

The Granary,

Browns Lane

Stanton On The Wolds

NG12 5BL

Guide Price £1,200,000



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- A stunning four-bedroom detached home
- Family bathroom, two en-suites and downstairs WC
- Open plan living space
- High-spec throughout
- Secure gated parking and double garage
- Close to local transport links
- Sought-after Stanton on The Wolds location
- Viewing essential!
- Council Tax Band - F
- Tenure - Freehold

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Key Features

This stunning barn conversion offers a perfect blend of contemporary luxury and period charm, ideally located with easy access to Nottingham, Leicester, and the M1. London is just 90 minutes away via East Midlands Parkway, and East Midlands Airport provides national and international travel options. The area boasts excellent schools and amenities, including a golf club, sports facilities, and the renowned Perkins Bar & Bistro.

Behind electric gates, the property opens to a spacious courtyard with parking for six cars, a double garage, and a secluded garden ideal for outdoor dining. Inside, the home impresses with stylish interiors, exposed brickwork, oak beams, underfloor heating, and Porcelanosa marble-tiled floors.

The open-plan Living Room combines elegance and practicality, featuring a Charnwood multi-fuel stove and versatile zones for dining, reading, and relaxing. The recent extension houses a state-of-the-art Family Kitchen with bespoke Italian units, Gaggenau appliances, and a handmade stainless steel island. Features like a Quooker tap, induction hob, and integrated LED lighting make this space a culinary dream and perfect for entertaining.

A flexible additional reception room can serve as a Study, Playroom, or Music Room. The ground floor also includes a Bedroom Suite with an En-suite and Dressing Room/Study-ideal as a Master Suite or guest retreat-plus a Porcelanosa Guest Cloakroom.

Upstairs, an oak galleried landing leads to the spacious Master Bedroom with an En-suite, two further Double Bedrooms, and a Family Bathroom, all featuring Porcelanosa fittings and tiles.

The beautifully landscaped garden includes established trees, a water feature, oak sleeper-edged patios, and sunlit entertaining areas. The Double Garage has electric doors and ample storage, with additional external storage nearby. Advanced security systems with digital cameras and ultrafast fiber-optic internet ensure modern convenience and peace of mind.



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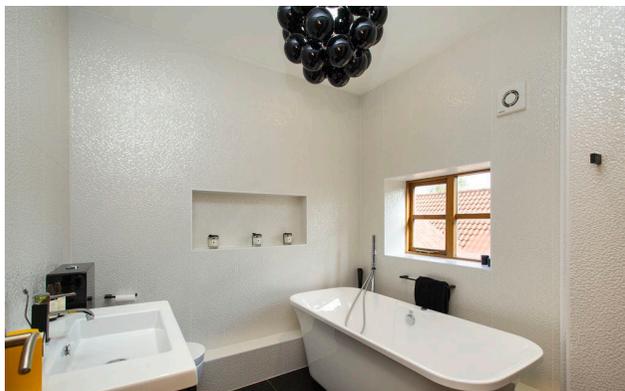


Gallery



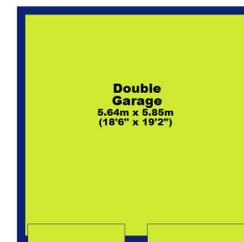
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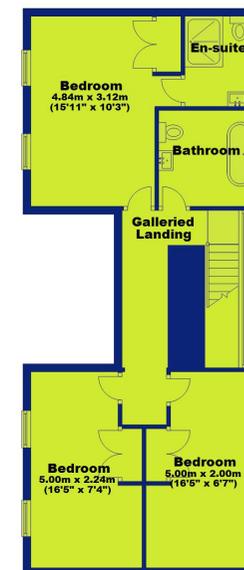
Ground Floor

Approx. 197.7 sq. metres (2128.3 sq. feet)



First Floor

Approx. 68.7 sq. metres (739.0 sq. feet)



Total area: approx. 266.4 sq. metres (2867.2 sq. feet)



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Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	46 E	
21-38	F		
1-20	G		

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