





## A WARM WELCOME

Edem Barn is a stunning self-build completed in 2020, and it's truly a showcase of craftsmanship and indulgence. With luxurious underfloor heating throughout and an efficient ground source heat pump.

It's as forward-thinking as it is elegant. Every corner of this home reflects a commitment to quality and a love for thoughtful, indulgent design. It's a place where modern comfort meets timeless style.



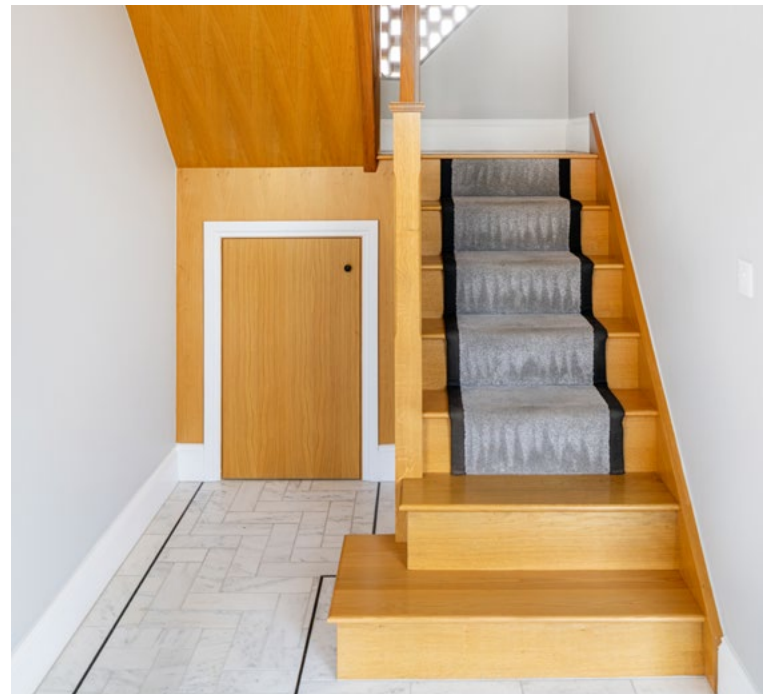
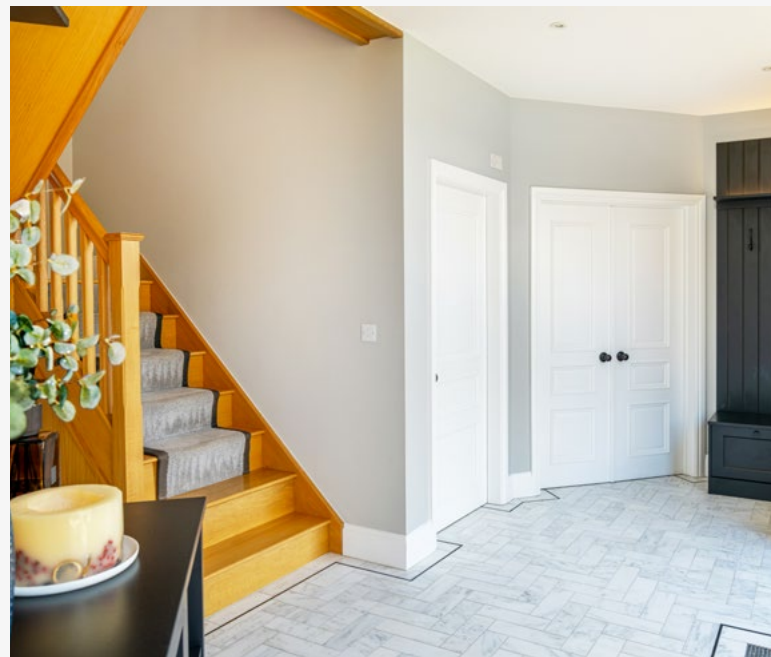




## FIRST IMPRESSIONS

Step inside Edem Barn into the broad and beautifully finished entrance hall, where herringbone-laid tiles add both elegance and practicality underfoot. Natural light streams through the timber framed windows, complemented by the double timber framed doors, creating a bright and uplifting first impression.

