



O L D S T O N E B A R N



Something Truly **Unique**

Take a look at the enchanting Old Stone Barn; a wonderful home with exquisite contemporary style, whilst retaining all the character of a beautiful barn conversion. A bespoke built home, this remarkable property has been thoughtfully designed and with faultless craftsmanship and meticulous attention to detail.

The layout of this exceptional space has been thoughtfully considered with the original stone wall running the entire length of the home, weaving a tale of history and heritage. As you pull on to the spacious gravelled courtyard, you will notice the ample parking space available for this home.







A Warm **Welcome**

The fusion of contemporary styling and the rustic beauty of the barn creates an ambiance that is both inviting and awe-inspiring.

Push open the front door to reveal a tiled floor that stretches out ahead of you, welcoming you in. There is underfloor heating throughout the entire property, ensuring that every step you take is met with a gentle comforting warmth, adding a touch of luxury as you move around the home.



The **Heart** of The Home

Prepare to be captivated by the heart of this extraordinary home as you step through into the capacious kitchen-living-dining room. An expansive room with space for all the seating, eating and relaxation that a busy family could need.

Natural light fills the room from the bi-folds a series of windows set within the original stone wall and boasting deep solid oak windowsills, a theme continuing throughout the home. To accentuate the ambiance, inset ceiling spotlights and feature light fixtures cast a soft warm glow to the vast space.





Double Bosch ovens controlled via WiFi, an induction hob and extractor hood and an instant boiling tap ensure the kitchen is fully equipped with all the modern appliances to help maintain an efficient hub in a modern family home. Adjacent to the kitchen is a handy utility room with butcher block oak worktops and plumbing for a washing machine and tumble dryer.

The sophisticated pale grey wooden shaker-style kitchen units are topped by innovative Dekton worktops, that are immensely hard wearing, ensuring they can withstand the demands of a family lifestyle and also serve as a visual master-piece.

There are two integrated fridge freezers and an integrated wine fridge, adding a touch of indulgence, allowing you to display your most prized vintages.





Discover **Sociable** Spaces

Moving to the captivating living area where a stunning feature wall and ambient recessed spot lighting are a testament to the thoughtful design of the space. Whether you are enjoying a cosy evening in with a good book or entertaining guests, the space exudes a sense of comfort and refinement that is sure to impress all who enter.

As you head along the hallway, you will find a separate games room or snug. This room also offers the flexibility of a fourth bedroom or even a home office. A fabulous and versatile space that is essential for modern day living.





Two tastefully positioned pendant lights enhance the bedroom's elegance on each side of the bed, providing a seconded lighting option from the main ceiling spotlights.

Additionally, the modern thermostat ensures optimal temperature control throughout the seasons. Step into the en-suite bathroom, adorned with floor-to-ceiling grey marble effect tiles, the centrepiece of which is a section of tonal grey stone mosaic split face tiles, adding a touch of texture and depth. Offering relaxation and convenience, immerse yourself in the ultimate bathing experience with the combined bath and shower.

Bedroom Bliss

Indulge in the luxury of not just one but three generously proportioned double bedrooms, each equipped with its own en-suite. As you explore each double bedroom, you'll be captivated by the elegance defining their design. The first of the spacious double bedrooms, is designed to offer both comfort and style.

As you step inside, your eyes are drawn to the expansive window, allowing abundant natural light to illuminate the room.



Sweet Slumber

Make your way further along the impressive inner hallway, continuing the theme of large windows and deeps oak sills.

The first of the double bedrooms has a spacious layout with plenty of storage space and spotlights in the ceiling to provide plenty of illumination. With your convenience in mind, this room will meet all your practicality and relaxation needs, whilst the en-suite wet room boasts floor-to-ceiling tiles and is decorated in neutral tones giving it a timeless and classic feel.





Introducing The **Master-Suite**

At the end of the hallway, the master suite reigns supreme, offering a level of opulence and tranquillity. A generously sized dressing room provides ample storage for your clothes and accessories.

The en-suite bathroom with decorative tiling, his and hers sinks and a central filling bath provides a quiet sanctuary away from the hustle and bustle of the rest of the home.

Heading back to the main hallway, seek out the family shower room, featuring rain fall shower, vanity unit wash basin, toilet and a feature window.



Garden Oasis

Step outside from the bi-fold doors and immerse yourself in the beauty of the garden that envelops the entire property. Soak up the sunshine on the carefully designed patio, with built in BBQ, offering the perfect back drop for outdoor gatherings.

Nestled within the plot, a separate outbuilding awaits, brimming with untapped potential. This versatile space, yet to be developed presents an exciting opportunity to create a home gym or studio space, subject to obtaining the necessary planning permissions.



