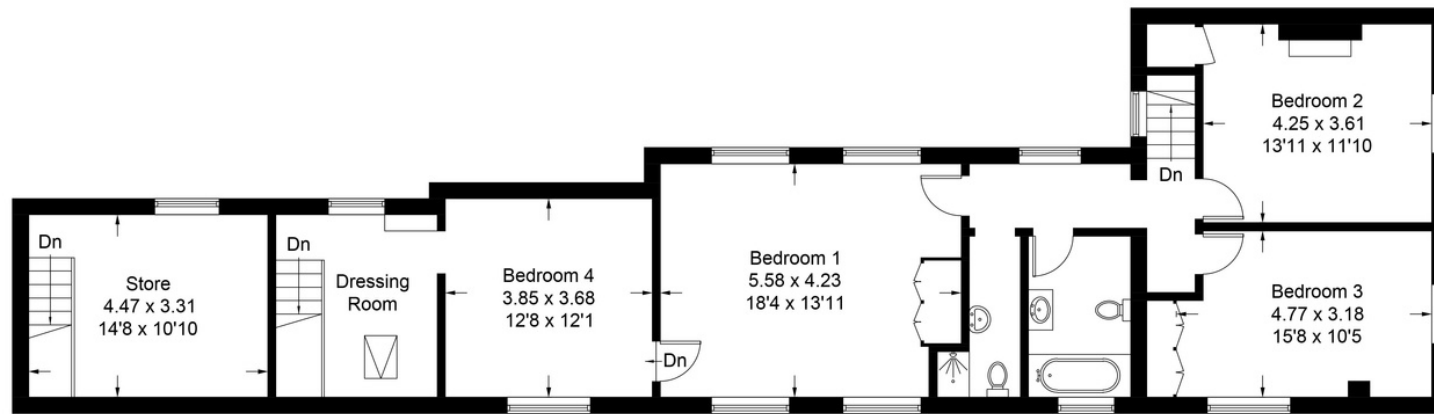


gardens

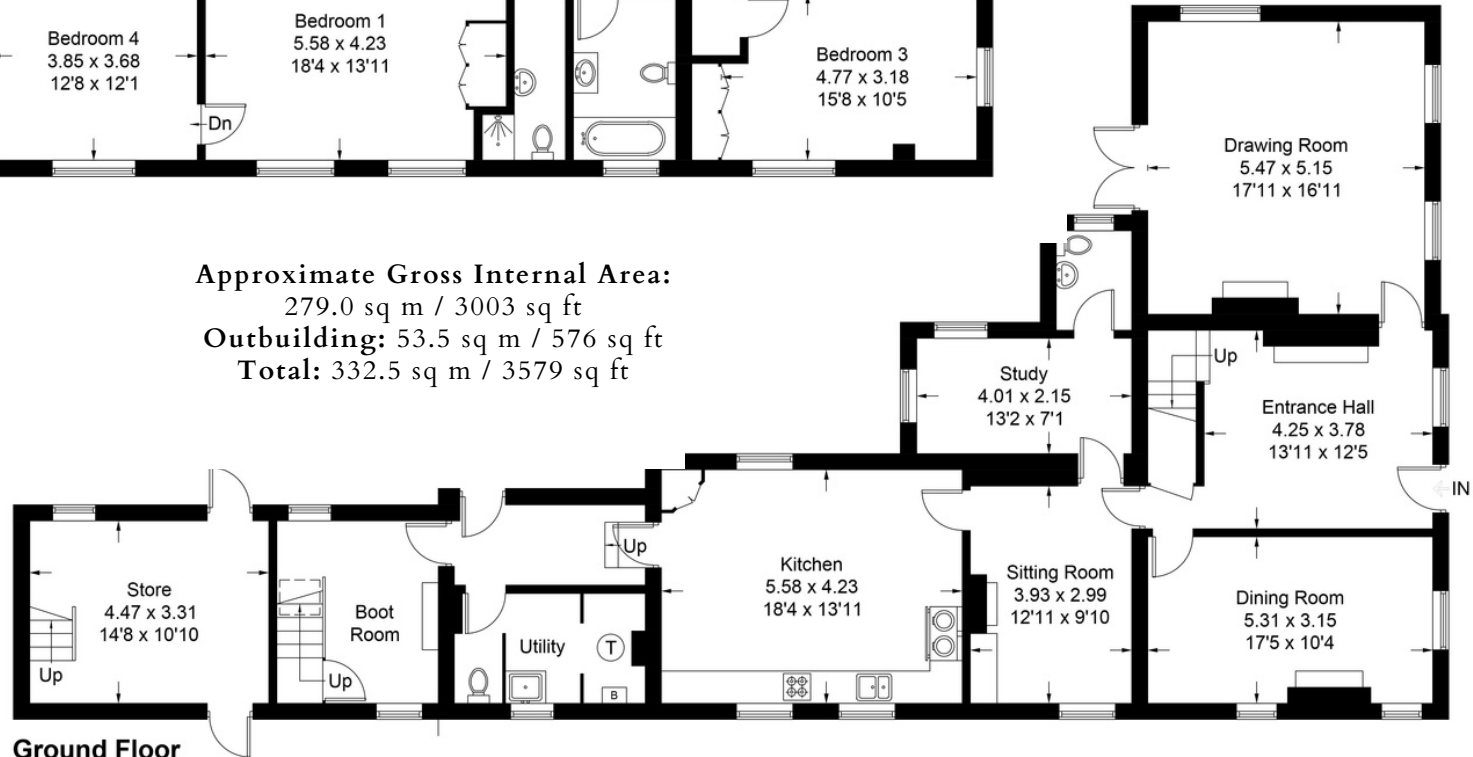
The front door to the property is approached by a pedestrian path, through a gate in the fenced front garden. To the right of the property is a private driveway, providing parking in front of the Old Methodist Chapel. This fabulous building offers buyers the opportunity to make it their own, requiring some modernization, it could be turned into the most fabulous home office, workshop or entertaining space (subject to necessary planning consents).

Hard standing extends around the side of the property to the rear creating a fabulous private area for outdoor dining, entertaining or relaxing, linking external doors from the rear porch and drawing room. Continuing to line the right hand side of the property, the hard standing also provides access to the rear two story store, attached to the main building. A low brick wall separates this space from the manicured lawn, beautifully bordered with mature low floral planting that is expertly dotted with shrubbery and trees to create a lovely outlook. The views through the planting look out, onto a field to the side where alpacas can often be seen grazing.



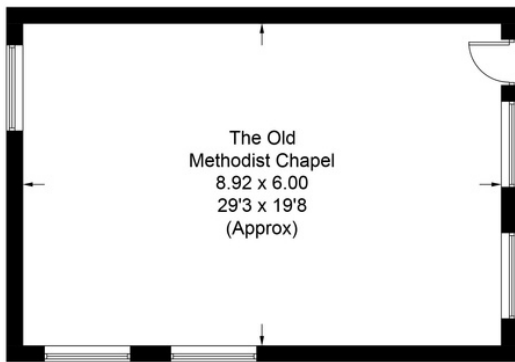


First Floor



Ground Floor

Approximate Gross Internal Area:
 279.0 sq m / 3003 sq ft
Outbuilding: 53.5 sq m / 576 sq ft
Total: 332.5 sq m / 3579 sq ft



(Not Shown In Actual Location / Orientation)

PLANS

The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.

FIXTURES AND FITTINGS

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not. All fixtures specifically mentioned in these particulars are included in the sale and the fixtures normally designated as tenant's equipment are excluded.





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