From the hallway, the flow of the home reveals itself. To one end, double doors open into the formal lounge, an inviting space for relaxation and entertaining. To the other, the hall leads seamlessly through to the open-plan kitchen, dining, and snug, the true heart of the home.



To the side, a cloakroom offers a stylish and functional touch. Partially tiled in deep green metro tiles, this room has a contemporary edge while remaining timeless in design. A vanity unit with inset wash basin provides storage as well as style, and the WC ensures this room is as practical as it is attractive — perfect for guests and everyday family life alike.

Rising centrally, a bespoke crafted oak staircase draws the eye upward to the ornate diamond brickwork, leading to the private family quarters above and anchoring this entrance hall as the central hub of the home.







## THE HEART OF THE HOME

At the centre of Edem Barn lies the expansive kitchen, dining and snug area; a space where family life naturally comes together. Glazed doors span the rear wall, flooding the room with light and opening out to the garden, creating an easy indoor-outdoor flow that makes this the true hub of the home. Underfoot, Karndean flooring runs throughout, practical yet stylish, its warmth and texture grounding the space.

The kitchen itself is bespoke and handmade, crafted in a timeless farmhouse style and painted in a deep blue that contrasts beautifully with the lighter tones of the quartz worktops.







## OPEN PLAN DINING

Thoughtful design ensures both beauty and functionality, with cabinetry extending to the rear of the dining area, creating a seamless flow and enhancing the sense of cohesion across the space.



A characterful exposed beam provides a natural divide between the kitchen and dining zones, offering a nod to traditional barn architecture while maintaining the openness of the room. The central island forms the heart of the kitchen, providing abundant preparation space as well as a sociable breakfast bar where family and guests can gather.





MODERN COMFORTS  
TIMELESS STYLE

Well-equipped for modern living, the expansive kitchen features high-quality appliances including an induction hob, dishwasher, Rangemaster cooker and a Quooker boiling water tap, combining efficiency with luxury. Every element is considered, from the practicality of the walk-in pantry to the inviting snug beyond.







A SPACE TO SLOW DOWN



Here, two sets of patio doors frame views of the courtyard and provide effortless access to the outdoors, allowing light to pour in from both sides. The atmosphere is completed by a log burner, set within a tiled inglenook fireplace, creating a warm and rustic focal point.

Whether enjoyed on a winter's evening with the fire aglow, or in summer with the doors thrown open to the garden, the snug is a space that adapts beautifully to the seasons.







## PRACTICALITY WITH PURPOSE

From the snug, a beautifully panelled inner hallway leads to a suite of practical spaces, thoughtfully arranged for modern living. Along this corridor lies a large storage room, a plant room, and a utility and boot room, complete with fitted cabinetry, plumbing for laundry appliances and direct access to the rear courtyard.

At the far end, the layout flows into a bright and versatile playroom, perfectly placed for family life yet offering excellent potential as part of a private annexe.







## ROOM ABOVE

From the playroom, a discreet staircase rises to a spacious double bedroom above, creating a peaceful and self-contained retreat. Ideal for older children or overnight guests, this light-filled space is served by a contemporary en-suite shower room.





## MAKING MEMORIES

Step through from the entrance hall into the large formal lounge, a beautifully designed space that balances elegance with modern comfort. A striking feature beam runs through the centre of the room, naturally zoning the space.

On one side, a contemporary electric fireplace creates a warm and welcoming focal point, while on the other, a bespoke media wall offers the perfect spot for relaxed evenings in front of the television.







## ELEGANCE REDEFINED



The flooring helps define the room, transitioning from the practical Karndean of the hall into a plush grey carpet, soft underfoot and adding luxury. Glazed double doors at the rear frame views of the courtyard, inviting natural light to pour in while offering a seamless connection between indoors and out.