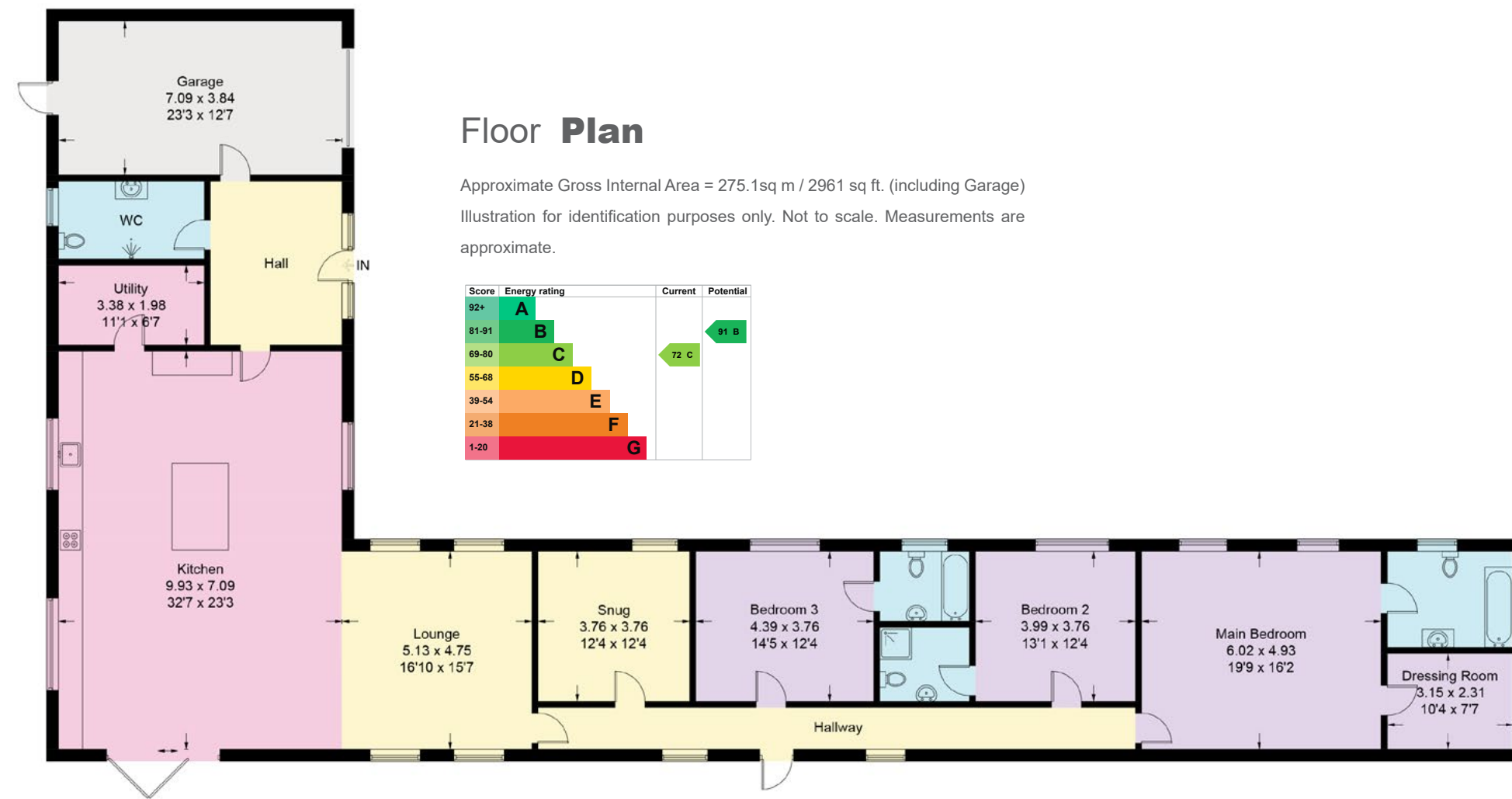


Out & About

Relish the restorative pleasures of rurality whilst retaining easy links into civilisation; Old Stone Barn is only minutes from restaurants, cafés and shops. On the outskirts of Mansfield Woodhouse, Park Hall Farm is a peaceful setting, away from the hustle and bustle. Enjoy the simple life with a background soundtrack of birdsong and country walks in every direction, There is a shop just two minutes walk away for all your daily essentials, and larger supermarkets can be found in Shirebrook. For something unique, visit the award-winning Welbeck Estate farm shop.

Old Stone Barn is ideally located, with excellent access to the motorway system allowing convenient travel and the train station is also nearby. For the family's younger members, there are excellent schools for all ages, less than 10 minutes drive away, and other options in the nearby villages of Shirebrook and Warsop. There are also private schooling options nearby.

Old Stone Barn is the perfect blend of quaint country life and modern family living - whether in location or design, this home offers you the best of both worlds.



Presented By

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