



**Low Barn, 4 Bakers Lane, Redmile,  
Leicestershire, NG13 0GF**

**Offers Around £800,000**

Tel: 01949 836678

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

We have pleasure in offering to the market this stunning character conversion having an excellent level of accommodation lying in the region of 2,300sq.ft. with a predominately ground floor layout providing a great deal of interest, each room boasting it's own individuality, having a considerable amount of charm and features, exposed internal brick work and beams, and a selection of rooms having vaulted ceilings with exposed king post and truss, solid fuel stove to the drawing room and tasteful decoration throughout. The inherent character of the property has been enhanced with more contemporary elements having updated kitchen and bathrooms with modern fixtures and fittings, and has been extended to create an additional ground floor master suite that provides a generous double bedroom with fitted furniture and adjacent ensuite facilities. The second bedroom also boasts ensuite facilities and looks out onto an enclosed courtyard garden with two further bedrooms creating versatile accommodation and three further receptions creating living rooms or formal dining. The only first floor element being a mezzanine area which would make a fantastic home office, perfect for today's way of working.

The property is particularly versatile in it's layout and is likely to suit a wide range of prospective purchasers, whether it be professional couples, young or growing families or even those with dependent relatives making use of potential areas of the property with almost annex style facilities.

As well as the accommodation on offer the property occupies a delightful plot lying in excess of 0.3 of an acre with generous, established gardens, well stocked with an abundance of trees and shrubs, a considerable level of off road parking and detached double garage.

The property is tucked away in a quiet backwater and overall presents as a really interesting, individual home of which viewing is the only way to truly appreciate both it's location and accommodation.

### REDMILE

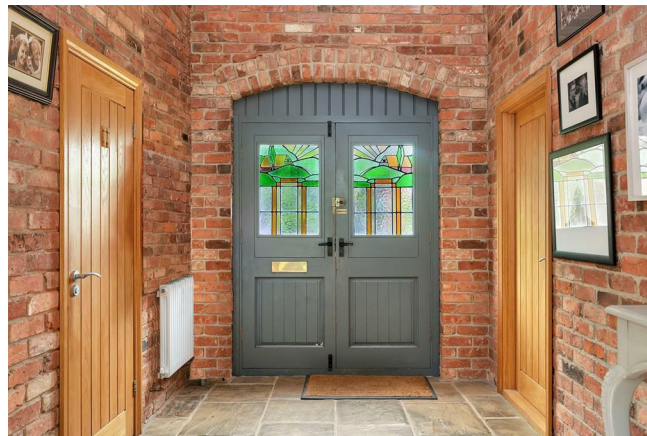
Amenities in Redmile include a public house/restaurant and well regarded village school. The Engine Yard up at Belvoir

Castle offers a selection of small independent shops, cafe etc. Additional amenities are available in the nearby village of Bottesford including secondary school, range of local shops, doctors and dentists and railway station with links to Nottingham and Grantham. The village is surrounded by the undulating countryside of the Vale of Belvoir and for commuting the village is ideally placed being approximately 15 minutes drive from Grantham station where a high speed train to Kings Cross takes just over an hour. The village is also convenient for access to the A52 and A46 providing good road links to Nottingham and Leicester, the A1 and M1.

ATTRACTIVE TRADITIONAL STYLE TIMBER ENTRANCE DOOR WITH LEADED STAINED GLASS LIGHTS LEADS THROUGH INTO:

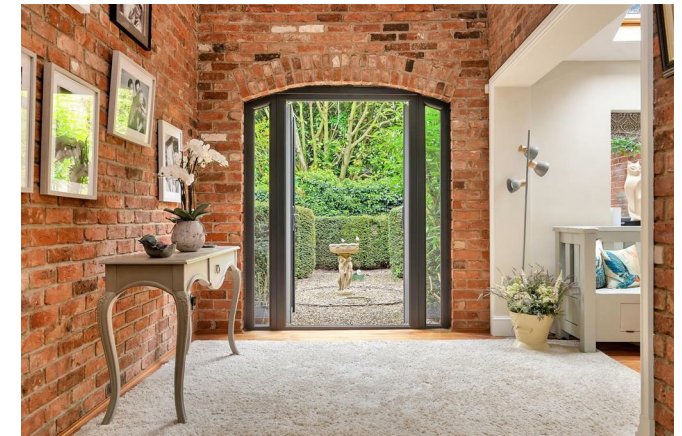
### INITIAL ENTRANCE HALL

16'9" x 7'8" (5.11m x 2.34m)



An attractive initial entrance vestibule having a wealth of character with exposed brick internal elevations, high vaulted ceiling, flagstone flooring, column radiator and double glazed French doors leading out into the rear garden.

