



THE BARN  
AT HIGHFIELD FARM





## WELCOME TO THE BARN

Retaining its heritage and soul, whilst stepping into the comfort and luxury of 21st century living, The Barn is a masterclass in considerate contemporary conversion. Having undergone a full structural conversion, including a complete new roof and full insulation to current building regulation standards, The Barn is the perfect counterpart to The Farmhouse.

Carrying on up the private sweeping gravel driveway and tucked away behind the farmhouse, the barn offers an abundance of parking with potential for an EV charger.







## A WARM WELCOME

Step indoors from the garden into the utility room, where limestone flooring and a solid wood worktop sets the high-quality tone of the home. Impeccably designed, with shoe storage in the fitted cupboards, a Belfast sink and plumbing for laundry facilities, this is a room of practicality and flair.

Just beyond, step through into the shower room, with a rainfall shower alongside a bespoke vanity unit with Quartz countertop.







## THE HEART OF THE HOME

Continue from the utility room into the kitchen - a vision of timeless refinement. Exposed brickwork, hand-crafted cabinetry by Olive Branch Kitchens and high-spec appliances converge to create a central hub that is the sociable centre of the home. Cook up a feast for family and friends, letting the high-tech kitchenware take on the work, with a Blomberg dishwasher, full larder fridge, two Neff hide-and-slide oven (conventional and steam), Neff induction hob and downdraft extractor.







## FOOD FOR THOUGHT

The large kitchen island with solid oak worktop and under-counter storage, offers the perfect breakfast bar seating for up to four guests. Sneak a peek at the walk-in pantry fitted with shelving, power and plenty of space for a free-standing freezer. For seamless indoor-outdoor living, bi-folding doors open onto the sunny, south-facing terrace.







## BRINGING THE OUTDOORS IN

From the kitchen move into the inner hall, with its oak staircase, exposed brick and vaulted ceiling, where light streams down from the Velux window above.

Off here, discover a sunny lounge where French doors frame garden views, deep oak windowsills add warmth and a log-burning stove on a stone hearth completes the ambience of contemporary rustic comfort. A plant room off the hall also offers practical storage for coats and drying laundry. The home is heated by a Hive Heating system for endless convenience and comfort.

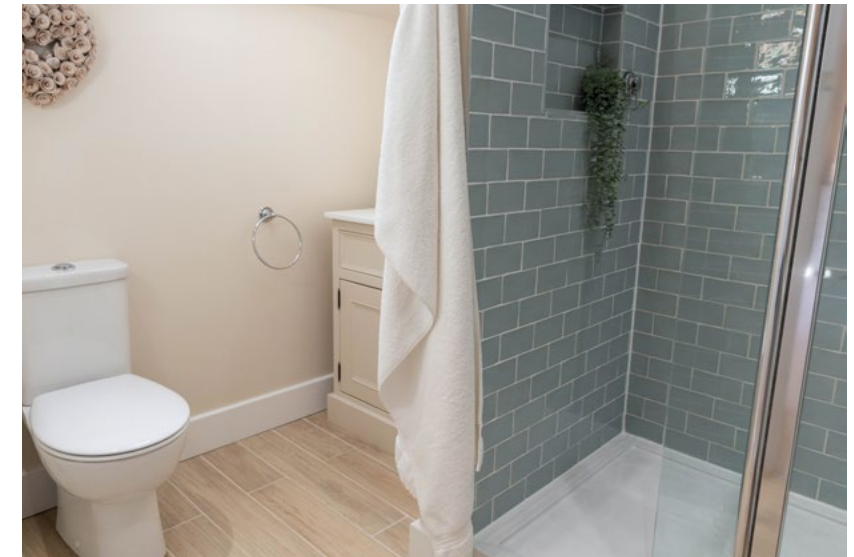






## REFRESH & REVIVE

Ascend the stairs from the inner hall to the galleried landing before stepping through into the master suite – a tranquil oasis of calm, with vaulted ceilings, exposed beams, and breathtaking garden views. Exuding spa-like indulgence, with wood-effect porcelain tiles underfoot, Duck Egg blue tiles to the walls of the walk-in rainfall shower, alongside a bespoke vanity unit with Quartz countertop, the en-suite is a true haven.







## ELEVATED COMFORTS

Two additional large double bedrooms, both with exposed beams, vaulted ceilings and garden views, offer flexibility.

While the boutique-hotel vibe family bathroom is a room of indulgence and relaxation, featuring a centrally filling, deep bathtub, bespoke vanity unit with Quartz countertop, a double walk-in shower tiled in Sage Green metro tiles and plenty of built-in alcove shelving for towels and toiletries. Porcelain wood effect flooring completes this boutique look.







## OUTDOOR ENTERTAINING

Outside, The Barn's south-facing garden is a suntrap. From the utility room, a stable door leads out into the landscaped garden, and onto the patio and hand-crafted oak gazebo (fitted just last year), all overseen by a raised terrace overlooking flourishing borders, and accessed via winding gravel paths.

Practical additions include two large secure units with an adjacent hard standing area accessed off the parking area, a substantially sized Groundsman shed, tucked away in a utility area of the garden. Outdoor sockets, and water points are in several points across the plot. A large paddock beyond amplifies the sense of rurality and privacy. Fully fenced and tree lined, this area offers a serene space to enjoy the nature on your doorstep. Why not enjoy a stroll through the orchard or a picnic on a sunny afternoon.







