ELITE HOMES

Consultative Estate Agents with Integrity



The Granary, Browns Lane, Stanton-on-the-Wolds, Nottingham NG12 5BL

Overview

A rare opportunity to acquire an exceptional 3,295 sq ft bespoke barn conversion, beautifully blending period character with contemporary luxury.

Occupying a highly desirable semi-rural position in Stanton-on-the-Wolds, just a short distance from West Bridgford, this outstanding and individually designed four/five-bedroom home offers an exceptional combination of space, style and specification.

Featuring an exquisite Italian-designed kitchen, luxurious Porcelanosa bathrooms, impressive open-plan living spaces, exposed oak beams, bespoke finishes and underfloor heating, the property has been thoughtfully designed to deliver sophisticated modern living whilst retaining the charm and character of its original barn architecture.

Behind impressive electric gates, the property reveals a private courtyard, generous parking for up to six vehicles, a double garage and secluded landscaped garden areas. Internally, the accommodation seamlessly blends exposed brickwork, solid oak beams and original barn features with bespoke contemporary finishes, premium materials and state-of-the-art technology.

Key Features

- Exceptional property with approximately 3,295 sq ft of total floor space
- Four/five bedrooms and three bathrooms
- Stunning bespoke Italian kitchen with Gaggenau appliances
- Impressive open-plan living and three reception rooms
- Underfloor heating and premium Porcelanosa finishes
- Exposed brickwork, solid oak beams and bespoke joinery
- Private electric-gated entrance and courtyard
- Parking for up to six vehicles & double garage
- New boiler and heating system.

THE APPROACH

From the moment you arrive, this exceptional home makes a lasting impression. Electric gates open onto a spacious and private courtyard, immediately creating a sense of exclusivity and privacy. The generous courtyard provides parking for up to six vehicles, in addition to the double garage, whilst also offering an attractive and sheltered outdoor space, perfect for morning coffee, al fresco dining or entertaining guests.

THE MAIN LIVING SPACE

Stepping inside, the quality, character and attention to detail are immediately apparent. The impressive open-plan living room is a wonderful example of how traditional barn architecture can be combined with contemporary luxury. Exposed brickwork and substantial solid oak beams sit beautifully alongside Porcelanosa marble flooring, underfloor heating and carefully considered modern finishes. The generous proportions allow the space to be arranged into a number of distinct areas, whether as a formal dining space, a comfortable family sitting area or a quieter reading retreat. A striking Charnwood multi-fuel stove provides a beautiful focal point, whilst the original barn openings have been cleverly incorporated as windows, flooding the room with natural light and retaining the building's architectural heritage. The result is a wonderfully atmospheric yet highly practical living space, offering both character and contemporary comfort.

THE KITCHEN & FAMILY LIVING SPACE

Forming part of a substantial extension, the magnificent kitchen and family room is undoubtedly one of the property's standout features. Designed around a bespoke Italian kitchen, this impressive space combines exceptional craftsmanship, cutting-edge appliances and sophisticated contemporary styling to create a true chef's kitchen and an outstanding entertaining environment. The bespoke brushed, stained oak cabinetry features sleek handleless detailing and innovative electronic touch-opening mechanisms. The kitchen is comprehensively equipped with an exceptional range of premium Gaggenau appliances, including an integrated dishwasher, fridge and freezer, multifunction oven, combi-steam oven, coffee machine, warming drawers and full-surface induction hob. The extensive central island incorporates a beautifully crafted handmade Foster brushed stainless-steel worktop with seamlessly integrated sink, waste disposal and Quooker boiling-water tap. Beyond the kitchen itself, there is ample room for family dining or a relaxed soft-seating area, making this a wonderfully sociable space in which to cook, dine, entertain and spend time together. Underfloor heating, a bespoke diamond-polished concrete floor with exposed aggregate, striking oak-framed floor-to-ceiling windows and integrated Italian Guzzini LED lighting complete the space.

ADDITIONAL RECEPTION ROOM

A further versatile reception room provides excellent flexibility and could be used as a home office, study, playroom, television room, games room, music room or potentially an additional bedroom, depending on individual requirements.

GROUND FLOOR BEDROOM SUITE

The ground floor also benefits from a beautifully appointed bedroom suite, complete with a en-suite bathroom and a separate dressing room/study. A further guest cloakroom/WC completes the ground floor accommodation.

FIRST FLOOR

An attractive oak-galleried landing creates an impressive transition to the first-floor accommodation. The generous principal bedroom is beautifully presented and benefits from quality fittings and a luxurious Porcelanosa en-suite bathroom, complete with walk-in shower. There are two further well-proportioned double bedrooms, both offering excellent accommodation, together with a stylish family bathroom featuring a further Porcelanosa suite and complementary wall and floor tiling.