Further oak doors leading to:



### GROUND FLOOR CLOAK ROOM

5'10" x 6' (1.78m x 1.83m)



Having a traditional suite comprising close coupled WC and washbasin with chrome taps and tiled splash backs but also encompasses a useful raised tiled dog shower with wall mounted electric Triton shower and although this is elevated to serve it's current purpose potentially shows that there is room to put a more traditional shower enclosure in if required. The room also having inset downlighters to the ceiling, continuation of the flagstone floor, central heating radiator and double glazed window.

### INNER HALLWAY

5'9" x 4'1" (1.75m x 1.24m)

An inner hall which in turn gives access to:

### GROUND FLOOR MASTER SUITE

Benefitting from an ensuite shower room and double bedroom.

### MASTER BEDROOM

14'6" x 15'9" (4.42m x 4.80m)



A well proportioned double bedroom flooded with light having windows to two elevations including bifold doors to the rear and additional French doors to the side, the room having inset LED downlighters, central heating radiator and integrated furniture with full height wardrobes.

### ENSUITE SHOWER ROOM

10'11" x 5' (3.33m x 1.52m)



Tastefully appointed with a contemporary suite comprising large double width shower enclosure with wet area having wall mounted shower mixer with both independent shower

handset and rose over and attractive mosaic tiled splash backs, close coupled WC, vanity unit with inset washbasin with chrome mixer tap and tiled splash backs, flagstone floor, contemporary towel radiator, inset downlighters to the ceiling, access loft space above and double glazed window to the side.

RETURNING TO THE INITIAL ENTRANCE HALL A LARGE OPEN DOORWAY LEADS THROUGH INTO:

### DINING/RECEPTION AREA

22' max x 10'9" max (6.71m max x 3.28m max)



A well proportioned L shaped reception area currently utilised as formal dining but large enough to accommodate a living or study area having exposed beams, deep skirting, attractive traditional style column radiator, inset downlighters and light tunnel to the ceiling and a useful walk in cloaks cupboard measuring 4'6" x 4'9", providing excellent storage space.

Further doors lead through into:



### DRAWING ROOM

18'7" x 14'10" (5.66m x 4.52m )



A delightful reception offering a wealth of character having vaulted ceiling with exposed king post, truss and purlin, a dual aspect with double glazed French doors to both side elevations, the focal point to the room being attractive exposed brick inglenook fireplace and chimney breast with flagged hearth and inset solid fuel stove, deep skirting, built in dresser unit and central heating radiator.

RETURNING TO THE DINING/RECEPTION A FURTHER DOORWAY WITH SLIDING DOOR GIVES ACCESS INTO:



### BREAKFAST KITCHEN

16'6" x 13'5" (5.03m x 4.09m)



A well proportioned, tastefully appointed space, flooded with light having pitched vaulted ceiling with inset skylights, attractive exposed king post and truss, double glazed windows and single French door leading out into the garden. The kitchen is beautifully appointed with a generous range of contemporary gloss fronted wall, base, drawer and larder units, including a large central island, creating a fantastic working surface and integral breakfast bar, for informal dining. The island also houses a twin bowl under mounted sink, with mixer / boiling tap. Inset induction hob and down draft extractor, as well as a pop

up power point. Further integrated appliances include twin Neff Ovens, space for free standing fridge freezer, tiled floor, deep skirting and central heating radiator.

In addition the kitchen flows out into a sheltered, enclosed courtyard, making it ideal for entertaining, particularly in the summer months.

A further open doorway leads through into:



### UTILITY ROOM

6'5" x 5'11" (1.96m x 1.80m)

Having fitted wall and base units, Belfast style sink, laminate preparation surface, plumbing for washing machine, space for tumble dryer, continuation of the tiled floor and central heating radiator behind feature cover.

RETURNING TO THE BREAKFAST KITCHEN A FURTHER DOOR LEADS INTO:

### SITTING ROOM

22'2" x 13'7" (6.76m x 4.14m)



A delightful light and airy reception offering a wealth of character having attractive vaulted ceiling with exposed king post, truss and purlin, the focal point to the room being chimney breast with raised tiled hearth and inset log effect gas stove, alcoves to the side and mantel above, deep skirting, central heating radiator, double glazed window and French doors leading out in the courtyard garden.