## A PERFECT BALANCE

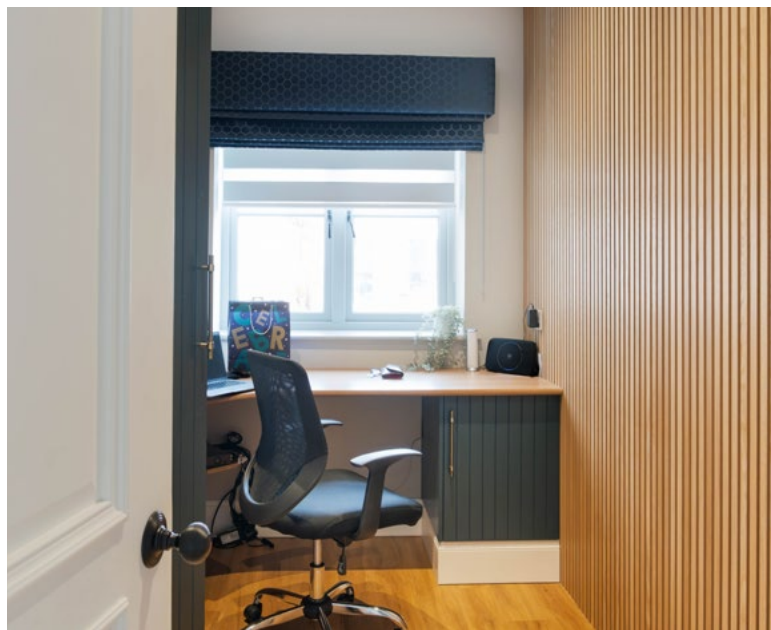
Adding depth and distinction, wall panelling enriches the lounge with subtle texture and character. By reflecting the changing tones of the day, it works in harmony with the room's natural brightness, enhancing the sense of space and calm. This considered detail elevates the tailored feel of the interior, ensuring it remains timeless while striking the perfect balance between elegance and modern comfort.





## WHERE WORK MEETS WELLBEING

From here, an inner hallway extends the flow of the home, complete with fitted storage. Off this corridor lies the study, a private and peaceful working environment, and the home gym, equipped with its own shower room for convenience. The gym also benefits from doors opening directly onto the courtyard, as well as internal access to the impressive triple garage, ensuring practicality sits comfortably alongside lifestyle.







## THE PRINCIPAL SUITE



Upstairs, the home opens into four spacious double bedrooms, each designed as a calm and comfortable retreat. The principal suite is a haven of light and space, with dual-aspect windows framing peaceful views and flooding the room with daylight.





# REST & RETREAT

A full-width dressing room adds boutique-style storage, while the sleek en-suite shower room, part-tiled in striking black metro tiles, brings a touch of modern sophistication. Enhancing the sense of luxury, an integrated Bose speaker system runs through the bedroom, dressing room and en-suite, creating a seamless atmosphere for relaxation. Together, these features form a tranquil sanctuary to both begin and end the day.







## ROOM FOR THE FAMILY

Bedroom three sits along the corridor, decorated in neutral tones with views across the courtyard that enhance its restful feel.

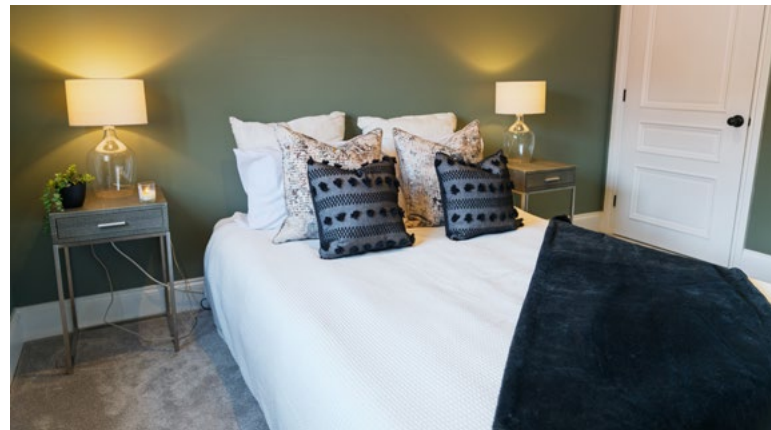
Bedroom two follows, softly styled in pink for a gentle, welcoming atmosphere, also overlooking the courtyard for a sense of calm.