OUTSIDE

The outside space has been thoughtfully designed to complement the character and quality of the property. The secluded garden enjoys a southerly aspect and features a variety of established trees and beautifully arranged patio areas. Together with the private front courtyard, the property offers a wonderful choice of outdoor spaces, with opportunities to enjoy both sunshine and shade throughout the day. The detached double garage benefits from two individual electric doors and provides excellent space for vehicle storage, bikes and outdoor equipment. Additional external storage is also available alongside the garage and to the rear of the property.











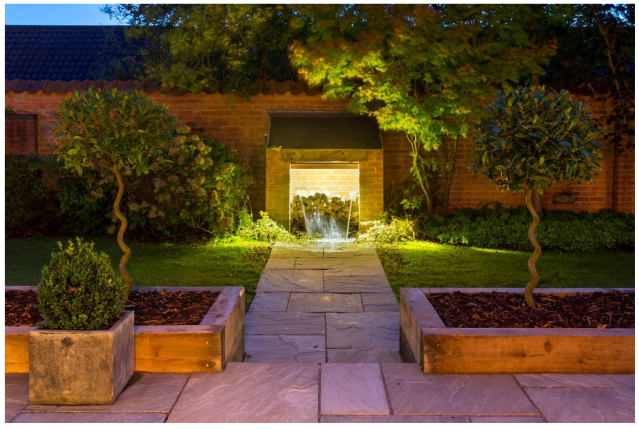




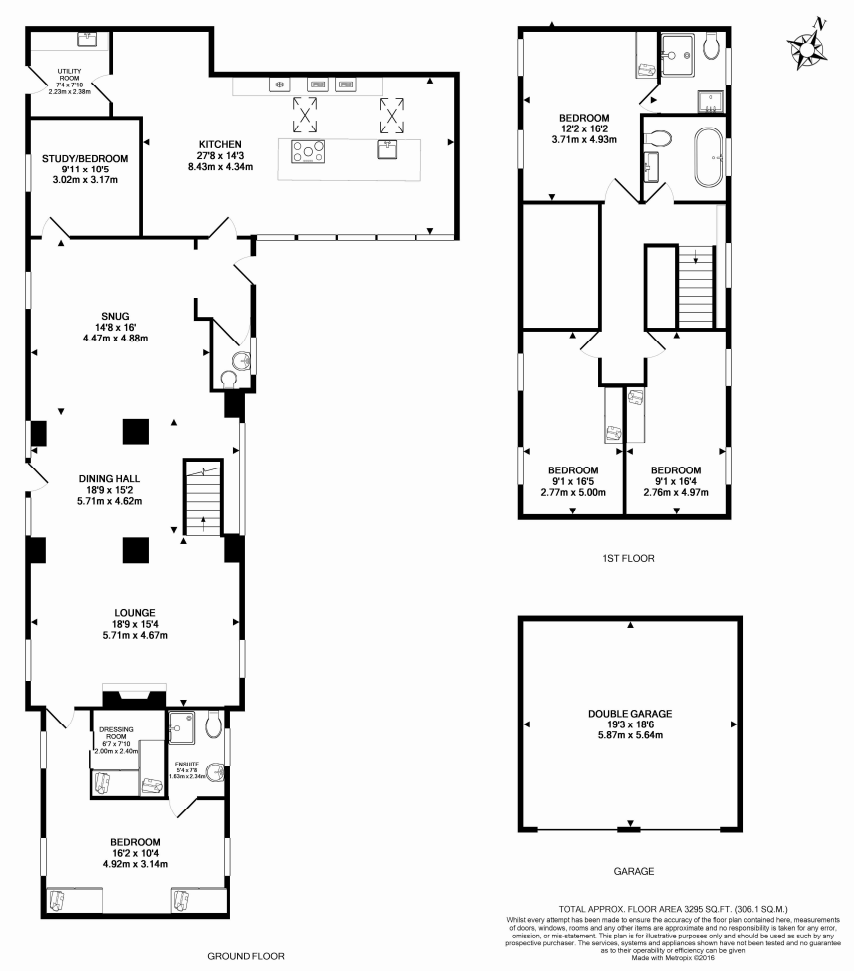


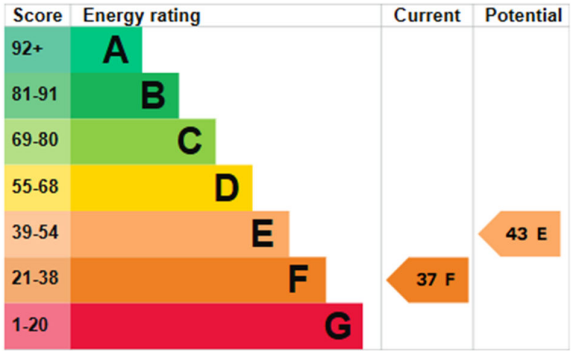












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