



**Elton Barn Grantham Road, Whatton,
Nottinghamshire, NG13 9EW**

£850,000
Tel: 01949 836678

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A truly unique opportunity to acquire a superb individual detached barn conversion which offers a considerable amount of accommodation, lying in the region of 3000 sq ft with the predominance of the accommodation lying to the ground floor. The main selling point of the property is it's stunning plot having gated access onto approximately 5.0 acres of grounds which also encompasses a well stocked lake lying in the region of 1.0 acre in an attractive setting with tree lined banks and open aspects. The site has previously been utilised as a commercial fishery with day tickets for anglers and encompasses two attractive shepherd's huts and small timber chalets as well as an amenity block. This in turn adds to the potential of this fantastic site whether it be for commercial or personal use and is a unique opportunity.

The current owners have carried out further improvements to the property, updating the kitchen and bathrooms with contemporary fixtures and fittings as well as the installation of solar panels, updated windows and a replacement boiler.

The accommodation is exceptionally versatile being laid out over two floors, the master suite situated on the first floor and benefitting from ensuite facilities as well as an attractive galleried reception area overlooking the main setting room which would make an ideal study or snug. The predominance of the accommodation lies to the ground floor making this ideal for those looking for single storey living, offering potentially four further bedrooms and two/three receptions, including a superb open plan living/dining room with high vaulted ceiling, exposed timbers and attractive exposed brick fireplace with inset solid fuel stove.

Overall this is a fascinating individual home of generous proportions, occupying a superb site with ongoing potential. Viewing comes highly recommended to appreciate the accommodation on offer.

WHATTON

The property lies in a semi rural location with excellent road communications. Whatton lies on the edge of the Vale of Belvoir and has its own village hall. Further

amenities can be found in the adjacent village of Aslockton including outstanding primary school, public house and railway station with links to Nottingham and Grantham. Additional amenities can be found in the nearby market town of Bingham and the village is bypassed by the A52 which provides good road access to the A46, A1 and M1.

A MULTI-PANE DOUBLE GLAZED ENTRANCE DOOR LEADS THROUGH TO THE:

ENTRANCE HALL

15'1" x 5'7" (4.60 x 1.70)



Having tiled floor, ceiling and wall light points, traditional style column radiator, deep skirting, solid wood stable door with double glazed light leading to the exterior.

An open doorway leads through to the:



DINING KITCHEN

21'1" x 11'7" (6.43 x 3.53)



A tastefully appointed, well proportioned, open plan dining kitchen which has been refurbished and modernised with a generous range of wall, base and drawer units finished in heritage style colours with brushed metal door furniture and having superb runs of butcher's block preparation surfaces, one with inset composite sink and drain unit with brush metal swan neck mixer tap and tiled splash backs, integrated appliances include microwave and dishwasher, larder unit with alcove designed for free standing fridge freezer, room for free standing gas or electric range with chimney hood over, breakfast area providing formal dining, additional living or dining space, contemporary column radiator, inset downlighters to the ceiling and double glazed windows to the front and side.



SITTING ROOM

26'8" x 18'0" (8.13 x 5.49)



A stunning well proportioned main reception room which offers a wealth of character and features, having been cleverly designed and being light and airy with both velux skylights and windows to two elevations. There is a superb exposed brick inglenook fireplace with slate hearth, herringbone brick back, inset dual solid fuel stove and attractive oak lintel over. High vaulted ceiling with exposed king post and trusses, attractive double glazed diamond window to the front elevation, numerous wall light points, deep skirting, double glazed window to the side elevation and French doors leading on to the rear decked terrace.



DINING ROOM

11'4" x 10'0" (3.45 x 3.05)



Providing a more cosy reception space, having ceiling light point, deep skirting, two wall light points, double glazed window and ledge and brace door returning back to the entrance hall.

INNER HALLWAY

15'0" x 9'4" (4.57 x 2.84)

Having continuation of the terracotta tiled floor, deep skirting, part exposed brickwork and piers, numerous ceiling light points, understairs alcove, spindle balustrade turning staircase rising to the first floor landing and an open doorway leading to a:

SIDE HALLWAY

17'10" x 4'8" (5.44 x 1.42)

Having ceiling and wall light points, two traditional style column radiators, deep skirting, continuation of the tiled floor, timber stable door with double glazed lights leading to the exterior and further ledge and brace door leading to:

BEDROOM 3

9'9" x 9'9" (2.97 x 2.97)



Having ceiling light point, wall light points, traditional style column radiator, attractive exposed brick pier, double glazed window to the side elevation.

BATHROOM

9' x 6'9" (2.74m x 2.06m)



Tastefully appointed having been recent refurbished with a modern yet traditional style suite comprising attractive double ended free standing ball and claw bath having centrally mounted mixer tap with integrated shower handset, close coupled WC, vanity unit with inset washbasin, chrome mixer tap and tiled splash backs, inset

downlighters to the ceiling, contemporary towel radiator and deep skirting.

