



**2 Church Close, Kneeton, Nottinghamshire,
NG13 8JU**

£925,000
Tel: 01949 836678

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

We have pleasure in offering to the market this immaculately presented, thoughtfully designed conversion of a former period barn located in a delightful courtyard style setting, on an established, landscaped plot with panoramic open views to the rear. This unique home forms one of only four bespoke dwellings tucked away in a small courtyard style setting overlooking the pretty village church, within this attractive conservation area.

The property was converted to a high specification in 2020, by a well regarded local developer renowned for unique conversions, and offers a well thought out design spanning two floors with the ability for the property to be utilised as a purely single storey dwelling if required.

The property combines both contemporary and traditional elements, as well as the efficiency expected with a more modern dwelling, having underfloor heating to the ground floor fueled by air source heat pump, double glazed windows and high levels of insulation.

Internally the property offers a light and airy feel with many rooms having dual aspects and exposed beams and internal brickwork reminiscent of the original structure occupying the site together, with oak internal doors, deep skirting and architraves.

The main accommodation comprises an initial dual aspect entrance hall leading through into a simply stunning open plan living/dining kitchen offering close to 650sq.ft. of floor area and benefitting from windows and doors to two elevations, making use of it's south to westerly aspect, with a fantastic vaulted ceiling and exposed beams. The living/dining area links through into a tastefully appointed kitchen with high specification integrated appliances, having a useful utility room leading off that provides a good level of storage.

The main living room again affords windows to two elevations including bifold doors to the south westerly side, having a contemporary log burning stove and leading through into a ground floor master suite which is an impressive double bedroom with a good level of integrated storage and ensuite facilities. To the first floor there are

three further double bedrooms, the larger of which also benefits from ensuite facilities, with a separate beautifully appointed family bath/shower room.

As well as the internal accommodation the property occupies an attractive plot tucked away in a corner of the close with generous off road parking, a double garage and beautifully landscaped gardens to the south and north westerly side both of which afford an open aspect across adjacent fields and down to the River Trent and escarpment beyond.

Overall this is a stunning home tucked away within this quiet hamlet but still located within easy reach of local communications and nearby amenities.

Viewing comes highly recommended to appreciate both the location and accommodation on offer.

KNEETON

The village of Kneeton can be traced in history back to 1086 where it was recorded in the Domesday Book as "Chenuiton" and at the time of recording the village consisted of 5 tenant farmers, 3 freed men and one priest. Women and children were not recorded and it is estimated that the village consisted 8 or 9 households totaling 30 to 40 people. The village has had little growth in the last 900 years, with the last census recording a population of less than 100, with new houses in Kneeton being very rare and less than 10 being added in the 20th and 21st centuries.

In 2018 Kneeton became a conservation area with 10 of the local properties in the village being Grade II listed which in turn creates a unique and pretty setting.

Kneeton is located 16 miles from Nottingham city centre, 29 miles from Leicester city centre and 31 miles from Lincoln. Closer amenities, including shops, public houses and local schools can be found in the nearby village of East Bridgford which is only 1.8 miles away with Flintham primary school being 3.5 miles away. The market town of Bingham is only a few minutes drive away and provides all the amenities necessary. There are fast trains running from Newark Northgate Station to London Kings Cross with a journey time of approximately 75 minutes.

A COMPOSITE WOOD GRAIN EFFECT ENTRANCE DOOR WITH LARGE DOUBLE GLAZED LIGHT TO THE SIDE LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

13'3" x 8'5" (excluding cloaks cupboard) (4.04m x 2.57m (excluding cloaks cupboard))



A well proportioned light and airy reception space which benefits from a dual aspect having double glazed windows to the front and rear with a south westerly view into the garden and paddocks beyond. The room offers a good level of storage with large built in cloaks cupboard and having attractive exposed internal brick work and beam, inset downlighters to the ceiling, Travertine effect tiled floor, deep skirting and architrave.

Further oak internal doors lead to:



GROUND FLOOR CLOAK ROOM

5'7" x 4'5" (1.70m x 1.35m)



Having attractive pitched ceiling, exposed timber purlin, a contemporary suite comprising WC with concealed cistern, cottage style vanity unit with inset washbasin and tiled splash backs and continuation of the tiled floor.

