

BEECH FARM BARNS





Pull off Retford Road and onto Tinker Lane, a single-track road running through countryside to deliver you to the peace and tranquillity of Beech Farm Barns.

Electric gates open to the driveway, where there is ample parking alongside an electric vehicle charging point and a double garage. A handsome barn conversion whose refurbishment was overseen by a stonemason, Beech Farm Barns is a high-spec home, whose open and airy spaces bely preconceptions of this genre of living.

Sense the serenity of Beech Farm Barns' rural setting instantly upon arrival, fringed in woodland and with far reaching open views out over the surrounding fields.







Ar Inpressive ARRIVAL

Stepping into the light-filled entrance hall, the size and scope of Beech Farm Barns is instantly visible. A capacious and bright room, whose double height ceiling reaches up to the galleried landing above, vast windows capture the phenomenal views out over the surrounding garden and countryside, whilst the deep fireplace, surmounted by a large stone lintel, houses a log-burning stove, issuing warmth and welcome.

Tiled underfoot, and with imposing beams overhead, the impressive stone staircase puddles down into the room in stylish fashion, whilst there is ample scope for sofas and bookcases in this versatile and spacious room.





Room For The THE FAMILY

Emerge into the dining room, a sociable central hub, where bifolding doors invite you to enjoy alfresco dining in the courtyard.

Rustic beams and high, arched windows retain the original barn's character, flooding the home with light. The family room offers ample space for a pool table, with bi-folding doors and skylights ensuring a constant connection to the outdoors, while the high ceilings evoke the home's rich heritage.



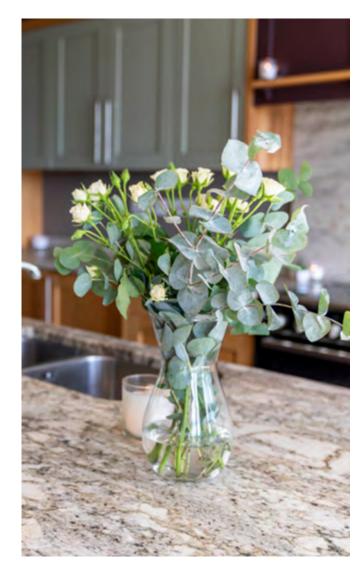






The main living room, a spacious sanctuary, French doors open to the kitchen garden at the rear, offering instant access to the outdoors.

Underfloor heating, running throughout the home, adds ambient warmth, aided by the log-burning stove, nestled within a stone surround. Retaining the character and charm of the original barn, rustic beams and high, arched windows feature throughout the home, ensuring a constant light flow.





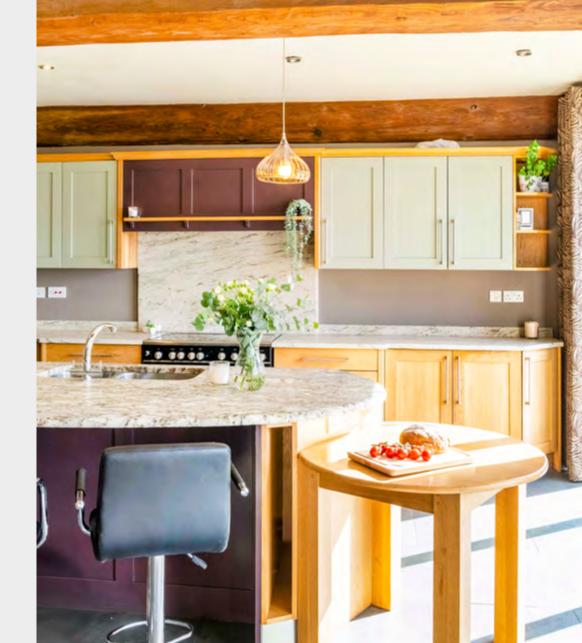




Connecting to the dining room, flow through to the capacious, contemporary yet classic family kitchen, where light streams in through handsome arched windows, and a door opens out to the patio, perfect for a morning coffee whilst admiring the far-reaching views.

Overhead, a handsome beam stretches across the ceiling, whilst modern spotlighting is interspersed by pendant lighting, set over the central island breakfast bar, within which there is ample storage. Cook up a feast for family and friends: appliances include a full height fridge and freezer, dishwasher, induction hob and oven.







Continue to discover the expansive utility-boot room just off the family kitchen. This versatile space not only offers abundant storage for all your culinary essentials but also features its own cooker and sink, making it ideal for additional meal preparation or casual dining.