# OUT & ABOUT

Nestled in the idyllic village of South Clifton, a Conservation Area enveloped by open fields, walks abound on the doorstep. Stunning strolls await, leading to the Fledborough Viaduct, part of the national cycleway, connecting to the River Trent, to form a 6 km circular route.

Families are well served by local schools including North Clifton Primary School, a feeder for Tuxford Academy, as well as well-regarded schools in Newark and Lincoln.

Dine out at the nearby Bottle & Glass pub in Harby, serving up what many locals claim to be 'the best roast dinner in the world', while The White Hart at South Scarle, and Doddington Hall's café offer further culinary delights.

Community life thrives with bar nights at the sports pavilion, a village playground and a local cinema. Colingham, a short 10-minute drive offers all the desired amenities; medical centre and dispensary, dentist, Post Office, butchers, hair salons, take aways and convenience stores. Larger supermarkets in Lincoln, Newark and Retford as close as just 15-20 minutes away.

Commuting from Highfield Farm is effortless, with the A57 and A1 within easy reach, while trains from Collingham link to the East Coast Main Line at Newark, providing direct services to London King's Cross in approximately 1 hour 20 minutes.

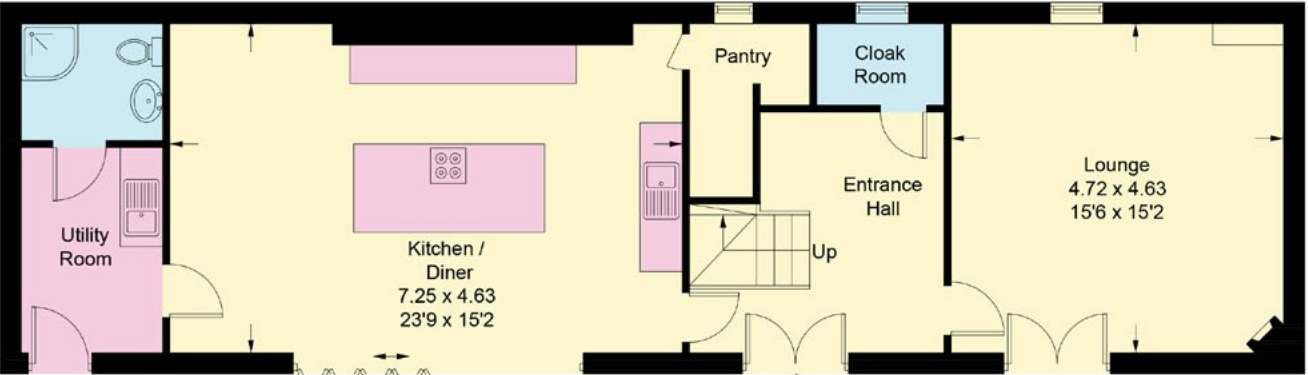
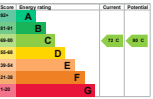
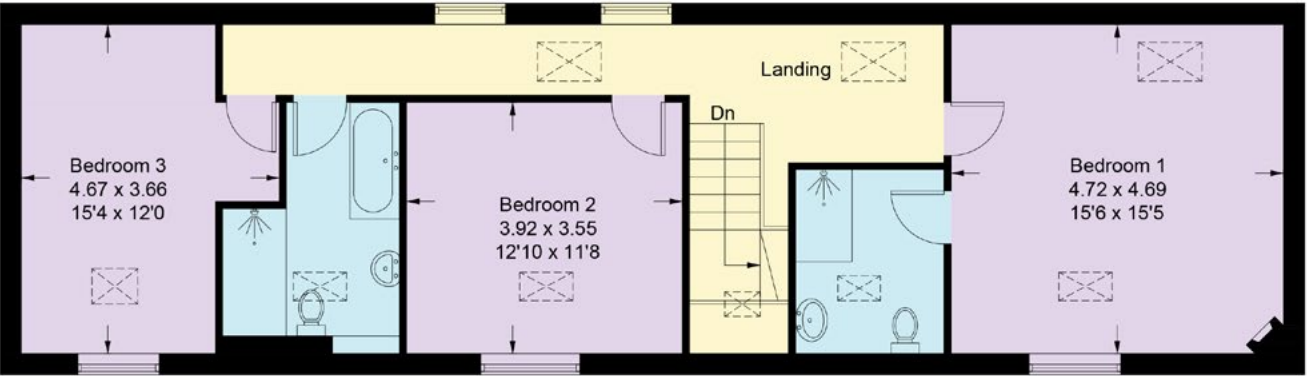
Warm, bright, and beautifully energy efficient, The Barn at Highfield Farm is an extraordinary home where heritage and modernity exist in perfect harmony.

An invitation to a life of quiet luxury, in one of Nottinghamshire's most idyllic settings, and overflowing with potential to shape your way of multi-generational living, Highfield Farm awaits.



# FLOOR PLAN - THE BARN

Approximate Gross Internal Area = 167.2 sq m / 1800 sq ft. Illustration for identification purposes only. Measurements are approximate. Not to scale.



(Not Shown In Actual Location / Orientation)

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