LOBBY AREA

A further small lobby area with terracotta tiled floor, ceiling light point and ledge and brace door leading to:

UTILITY ROOM

10'9" x 5'2" (3.28 x 1.57)

Fitted with a range of wall, base and drawer units, rolled edge work surface with inset stainless steel sink and drainer unit with chrome mixer tap, plumbing for washing machine, space for tumble drier, space for further free standing appliance, full height cupboard housing electrical consumer unit and meter as well as central heating control, access to loft space, tiled floor, double glazed window.

BEDROOM 2

14'0" x 10'7" (4.27 x 3.23)



A pleasant light and airy double bedroom having windows to two elevations and access to a useful room above. Having ceiling light point, traditional style column radiator, deep skirting, wall light point and paddle step staircase rising to the 1st floor gym / reception above.

ENSUITE SHOWER ROOM

10'6" x 4'0" (3.20 x 1.22)

Having a three piece white suite comprising double width shower enclosure with sliding screen, wall mounted New

Team contemporary shower, independent handset and incorporating body jets and mixer, close coupled wc, pedestal wash hand basin with chrome taps, inset downlighters and extractor to the ceiling, mosaic effect tiled walls, ceramic tiled floor, white contemporary heated towel radiator and obscure double glazed window.

HOME GYM

16'2" x 10'2" (4.93 x 3.10)

A versatile space situated in the eaves above bedroom 2 making this a versatile reception which could be utilised as a teenage sitting area or games room. Having useful under eaves storage, exposed purlins, integrated aquarium, pitched ceiling with inset downlighters, traditional style column radiator, velux skylights to two elevations and further diamond double glazed window affording attractive views across fields beyond.

INNER LOBBY

13'0" x 5'3" max (3.96 x 1.60 max)

Accessed from the central hallway. Having terracotta tiled floor, two ceiling light points, cloaks hanging space and ledge and brace door leading through to:

STUDY

13'0" x 9'0" (3.96 x 2.74)

A versatile reception space currently utilised as a home office, having pitched ceiling with exposed purlins, traditional style column radiator, deep skirting, double glazed windows to two elevations.

BEDROOM 4

13'0" x 13'4" (3.96 x 4.06)

A well proportioned reception room currently utilised as a studio but could be utilised as a dining room, further sitting room or potentially ground floor bedroom. Having pitched ceiling with exposed purlins, exposed brickwork to one elevation, two wall light points and window to the side elevation.

From the inner lobby an open archway leads through to a:

REAR ENTRANCE HALL

10'9" x 4'4" (3.28 x 1.32)

Being open plan to an attractive garden room and having

two wall light points, central heating radiator, varnished strip wood flooring and double glazed windows.

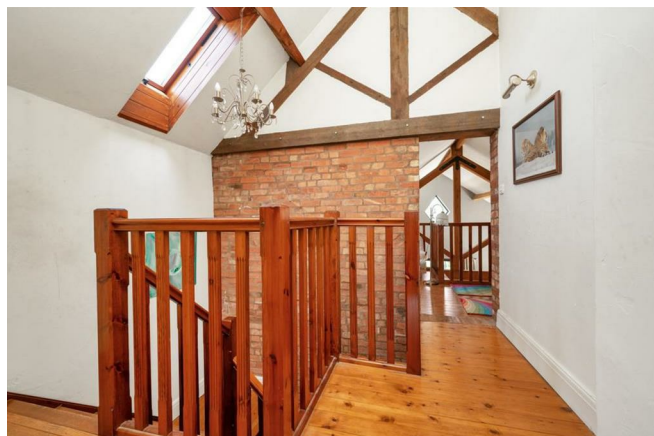
GARDEN ROOM

21'9" x 10'3" (6.63 x 3.12)

Affording spectacular views across the grounds and opening out onto a natural stone terrace. Having pitched ceiling with exposed king post and trusses, central heating radiator, TV point, varnished strip wood flooring, four wall light points, full height windows and French doors leading on to the garden.