OPEN PLAN LIVING/DINING KITCHEN

46'5" x 14'3" (14.15m x 4.34m)



A simply stunning, well proportioned, open plan space offering around 650sq.ft. of floor area flooded with light and benefitting from windows to two elevations including a run of bifold doors on the southerly side looking out into the rear garden and adjacent paddock. To the westerly side

a pair of French doors and windows afford fantastic panoramic views across adjacent fields and down to the Trent valley and River Trent beyond.

This fabulous room offers a great deal of versatility being large enough to accommodate a generous dining and living space, the whole room having attractive part vaulted ceiling with exposed timbers and internal brick piers, inset downlighters, continuation of the tiled floor and underfloor heating.

The kitchen area is beautifully appointed in a modern but Shaker style range of units giving a blend of contemporary and traditional elements as well as an excellent level of storage and a generous level of working surface having marble preparation surfaces, under mounted twin bowl ceramic sink, chrome mixer tap and marble upstands complemented by a central island unit having integral breakfast with oak work surface providing a vast preparation area as well as informal dining, perfect for every day living. In addition the kitchen benefits from high quality integrated appliances including twin Siemens fan assisted ovens with wifi connection and warming drawer beneath, combination microwave and dishwasher as well as larder/butlers pantry, central alcove for free standing fridge/freezer with wine rack above. The whole area is flooded with light and, with it's bifold doors leading into the rear garden, provides not only a wonderful space but is also perfect for outdoor entertaining in summer months.

A further oak door gives access into:



UTILITY ROOM

8'10" x 8'3" (2.69m x 2.51m)



An excellent space providing a good level of storage having fitted base and larder units, marble work surface, undermounted ceramic sink, chrome swan neck mixer tap and marble upstands, space for further free standing fridge freezer, large built in pantry unit, attractive part pitched ceiling with exposed timber purlin, continuation of the tiled floor and double glazed window to two elevations.

Returning to the initial entrance hall a further door leads into:

LIVING ROOM

26'8" max x 17'10" (8.13m max x 5.44m)



A further well proportioned reception, again flooded with light, having dual aspect with near full height double glazed picture windows to the front and bifold doors on the south westerly side into the rear garden. The focal point to the room is an attractive, contemporary, log burning stove with glass hearth the room having continuation of the tiled floor, deep skirting, inset downlighters to the ceiling and contemporary oak and glass staircase rising to the first floor.

A further oak internal door leads through into:





GROUND FLOOR MASTER SUITE

22'11" max x 17'2" (6.99m max x 5.23m)

A fantastic ground floor master suite which offers a great deal of versatility allowing the property to be utilised purely as a single storey dwelling if required or alternatively this room would make an excellent guest suite or even have the potential to expand into the adjacent garage subject to necessary consents. The room offers around 400sq.ft of floor area comprising a generous double bedroom and ensuite shower room.

MASTER BEDROOM

22'8" max x 13'5" (6.91m max x 4.09m)



A generous double bedroom having built in wardrobes with oak door fronts, integrated area cupboard housing the pressurised hot water system, inset downlighters to the ceiling and double glazed windows to both front and rear.

A further door leads through into:



ENSUITE SHOWER ROOM

11'6" x 3'9" (3.51m x 1.14m)



Tastefully appointed with a modern but traditional style suite comprising large walk in double length shower enclosure having wall mounted shower mixer with both independent handset and rainwater rose over and glass screen, mid flush WC, pedestal washbasin with chrome mixer tap, tiled splash backs and floor, underfloor heating and combination towel radiator.



RETURNING TO THE LIVING ROOM AN ATTRACTIVE OAK AND GLASS STAIRCASE RISES TO:

FIRST FLOOR LANDING

19'11" x 5' min (6.07m x 1.52m min)



A well proportioned, light and airy space having attractive pitched ceiling, inset skylights and downlighters, traditional style column radiator and large built in airing cupboard.

Further oak internal doors leading to:

BUILT IN AIRING CUPBOARD

4'7" x 3'3" (1.40m x 0.99m)

Having integrated shelving, towel radiator and access loft space above.

BEDROOM 2

16' x 15'7" max (4.88m x 4.75m max)



A double bedroom benefitting from ensuite facilities and affording wonderful, panoramic views to the rear having initial walk through dressing area with built in wardrobes, inset downlighters to the ceiling, traditional style column radiator and double glazed window.