A cosy breakfast table fits comfortably, perfect for a morning coffee or a quick bite. With access via a convenient side entrance, this room serves as a functional yet inviting hub for both daily routines and special gatherings.





Make Your Way UPSTAIRS

Returning to the main entrance hall, take the stunning stone staircase up to the gallery landing, showcasing the height and light of this beautifully converted home. Windows draw light in whilst the high ceiling is celebrated in a proliferation of exposed beams.

Make your way right to discover the first of the bountiful firstfloor bedrooms, where windows capture the essence of the rural surroundings and rooflights shower light down from high above. Stash your clothes in the handy walk-in wardrobe, before rest and refreshment in the stylish shower room en-suite.











Connecting to this bedroom discover a large double bedroom currently utilised as a study, furnished with wooden flooring and fitted storage, and which could serve as an annexe bedroom, also accessed from the second sitting room via a spiral staircase. This bedroom also features its own en-suite with wash basin and WC.

Turning left from the top of the main staircase, a quirky walkway leads into another unique and individual double bedroom, where a deep alcove could be ideal as a dressing area or study space for teenagers. Light and bright, beams and Velux windows adorn the ceiling. Freshen up in the shower room en-suite.







At the end of the landing, the master bedroom offers a sanctuary of peace and privacy, where breathtaking views in multiple directions immerse you in the natural beauty surrounding the home. This expansive suite effortlessly blends indoor and outdoor living, with a Juliet balcony that invites you to wake up to serene vistas of the kitchen garden and rolling fields beyond.

Generously proportioned and elegantly designed, the master bedroom offers an expansive retreat, where comfort and style effortlessly blend. This vast space invites you to unwind in luxury, with plenty of room for a king-sized bed, seating area, and additional furnishings.





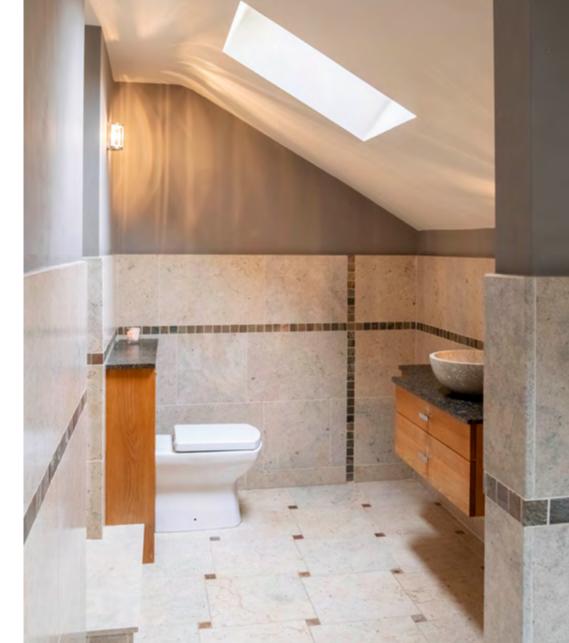


Refresh & R E V I V E

Pamper yourself in the luxuriously appointed en-suite, a true haven of relaxation and refined style. Fully tiled underfoot and partially tiled on the walls, this space exudes sophisticated charm and elegance.

Indulge in the sumptuous bath, perfect for soaking away the stresses of the day, or enjoy the convenience of a separate walk-in shower. The sleek wash basin and WC add to the room's modern aesthetic. Thoughtfully designed with ample storage, this elegant bathroom ensures that all your essentials are easily accessible yet neatly concealed, maintaining a serene and uncluttered atmosphere.

