



Hollies Barn Church Lane | Church Lane | Eakring | NG22 0DH

£825,000

FENTON JONES

Key features

- Stunning period barn conversion
- 5 double bedrooms, including master with ensuite
- 19th century property steeped in history, charm and character
- Finished to a wonderfully high standard
- Energy efficient home with an EPC rating of B
- South facing private garden
- Useful workshop with the potential to convert to an annexe or garage STP
- Positioned in the picturesque village of Eakring

Description

Positioned in a beautiful setting rich with heritage, this enchanting former barn has been lovingly and thoughtfully converted into a stunning 5 bedroom home. Dating back to the 19th century and once part of the distinguished Rufford Abbey estate, Hollies Barn sits in the popular village of Eakring on the edge of Sherwood Forest surrounded by fabulous countryside.

Converted in 2003 by the current owners, this property celebrates its agricultural past whilst embracing elegant modern style and practical comfort. Every detail has been beautifully executed, preserving the soul of the original structure while crafting a home of warmth, character, and timeless charm. Original floors have been preserved, with centuries of footsteps etched into their surface and the rustic origins of the barn remain visible in exposed brick and vaulted ceilings.

What was once the threshing floor is now a warm and welcoming central hub of the home, a social space for cooking, entertaining or relaxing by the log burning stove. The breathtaking barn windows flood the interior with natural light, casting golden reflections across soaring ceilings and exposed beams, creating a sense of space that is both dramatic and deeply inviting. Alongside the impressive open-plan kitchen, dining and living area, the home also offers a separate sitting room with a cosy log burner as well as practical spaces including a utility room, washroom and an additional boot room.

This barn tells a story of transformation; once raw and weathered, now thoughtfully reimagined as a home layered with character and memories with all the benefits of a modern home. Designed with sustainability in mind, it combines impressive energy efficiency with features such as air source heating, a water filtration system and eco-conscious ponds, achieving an excellent EPC rating of B.

Hollies Barn is not merely a property for sale, it is a home with a story waiting for it's next chapter to be written.



Frontage

A driveway leads to the property's private drive with parking for several vehicles. With cobbled pathway up to the front door.

Entrance Porch 4.3m x 1.9m

Stepping through the solid oak front door you are welcomed into the generous entrance porch by the most beautiful stone floor, original to the barn and re-sited into the entrance porch and hallway. With lovely views out to the front garden through floor to ceiling widows to the side of the door. A sleek glass wall with glass door separates the porch from the entrance hall.

Entrance Hall 3.3m x 3.3m

A beautiful entrance space with a stunning sculptural staircase with curved lines which blend seamlessly into the walls of the barn. The stone floor brings natural texture and depth, with a step up to the main heart of this home.

Living Dining Kitchen 12m x 5m

The heart of the home is this stunning open concept living dining and kitchen, a fabulous family space.

Living Area 5m x 3m

At one end of the room is the living space, a cosy corner with carpeted floor, stone hearth and contemporary Morso log burner.

Dining Area 5m x 3.3m

The living space transitions into the dining area, with impressive vaulted ceiling and glimpses of stunning structural beams and architecture. A truly beautiful space to dine in with views to the front and rear gardens through the soaring barn windows.

Kitchen 5m x 5.4m

A contemporary kitchen with a plethora of cupboard space and fitted with high end appliances, There is a Neff integrated double oven and induction hob as well as space for a large American style fridge freezer in the wall of cabinets. It's the details in this kitchen that stand out, the quartz countertop is finished with a sleek sharknose profile, the softclose draws open up with an integral light, the useful power bank pops up from the island with the push of a button. Aesthetically the contrasting colours of the wall and island units add design interest. The deep window ledge and chunky industrial shelving a reminder of the functional, working history of the building. With saloon style doors through to the utility and a curved walkway to the sitting room.

Utility Room & Pantry 4.2m (max) x 3m

An enviable utility room with extra storage space in the fitted wall cabinets as well as lots of practical space beneath the brick built sideboards with Belfast sink and solid wood and slate countertop. The control panel for the air source heat pump heating is found in here. With beautiful flagstone flooring throughout and door through to the washroom and open doorway to the pantry of dreams (2.5m (max) x 2.1m (max)). There is also a wall ladder up to mezzanine storage above and a part glazed door out to the front garden.

Washroom 1.6m x 1.6m

Fitted with a toilet and sink. With wood panelled walls.

Sitting Room 7.4m x 4m

The spacious sitting room is full of character, featuring exposed roof trusses and rafters, decorative brick arches original to the barn, and a Jøtul wood-burning stove set on a stone hearth. Wood-effect flooring runs throughout, with two windows and a door opening to the rear garden. With a cleverly concealed door leading through to the boot room.







Boot/Utility Room 4m x 2.4m

A handy second utility and boot room with windows to the rear garden and door through to the open fronted store area. With wall units and wooden worktop with space for a washing machine and tumble dryer beneath

Workshop 6.1m x 4m

A part glazed door leads from the open fronted store into the workshop, with floor to ceiling windows out to the rear garden. A useful space which also offers the potential to be converted into an annexe or a garage STP.

Rear Hallway 4.8m x 0.9m

A light filled hallway with windows out to the rear garden, high ceiling and doors off to bed 4 and 5.