RETURNING TO THE CENTRAL HALLWAY A SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO THE:

FIRST FLOOR LANDING



An interesting space offering a wealth of character and having high vaulted ceiling with exposed king post and trusses, exposed purlin and brickwork, attractive varnished floorboards, wall light point, skylight and ledge and brace doors leading to:

MASTER BEDROOM

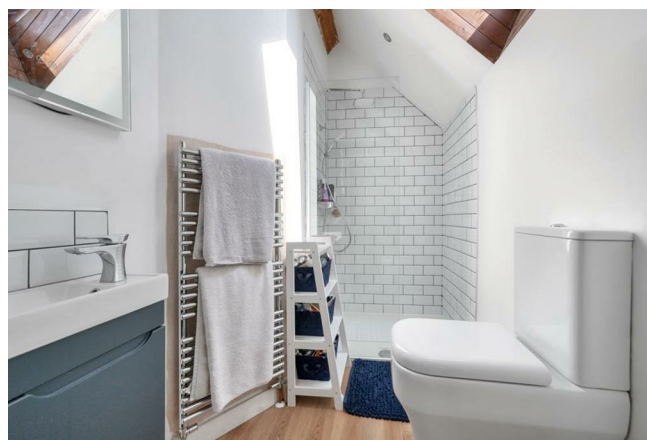
17'7" x 14'3" max (5.36 x 4.34 max)



Having high vaulted ceiling with exposed king post, trusses and purlins, considerable range of built in furniture with wardrobes running the full length of the room, with hanging rails and storage shelves over, matching side and dressing table, deep skirting, traditional style column radiator, window to the rear elevation overlooking adjacent properties and fields beyond. A solid wood ledge and brace door leads through to the:

ENSUITE SHOWER ROOM

8'7" x 4'10" max (2.62 x 1.47 max)



Appointed with a modernised contemporary suite

comprising double width shower enclosure with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, glass screen and metro style tiled splash backs, close coupled WC, vanity unit with inset washbasin, chrome mixer tap, tiled splash backs and LED mirror over, contemporary towel radiator, attractive pitched ceiling with exposed timber purlin and skylight.

From the landing an open doorway leads through to a:

GALLERIED RECEPTION

17'8" x 10'3" max (5.38 x 3.12 max)



A delightful and versatile L shaped reception space overlooking the main sitting room, currently utilised as a further home office but would make an excellent reading / seating area. Having exposed purlins, varnished floorboards, spindle balustrade, velux skylight.



EXTERIOR

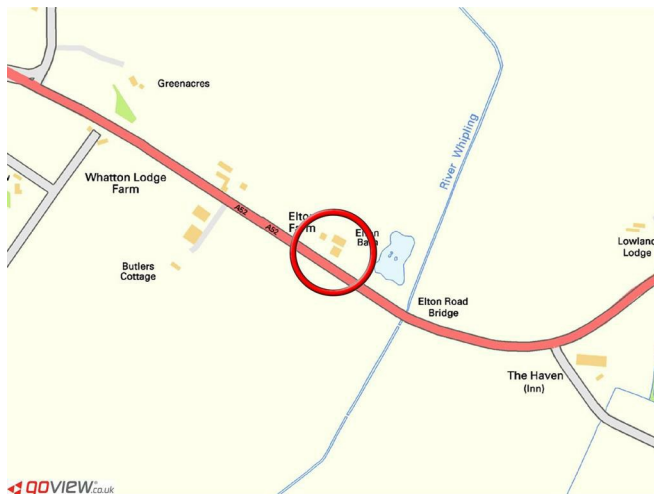


Accessed via an electric timber field gate and sweeping driveway, the property occupies a simply stunning plot which extends to approximately 5.0 acres which includes a beautiful one acre lake which is stocked with a variety of coarse fish ideal for the keen angler for personal use or possibly (subject to meeting any necessary consents or restrictions) provides the potential to be used as a more commercial venture. The majority of the grounds are laid to grass and could be partitioned to create a paddock if required. The Barn offers more formal gardens to the front and side, with a large paved and decked terrace, as well as a covered seating area, all overlooking the grounds and lake.









assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:-

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>



COUNCIL TAX BAND

Rushcliffe Borough Council - Tax Band G.

