



NO. 1 FEATHERSTONE FOLD

HERITAGE REBORN



For over a century, the Featherstone family farmed this land at the edge of Misterton, its fields once home to a thriving piggery. Today, that same setting has been reimagined as Featherstone Fold, a boutique collection of four new homes that honour the site's story through timeless materials, exceptional craftsmanship and considered design.



Approached by a block-paved driveway, your arrival is guided by natural Indian stone leading to a striking oversized front door, a quiet introduction to the care and attention within. Every element here has been chosen for its enduring quality, from the subtle brick tones to the elegant detailing and refined palette.



HEART OF THE HOME

Step inside and there is an immediate sense of space and calm. Arranged entirely on one level, the home offers effortless living without compromising on proportion, with generous rooms and natural light creating an open, easy flow throughout.

There is a considered consistency to the finishes too, complemented by underfloor heating, upgraded lighting and sockets, while timber-framed windows maintain a natural connection with the setting beyond.



At its heart, the contemporary kitchen sits beneath a vaulted ceiling, where Velux windows illuminate exposed beams and accentuate the volume above. Two double ovens, a downdraft extractor, integrated dishwasher, wine fridge and fridge freezer complete this beautifully appointed space.





RELAX & UNWIND

The open-plan living space has been designed for modern lifestyles, blending areas for cooking, dining and relaxing into one seamless environment. The generous proportions and multiple openings to the garden create a sense of freedom and connection, making this an ideal setting for gatherings with friends, cosy evenings by the fire or quiet mornings with sunlight streaming through the timber-framed windows.

OPEN PLAN LIVING

To the right, an exposed brick archway leads into the snug, a wonderfully inviting space with a hanging log burner taking centre stage.

The vaulted ceilings continue through, creating a sense of flow and openness, while two sets of patio doors and a set of bi-folds open the room directly onto the garden. It's a space that feels both warm and expansive, designed for everyday living and effortless entertaining.





PRIVATE & CONSIDERED

As you move through the bedroom wing, Velux windows and subtle tunnel lighting bring light into the hallway, while a useful storage cupboard provides discreet space for coats, shoes and household essentials. Beyond, Bedroom Two feels almost like a principal suite in its own right.



Beautifully light and generously proportioned, a large window with deep sill draws natural light across the room while looking towards the front elevation. There is ample space for furniture without compromising the sense of openness, while a sliding door leads directly into its own private en-suite, thoughtfully finished with Porcelanosa fittings to continue the quality found throughout the home.



REST & RECHARGE

Further along, the family bathroom has been designed as a calm and restful sanctuary, complete with a large freestanding bath, LED strip lighting and a heated mirror, creating a spa-like atmosphere.

Continuing through, another versatile room is currently arranged as a home office, with fitted furniture providing generous workspace and storage. Offering a dedicated place to work, it could equally become an occasional bedroom, cosy snug, reading room or hobby space.

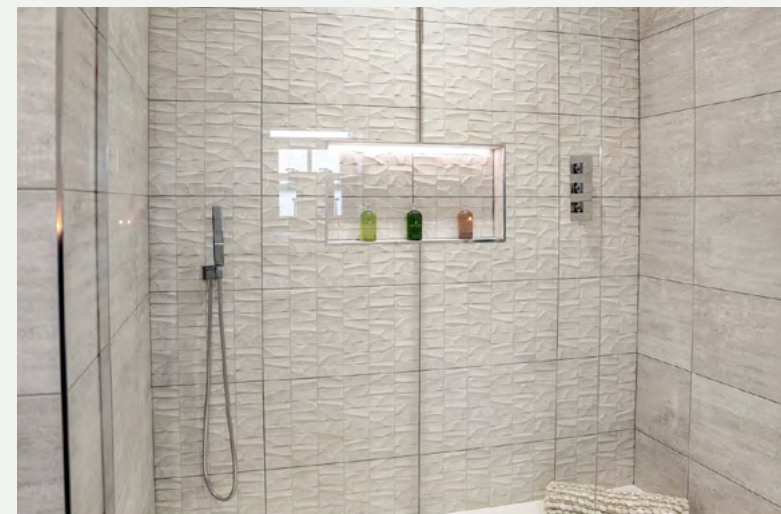




THE PRINCIPAL SUITE

The principal bedroom offers a truly restful retreat. Generous in proportion, it has ample space for a king-sized bed along with fitted furniture to create a sense of elegant practicality. Large-format tiles flow seamlessly throughout the bedroom wing, linking each space with a feeling of calm continuity.

The en-suite is beautifully appointed, featuring a large walk-in shower, WC and a vanity unit with inset wash basin. Every detail has been carefully considered to provide a touch of everyday luxury, blending soft textures with timeless finishes for a space that feels indulgent and serene.



PRACTICAL PERFECTION

To the rear of the property, a well-planned utility room provides the perfect practical touch, with plumbing for a washer and dryer and a rear door offering side access to the garden and out towards the main road. It's a convenient feature for returning from muddy dog walks or busy days outdoors, keeping the heart of the home beautifully uncluttered.



Thoughtfully designed throughout, the home's exterior showcases natural clay pan tiles, hand-finished stone lintels and oak beams that lend warmth and authenticity. Practical features, including outdoor sockets and subtle LED lighting, enhance both day-to-day use and evening ambience.

The attached single garage offers secure parking and valuable storage, with an up-and-over door, EV charger provision and a pull-down ladder to additional loft space. From the driveway paving to the natural stone threshold, every detail reflects a careful commitment to quality.



OUT & ABOUT

Featherstone Fold enjoys a privileged setting in the welcoming village of Misterton, surrounded by open countryside yet close to everyday essentials. The village offers a Co-op, post office, pharmacy, cafés, takeaways, a friendly pub and a well-regarded primary school, all contributing to its strong sense of community.

A short drive away, the historic market town of Gainsborough provides broader amenities, from supermarkets and high street names to independent shops and restaurants.

Marshall's Yard adds a stylish mix of retail, cafés and leisure, with the riverside and local heritage enriching the town's character. Beautifully positioned and well connected, Featherstone Fold delivers a harmonious blend of rural living and modern convenience, where heritage meets new beginnings and the Featherstone story evolves.



FLOOR PLAN

Approximate Gross Internal Area = 169.0 sq m / 1819 sq ft.
Garage = 21.9 sq m / 236 sq ft. Total = 190.9 sq m / 2055 sq ft.
Illustration For Identification Purposes Only. Measurements Are Approximate.
Not To Scale.



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