Office/Bedroom 5 4.4m x 2.6m

A double bedroom currently used as a home office. With high ceiling, exposed beams and glazed door to the front of the property.

Bedroom 4 5.2m x 3.8m

A generous sized room which has been partitioned to create a chill out lounge area as well as a bedroom area. With window and door to the rear garden and door through to the dressing room/potential ensuite (this room is currently used as a home gym but has all the plumbing and waste installed for it to be converted to an ensuite)

Stairs to First Floor

Bedroom 3 3.8m x 2.1m

A double bedroom with floor to ceiling window to the side and window to the front. With ladder up to a mezzanine area above.

Family Bathroom 3.8m x 2.1m

Firmly in the list of top 10 coolest bathrooms. Fitted with a large walk in shower with linen storage cupboard to the side. With tiled floor, window to the side, toilet and sink in vanity with storage below. The staircase (yes thats right a bathroom with stairs) leads up to a pretty mezzanine level where there is a partially sunken bath.

Bedroom 2 3.4m x 2.8m

A double bedroom with window to the side and beautiful cathedral ceiling and exposed apex beams.

Walkway

Designed and built by the current owners, the striking walkway leads across to the master suite. With landing area with inbuilt desk and door through to the master.

Master Bedroom Suite 5m x 4m

The stunning master suite impresses with its gorgeous high ceiling and striking exposed beams which create a wonderful sense of space and character. With windows to the front and side that fill the room with natural light. A door leads through to the stylish ensuite (3.2m (max) x 2.5m (max)) which is fitted with a shower, sink and toilet. With large radiator and cleverly utilised storage spaces.

Garden

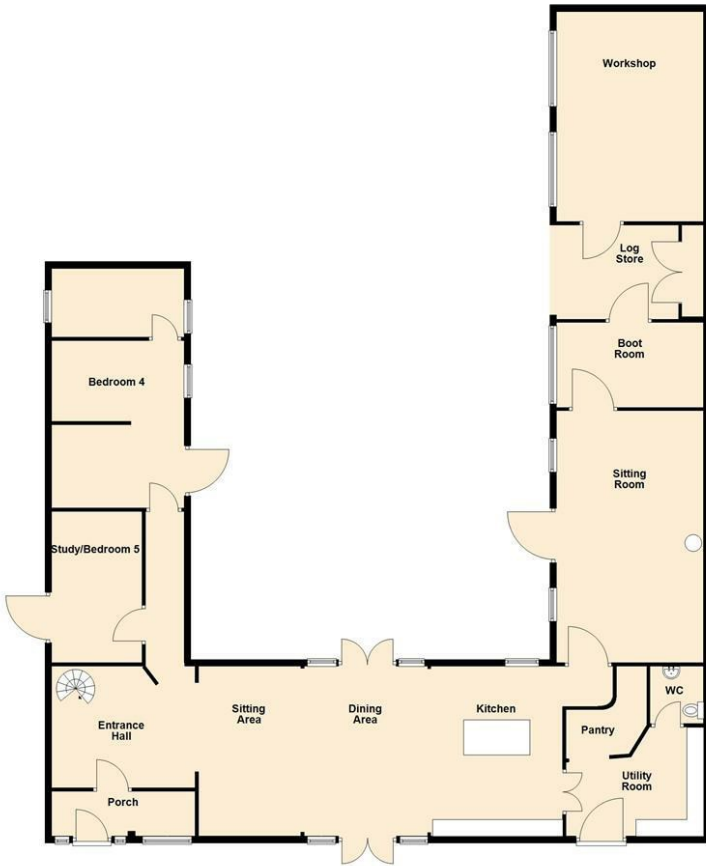
There is so much to explore in this gorgeous garden, from the large private lawned area to the front of the property filled with beautiful plants and trees, to the courtyard style patio to the rear with original stonework and raised beds. There is a large raised pond with stone edging and reed bed which filters grey water and a smaller pond to the front which also filters water from the home. The garden wraps around three sides of the property with a mixture of brick wall, hedge and fenced boundaries.

Additional information

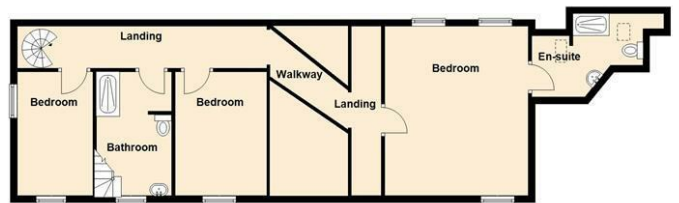
Mains electric. Air source heat pump central heating. Mains drain with water filtration system that services the toilets. Windows: oak frame, double glazed.

Floor plans

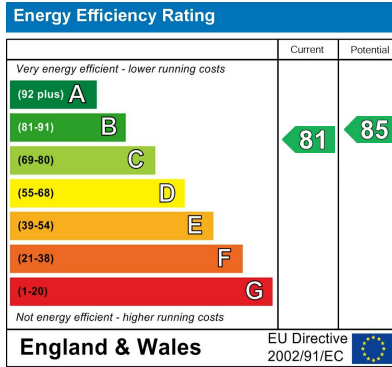
Ground Floor
Approx. 189.5 sq. metres (2039.3 sq. feet)



First Floor
Approx. 83.5 sq. metres (899.1 sq. feet)



Hollies Barn, Church Lane, Eakring



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