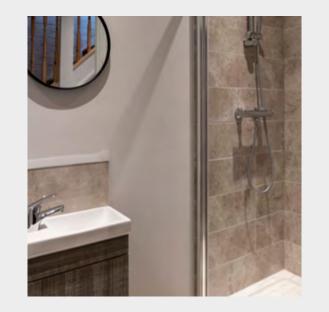




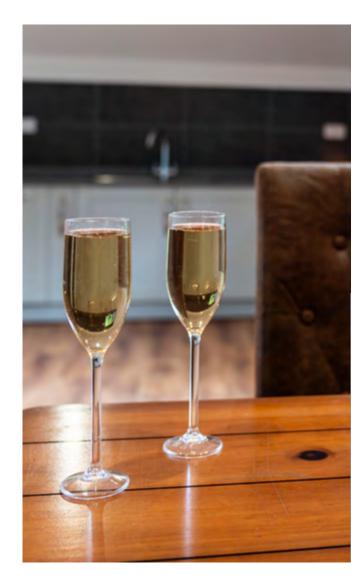




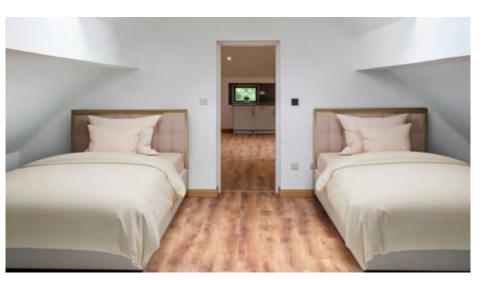
The scope for multi-generational living is endless at Beech Farm Barns. The second of the annexes, self-contained, but still attached, spans two floors offering a convenient and private living space. On the ground floor, a well-equipped kitchenette and a modern shower room. Ascending to the first floor discover a light and bright bedroom with Velux windows overhead.







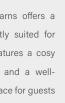




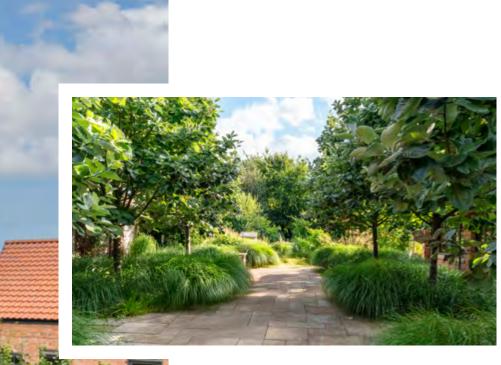


In addition to the main residence, Beech Farm Barns offers a versatile annexe located above the garage, perfectly suited for multi-generational living. This self-contained unit features a cosy kitchen and lounge area, a comfortable bedroom, and a wellappointed shower room, providing an independent space for guests or extended family members.

The garage beneath also presents an exciting opportunity for further development. Partially plastered and brimming with potential, it can be easily transformed into additional living quarters, whether as a private retreat, home office, or studio. The flexibility of these spaces ensures that Beech Farm Barns can adapt to a variety of lifestyle needs, offering endless possibilities for customisation.







Your Very Dwn GARDEN OASIS

Outside, the mature garden with its large lush green lawn provides the perfect outdoor escape for the family, safe, peaceful and securely fenced for children and pets, with a play area and tree swing embodying the delights of rural living for youngsters. With a wooded area and an orchard of fruit trees, there is also a kitchen garden with raised beds, perfect for growing your own.





Amongst the shelter and shade of the mature shrubs, discover a peaceful haven in the sunny, south facing courtyard garden. Gather around the firepit as the day makes way for dusk and admire the sunset.

Ample storage can be found in the sheds, whilst, with the versatile annexe accommodation and large drive providing plenty of parking, there is ample scope to run your own business from the comfort and security of Beech Farm Barns.





Dr. Your DOORSTEP

Experience all the pleasures of outdoor living from Beech Farm Barns, nestled in the heart of the countryside. Explore the nature on your doorstep, with country walks to be enjoyed along Tinker Lane, and such sites as Daneshill Lake, Creswell Crags and Clumber Park close by. For a taste of local culture, why not pay a visit to Bassetlaw Museum in Retford and immerse yourself in local history.

Call in for a thirst-quencher at your local hotel and restaurant, Ye Olde Bell, or dine out at The Agra House in Blyth. With handy local shops just a walk away in Blyth and Ranskill, the essential supplies are close at hand, whilst Retford is home to a range of stores, supermarkets, cafés and eateries.

Commuting is convenient, with East Coast Mainline services available from Retford Station and access to the A1 from Blyth.

Families are also well served by a host of nearby schools, including the Primary School of St Mary and St Martin in Blyth, and in Retford, Retford Oaks Academy and the Elizabethan Academy. For independent schooling, Ranby House, Worksop College and Wellow House School are conveniently commutable.

Spacious, serenely set and with a sophisticated finish, Beech Farm Barns is an utterly unique and versatile home, ideal for multigenerational living, rural, yet not remote and with an abundance of retained character.

Floor PLAN

Approximate Gross Internal Area = 486.4 sq m / 5236 sq ft. Outbuilding = 173.7 sq m / 1870 sq ft (Including Garage). Total = 660.1 sqm / 7106 sq ft. Illustration for identification purposes only. Measurements are approximate. Not to scale.









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