



The Old Byre, Works Lane, Barnstone,  
Nottinghamshire, NG13 9JN

**£700,000**  
Tel: 01949 836678

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The Old Byre is a stunning two storey character conversion of a period barn, finished to a high standard and offering well thought out spacious accommodation designed to complement the period of the building as well as enhance its wealth of inherent character.

The property approaches 2500 sq ft and affords wonderful panoramic views to both the front and rear across adjacent fields with Belvoir escarpment on the horizon. Forming one of only four individual character homes situated within this unique courtyard style setting, occupying a plot which extends to in excess of 0.6 of an acre with generous parking and garage, good size gardens to the rear including a formal garden area leading out onto a grass paddock with manege and a range of timber stables, creating an excellent outdoor space.

Internally the property offers a light and airy atmosphere which is experienced the minute you step into the formal entrance hall which is a superb space with full height vaulted ceiling with exposed king post and truss, flooded with light from two runs of conservation skylights which look down onto an impressive galleried landing spanning the full length of the room with an immense level of character with exposed brick elevations, all creating an initial wow factor. This space is particularly versatile, large enough to accommodate formal dining or additional sitting room, benefitting from a dual aspect with secondary door leading out into the rear garden. Accessed from here are two further reception rooms including useful study/playroom and spacious dual aspect sitting room with attractive fireplace and inset stove. The impressive farmhouse style kitchen has aspects to both the front and rear, appointed with a generous range of bespoke units and ample room for a dining table. There is also a useful ground floor cloakroom.

To the first floor leading off the galleried landing are four double bedrooms, the master with ensuite facilities and there is a separate family bathroom. All of the rooms offer high vaulted ceilings with exposed timbers and the two main bedrooms offer wonderful elevated views to both the front and rear.

In addition the property has neutral decoration throughout and provides an excellent opportunity particularly for families looking for an individual two storey home within a semi-rural setting.

Amenities are available in the nearby village of Langar including a well regarded primary school and further facilities can be found in the nearby market town of Bingham including a range of shops, doctors and dentists, leisure centre, secondary schooling and railway station with links to Nottingham and Grantham. The village is ideally placed for road access to the A46 and A52, A1 and M1.

A TIMBER ENTRANCE DOOR WITH DOUBLE GLAZED LIGHT LEADS THROUGH INTO:

### ENTRANCE HALL

19'0 x 20'2 (5.79m x 6.15m)



An impressive initial entrance reception which offers a wealth of character and features with beautiful full height vaulted ceiling flooded with light from two runs of conservation skylights, exposed king post truss and purlins, exposed brick full height elevations, galleried landing above, oak strip wood flooring, traditional style column radiator, oak door with glazed lights leading into the rear garden and a cottage latch ledge and brace door leads to:



### CLOAKROOM

5'11 x 5'3 (1.80m x 1.60m)

Having a modern but traditional style two piece suite comprising half flush wc, Adelphi pedestal wash hand basin with tiled splashback, tiled floor, chrome towel radiator, cloaks hanging space and double glazed window.

### FARMHOUSE KITCHEN

19'8 x 18'9 (5.99m x 5.72m)



A superb light and airy space benefitting from a dual aspect with windows into the courtyard area at the front and superb panoramic views to the rear. Beautifully appointed with a generous range of cream farmhouse style



wall, base and drawer units, open fronted plate rack, butler's pantry, chimney breast with traditional style surround and inset range, solid butcher's block work surfaces and complementing central island unit with integrated breakfast bar, Belfast sink and tiled splashbacks. Exposed brick piers and oak beam, two central heating radiators, tiled floor, ample room for dining table and double glazed windows to the front and rear.



### SITTING ROOM

24'3 max x 18'8 max (7.39m max x 5.69m max)



A well proportioned light and airy reception offering a wealth of character the focal point of which is an exposed brick chimney breast with flagstone hearth, inset solid fuel stove and two attractive oak beams supported by exposed brick piers, central heating radiator, double glazed windows to the front and rear and French doors leading out into the garden.



### STUDY / PLAYROOM

9'6 x 7'10 (2.90m x 2.39m)

A versatile reception ideal as a home office, playroom or teenage snug, having superb aspect to the rear, exposed brickwork and beams, central heating radiator and double glazed window.

RETURNING TO THE ENTRANCE HALL A TURNING SPINDLE BALUSTRADE STAIRCASE RISES TO A STUNNING:

### GALLERIED LANDING



Large enough to utilise as an additional reception space, affording wonderful panoramic far reaching views to the



rear and offering a considerable level of character creating a superb "wow factor" with exposed brick elevations, king post truss, conservation skylights, traditional style column radiator and double glazed windows.

### MASTER BEDROOM

19'0 x 12'0 (5.79m x 3.66m)



Having superb high vaulted ceiling with exposed timber purlins and king post truss, dual aspect with far reaching elevated views, two central heating radiators, double glazed windows and door leading through into:

### ENSUITE SHOWER ROOM

7'2 x 4'3 (2.18m x 1.30m)



Having a contemporary suite comprising double width shower enclosure with sliding glass screen, chrome wall mounted shower mixer with rose over, low flush wc, pedestal wash hand basin, tiled splashbacks and floor, shaver point, central heating radiator and double glazed window.