A further oak internal door leads through into:



### REAR HALLWAY

16'2" max x 13'6" max (4.93m max x 4.11m max)

An L shaped inner hallway having attractive pitched ceiling with exposed timber purlins, column radiator, deep skirting, stone tiled floor and double glazed single French door leading out into the courtyard.

Further door leading to:

### BEDROOM 3

11'5" x 10'2" (3.48m x 3.10m)



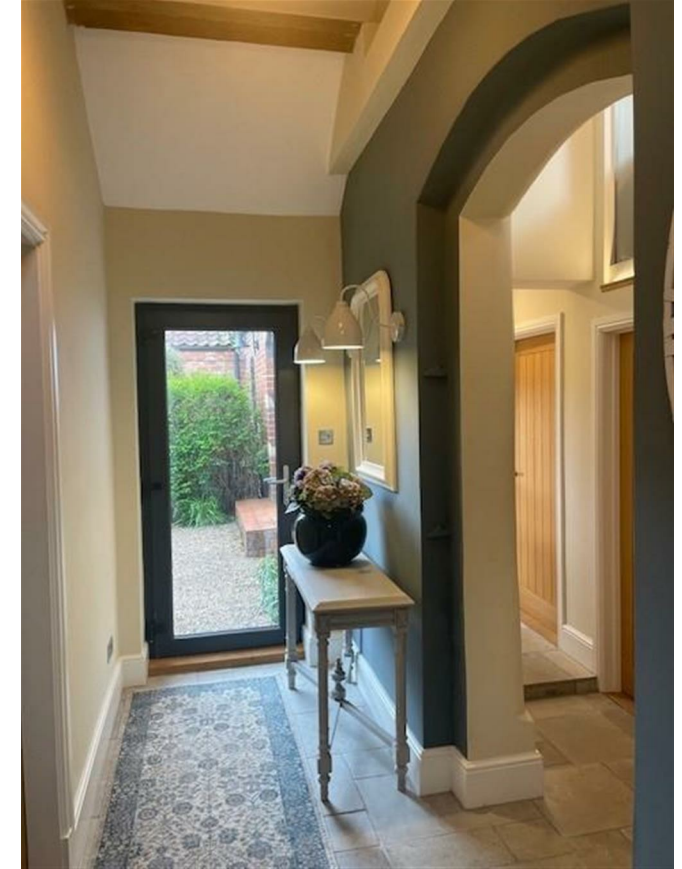
A double bedroom having aspect into the courtyard having attractive vaulted ceiling with exposed king post and

purlins, deep skirting, central heating radiator and double glazed window.

RETURNING TO THE REAR HALLWAY AN OPEN DOORWAY LEADS THROUGH INTO:

### INNER HALLWAY

18'6" max x 3'1" (5.64m max x 0.94m)



Giving access to further accommodation with part vaulted ceiling, continuation of the stone tiled floor, column radiator and double glazed window overlooking the courtyard.

Further oak doors leading to:



#### **STUDY/ BEDROOM 4**

10'6" x 6'3" (3.20m x 1.91m)

A versatile reception space currently utilised as a home office, or alternatively could be a single bedroom, having part vaulted ceiling with inset skylight, central heating radiator and inset downlighters to the ceiling.

#### **BEDROOM 2**

16' max x 14'5" max (measurement includes ensuite)  
(4.88m max x 4.39m max (measurement includes ensuite))



A well proportioned double bedroom benefitting from ensuite facilities having a run of fitted wardrobes, exposed beam to the ceiling, contemporary vertically mounted column radiator and two double glazed French doors leading out into the rear garden.

A further door leads through into:



#### **ENSUITE SHOWER ROOM**

9'11" x 4'5" (3.02m x 1.35m )



Having a contemporary suite comprising double width shower enclosure with glass screen and wall mounted shower handset, close coupled WC, vanity unit with inset washbasin, chrome mixer tap and tiled splash backs, tiled floor and contemporary towel radiator.