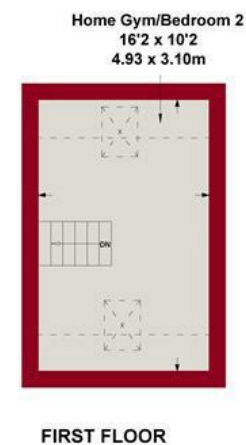
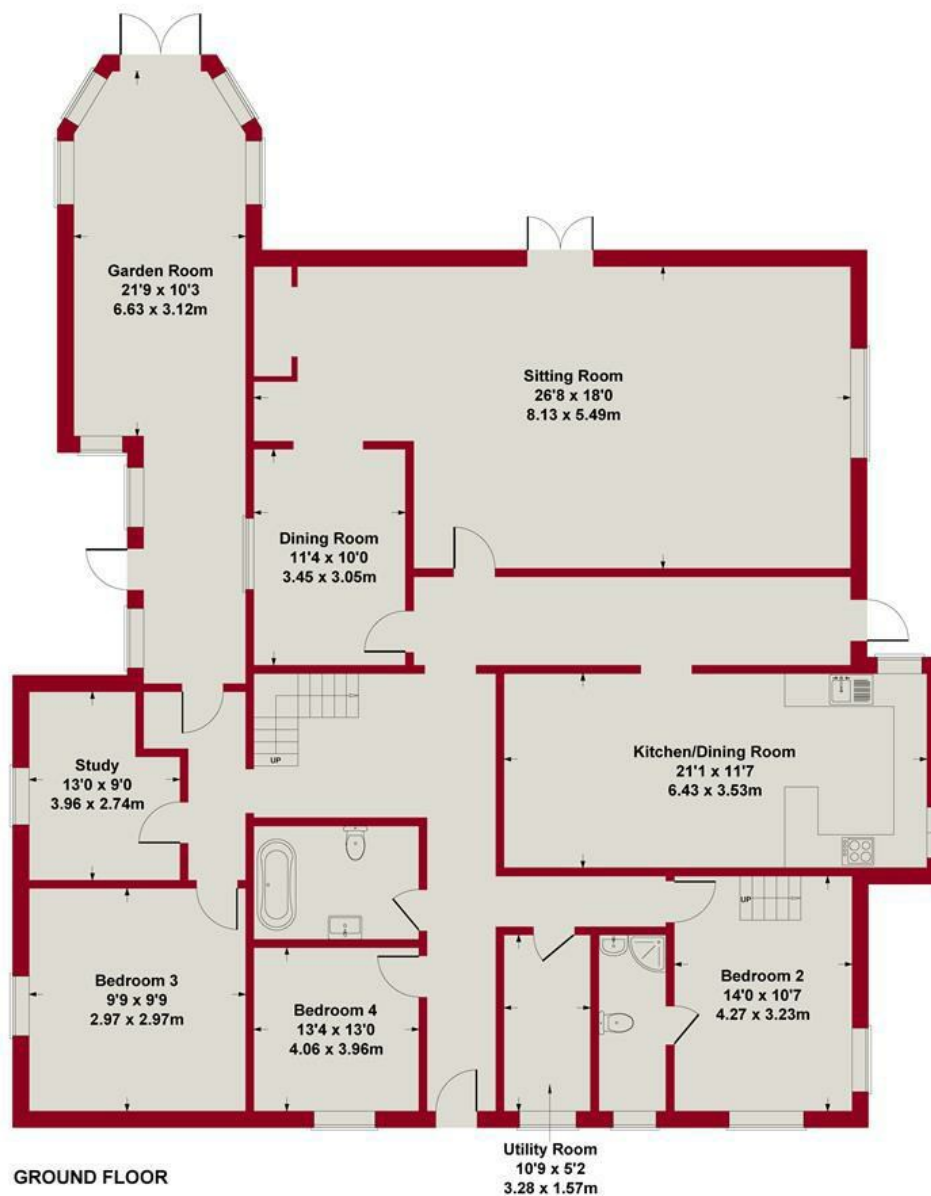
TENURE

Freehold

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood

Approximate Gross Internal Area
3272 sq ft - 304 sq m



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.

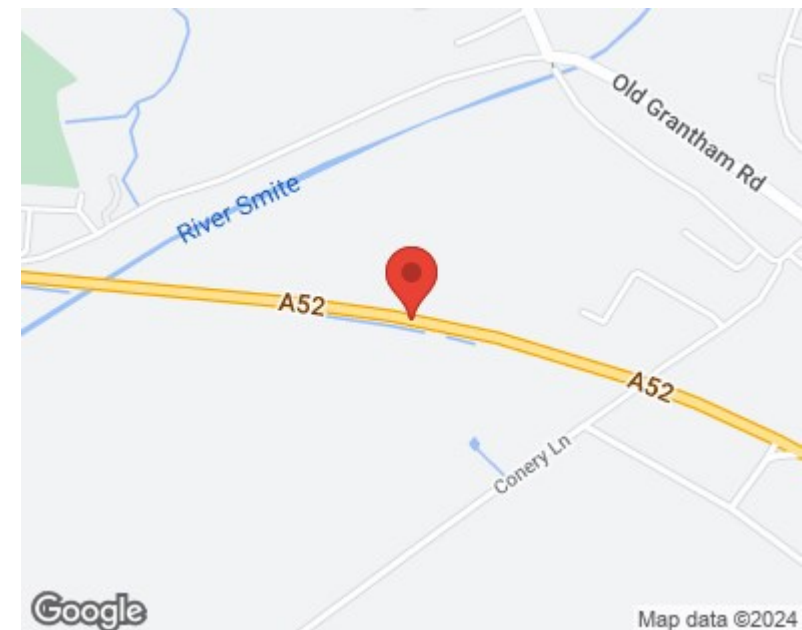
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	80	80
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
	68	69
England & Wales		EU Directive 2002/91/EC



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RICS



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