### BEDROOM 2

18'5 x 9'2 (5.61m x 2.79m)



Again a well proportioned double bedroom benefitting from a dual aspect with wonderful views, having vaulted ceiling with exposed timber purlins and king post truss, two central heating radiators and double glazed windows.

### BEDROOM 3

13'8 x 10'0 (4.17m x 3.05m)



Having pleasant aspect to the front with far reaching views across to the Belvoir escarpment, vaulted ceiling with exposed purlin and king post truss, central heating radiator and double glazed window.

### BEDROOM 4

13'9 max x 9'8 max (4.19m max x 2.95m max)



A further double bedroom having high vaulted ceiling with exposed purlin and king post truss, exposed brick pier, central heating radiator, double glazed window to the front.

## BATHROOM

10'5 x 7'0 (3.18m x 2.13m)



Having a modern but traditional style suite comprising free standing double ended ball and claw bath with chrome mixer tap and integrated shower handset, low flush wc, Adelphi pedestal wash hand basin, tiled splashbacks and floor, shaver point, central heating radiator and double glazed window to the front.

## EXTERIOR

The property occupies a wonderful semi-rural location with far reaching views to the front and rear, forming one of only four bespoke conversions occupying generous plots with initial shared gravel frontage accessed via field gates and leading to the:

## DOUBLE GARAGE



## REAR GARDEN



The rear garden is mainly laid to lawn with well stocked perimeter borders and initial paved terrace. This leads out onto a menage and a range of purpose built timber stables at the rear with a grassed paddock area, all overlooking adjacent fields. The plot in total extends to just in excess of 0.6 of an acre.



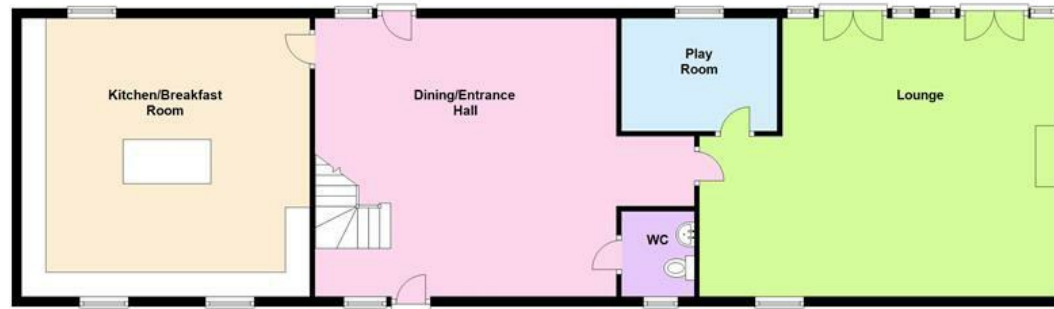




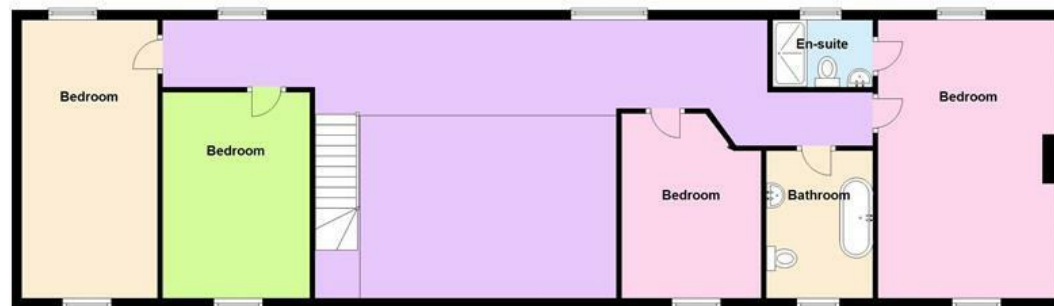
## **COUNCIL TAX BAND**

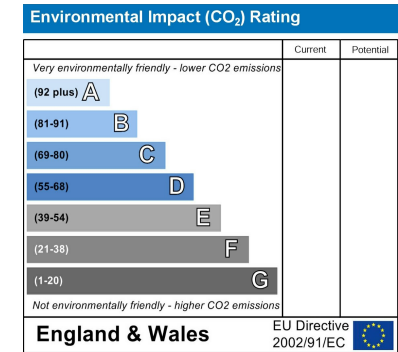
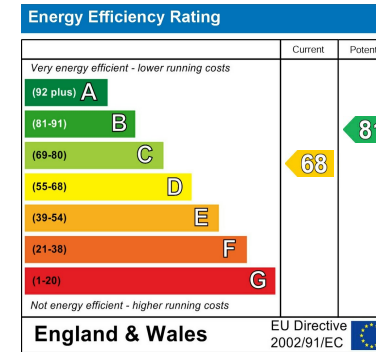
Rushcliffe Borough Council - Tax Band F.

Ground Floor



First Floor





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