A further door leads through into:

ENSUITE SHOWER ROOM

7'10" x 5'2" (2.39m x 1.57m)



Tastefully appointed with a contemporary suite comprising double length shower enclosure with glass screen and wall

mounted shower mixer with both independent handset and rainwater rose over, vanity unit having WC with concealed cistern, marble vanity surface over with inset washbasin, chrome mixer tap and wall mounted LED mirror above, fully tiled walls and floor, combination column towel radiator, part pitched ceiling and double glazed windows.

BEDROOM 3

15'10" (excluding wardrobes) x 9'1" (4.83m (excluding wardrobes) x 2.77m)



A further well proportioned double bedroom affording a delightful aspect across adjacent paddocks to the rear having part pitched ceiling, inset downlighters, an excellent run of integrated wardrobes with oak door fronts, traditional style column radiator and double glazed window.

BEDROOM 4

12'3" x 9'1" (3.73m x 2.77m)



Again affording a delightful aspect to the rear across adjacent paddocks and providing a further double bedroom having built in cupboard which is currently utilised as a useful discreet study area, traditional style column radiator, inset downlighters to the ceiling and double glazed window.

BATH/SHOWER ROOM

11'3" x 7'9" (3.43m x 2.36m)



Beautifully appointed with an attractive suite comprising both modern and traditional elements having large double length shower enclosure with glass screen and wall

mounted shower mixer with both independent handset and rainwater rose over, separate bath with mixer tap, close coupled WC, vanity unit with twin under mounted elliptical washbasins beneath a marble vanity surface with twin mixer taps and wall mounted LED mirror above, fully tiled floor and wall, combination column towel radiator, part pitched ceiling, inset downlighters and double glazed window to the rear.



EXTERIOR



The property occupies a delightful location within this pretty hamlet, occupying what was a former farmyard style setting shared with only three other bespoke, high quality

dwellings with a shared, central courtyard area which in turn leads onto what is a deceptive plot having a considerable level of off road parking with large block set driveway behind a walled frontage giving access to the attached double garage. The main gardens lie to the south and westerly side and afford simply stunning, panoramic views across adjacent fields as well as down to the River Trent and Trent escarpment beyond. The gardens offer an excellent degree of privacy being beautifully landscaped and well maintained, the main garden to the south westerly side having generous lawn and substantial flagged terrace which links back into the living area of the kitchen, creating a wonderful outdoor entertaining space. The gardens are well stocked with established shrubs with raised sleeper borders, attractive fencing with central arch, useful log store and post and rail fencing looking out onto an adjacent paddock. The garden lying to the westerly side provides additional space, again beautifully maintained with flagged terrace, central lawn, borders well stocked with established trees and again linking back into the main living area of the kitchen and affording wonderful, far reaching views.







GARAGE

18' wide x 17'10" deep (approx) (5.49m wide x 5.44m deep (approx))

Having twin electric up and over sectional doors, power and light and potential storage in the eaves.