At the end of the corridor, bedroom four is finished in warm green tones that evoke a natural, soothing ambience, with a window drawing in both light and courtyard greenery. Each bedroom is fitted with hand-crafted wardrobes by a local joiner, blending character with everyday practicality.



## DESIGNED FOR RELAXATION

Completing the floor is a beautifully appointed family bathroom, designed with both everyday practicality and indulgence in mind. Tiled in crisp white, the space feels fresh and uplifting, its clean lines enhancing the sense of light and openness. A generous walk-in rainfall shower, complemented by a secondary head, ensures versatility for both quick morning routines and unhurried refreshment.





## A TOUCH OF INDULGENCE

Taking centre stage, a freestanding bath fills from the middle, inviting long and luxurious soaks at the end of the day. A sleek vanity unit with wash basin and a WC provide considered convenience, while the blend of traditional features and modern finishes creates a room that is both timeless and contemporary. This is a bathroom designed to serve the whole household, while also offering a moment of calm in the rhythm of daily life.







## A DETACHED TWO-BEDROOM ANNEXE

Adding further versatility to the home is a beautifully finished link-detached annex, thoughtfully designed and completed to the same high standard as the main house. Inside, a spacious kitchen/diner provides a welcoming heart to the layout, complemented by a separate lounge that offers a cosy retreat.







With two double bedrooms, served by a luxury shower room, the annex presents a wealth of possibilities. It is ideal for extended family who value their independence while staying close, or for older children seeking their own space.

Alternatively, it could serve as a private guest wing or even be adapted for business use, offering the perfect base for those running a practice or working from home.

Balancing comfort, style and practicality, this annex is a true asset that broadens the appeal and functionality of the property.







Edem Barn sits within a secure plot designed for both practicality and family life. At its centre, a spacious courtyard links the main house with the linked-detached annex, while a triple car port with EV charging and an adjoining triple garage provide ample room for vehicles, storage and hobbies. The resin driveway, accessed through electric gates, adds both convenience and peace of mind.

Expansive lawns and a dedicated play area offer space for recreation and relaxation, with the barn-inspired architecture blending seamlessly into the rural setting. A public footpath encircles the grounds, opening onto miles of countryside walks. Whether entertaining, exploring or unwinding in the gardens, Edem Barn delivers an exceptional outdoor lifestyle year-round.



OUTDOOR LIVING





OUT & ABOUT

Everton is a village that perfectly combines countryside tranquillity with a strong sense of community. Two welcoming pubs form the social heart, while The Village Yurt and The Bean Scene offer distinctive options for coffee, dining, and meeting with friends.

Families enjoy a well-regarded primary school within easy walking distance, alongside a recently renovated children's play area, tennis courts, and open playing fields for recreation. Countryside walks begin right from the village, offering endless opportunities to explore the surrounding landscape.

Just three miles away, the vibrant town of Bawtry provides boutiques, restaurants, and cafés, while Retford station, six and a half miles from the village, delivers direct rail links to London, offering the perfect blend of rural charm and modern connectivity.

Experience relaxed family living at Edem Barn, a stunning barn-style home blending character with modern comfort. Light-filled and versatile, it offers space for all the family in the charming village of Everton, with all required amenities right on your doorstep.



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FLOOR PLAN

Gross Internal Area = 436.9 sq m / 4703 sq ft.

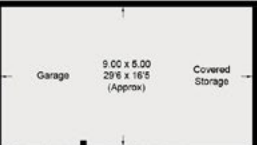
Outbuildings = 100.3 sq m / 1080 sq ft.

Total = 537.2 sq m / 5783 sq ft.

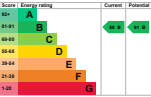
(Including garage / Excluding Detached Carport.

Illustration For Identification Purposes Only.

Measurements are approximate. Not To Scale.



(Not Shown In Actual Location / Orientation)



First Floor



First Floor





Presented By

Smith & Co.  
e s t a t e s

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To view Edem Barn, call our team on 01623 392352 or email [info@smithandcoestates.co.uk](mailto:info@smithandcoestates.co.uk)



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