#### **BATH/SHOWER ROOM**

9'9" x 9'5" (2.97m x 2.87m)



A well proportioned family bathroom having attractive double ended contemporary bath with wall mounted shower mixer with integrated shower handset, separate double length shower enclosure with glass screen and wall

mounted shower handset, traditional style vanity unit with inset washbasin, vanity surround and chrome mixer tap, close coupled WC with concealed cistern, tiled splash backs, contemporary towel radiator, separate column radiator, inset downlighters to the ceiling and double glazed window.



FROM THE INNER HALLWAY A STAIRCASE RISES TO:

**FIRST FLOOR MEZZANINE**  
9'11" x 11'2" (3.02m x 3.40m)



A versatile space which would be perfect as a home office or alternatively would make an ideal snug area having pitched ceiling, exposed timber purlins, inset skylight, column radiator and attractive glass balustrade.



**EXTERIOR**



This fascinating home occupies a deceptive established plot lying in the region of 0.30 of an acre, tucked away at the heart of the village with established garden to three sides, set back in a secluded position off the lane. Benefitting from two driveways the larger of which offers gated access onto a substantial gravelled parking area and, in turn, a large brick and pantile double garage, and opens out onto a mainly lawned garden with well stocked perimeter borders with an abundance of trees and shrubs which links round to a further seating area at the rear. An enclosed

courtyard provides a sheltered, relatively low maintenance outdoor space that links back into the main receptions and kitchen, enclosed by brick walls, having well stocked established borders and creates a superb outdoor living/entertaining space for the main accommodation.







### **GARAGE**

23'10" deep x 19'10" wide (7.26m deep x 6.05m wide)



Having pitched roof with useful storage in the eaves, power and light, electric double width roller shutter door and further courtesy door to the side.

### **COUNCIL TAX BAND**

Melton Borough Council - Band F

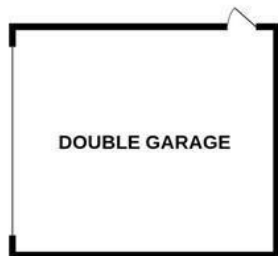
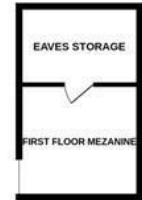
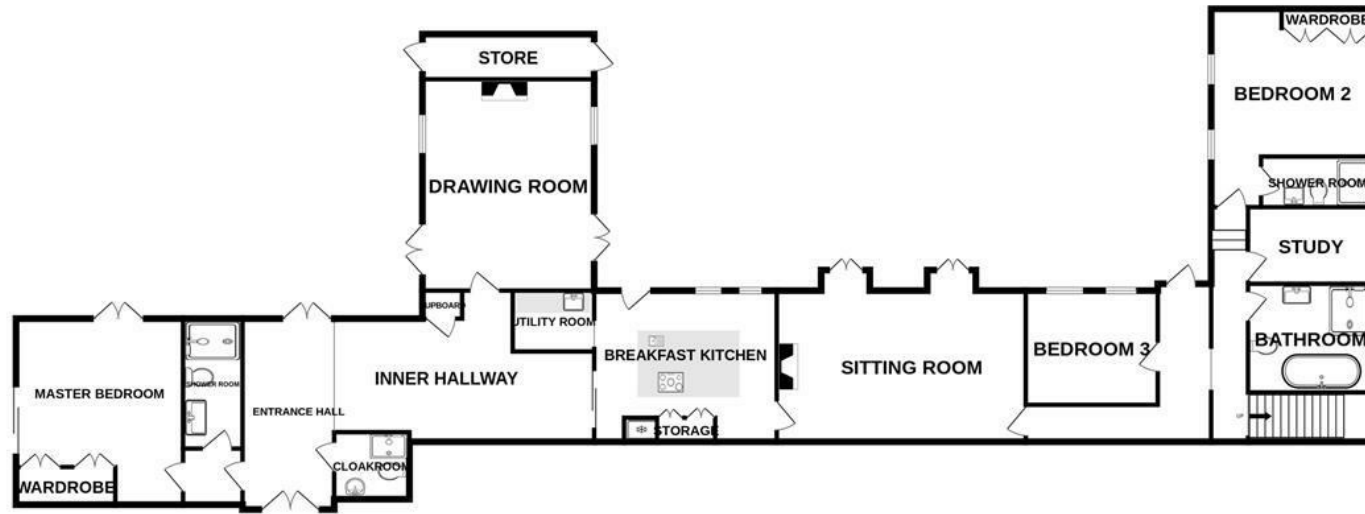
### **TENURE**

Freehold



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	76
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		



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