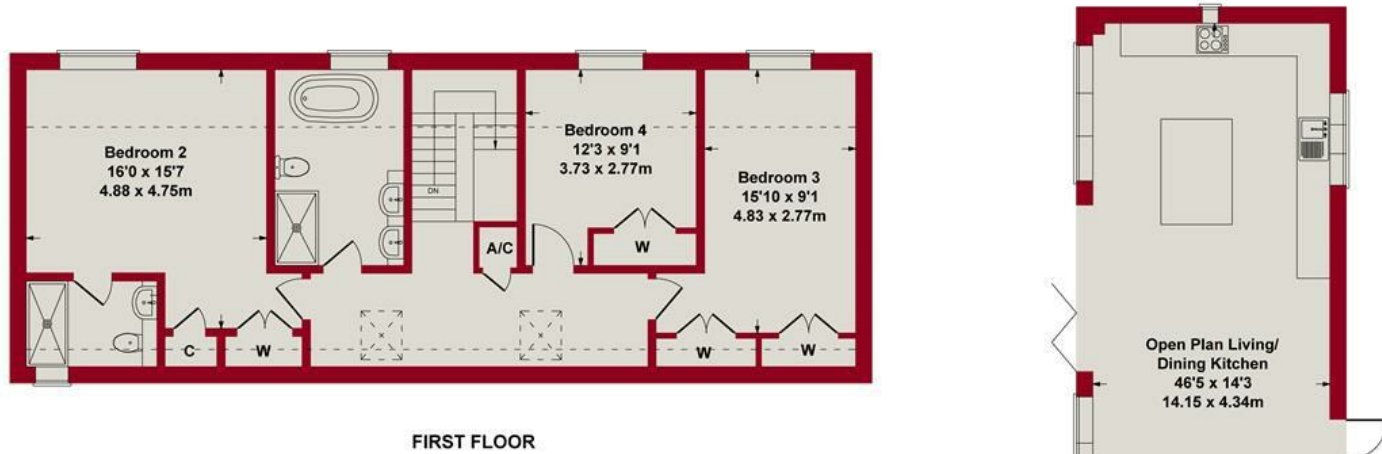
COUNCIL TAX BAND

Rushcliffe Borough Council - Band G

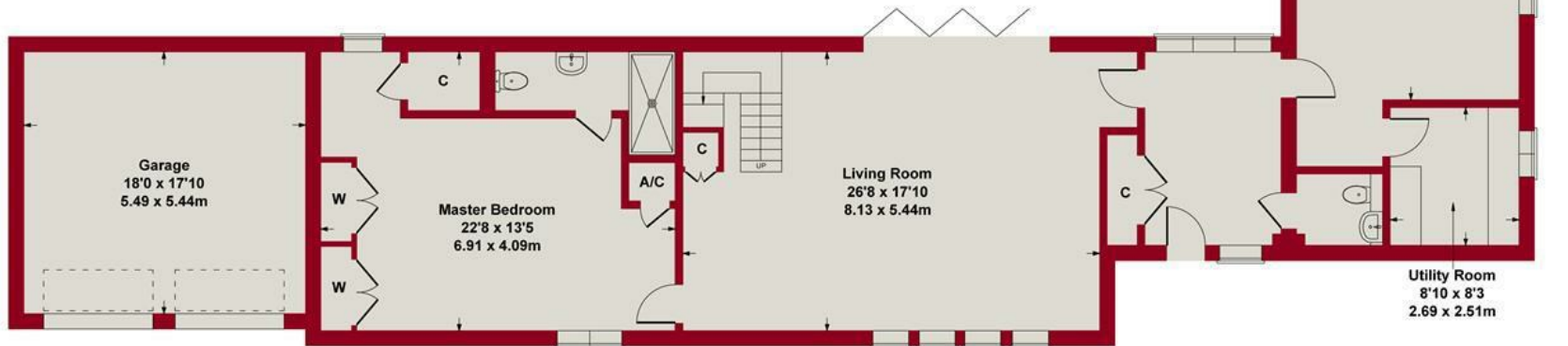
TENURE

Freehold

Approximate Gross Internal Area
1313 sq ft - 280 sq m



FIRST FLOOR



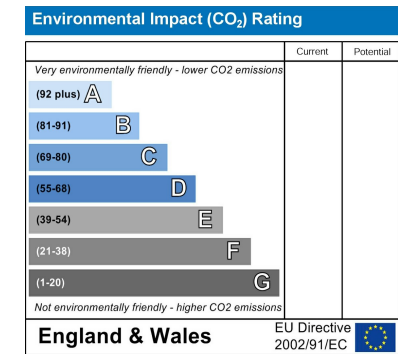
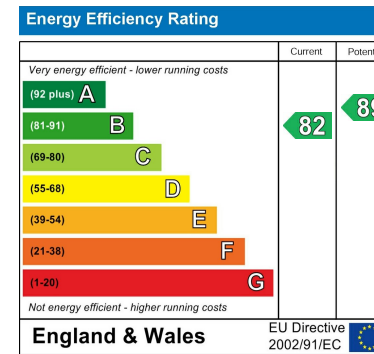
GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances,
their sizes and locations, are approximate only.
They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

10 Market Street,
Bingham NG13 8AB
Tel: 01949 836678
Email: bingham@richardwatkinson.co.uk



Surveyors, Estate Agents, Valuers, Auctioneers