



Danielle
Shepherd

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GRANARY LODGE TOP PASTURE LANE RETFORD, DN22 9BY

£525,000
FREEHOLD

Tucked away in the heart of the picturesque village of North Wheatley, Granary Lodge is a truly exceptional detached barn conversion that beautifully combines timeless character with contemporary comfort. Set within a thriving village renowned for its welcoming community, excellent amenities and highly regarded schooling, the property enjoys the perfect balance of peaceful countryside living with convenient access to Retford, Gainsborough and the A1.

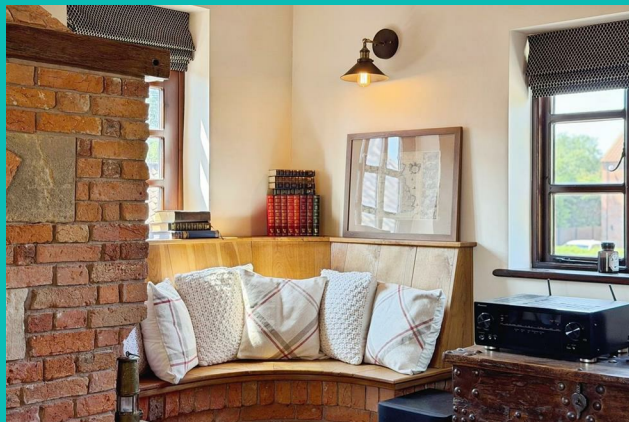
Rich in original features, including exposed beams, traditional brickwork and striking fireplaces, the property has been thoughtfully enhanced to create an elegant and inviting home. Arranged over two floors, the versatile accommodation offers three generous double bedrooms, a fourth bedroom or home office, beautifully proportioned reception rooms, a bespoke breakfast kitchen and an impressive first-floor sitting room with vaulted ceilings, where far-reaching countryside views take centre stage.

Kendra
Jacob

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GRANARY LODGE TOP

• STUNNING CHARACTER BARN CONVERSION • THREE/FOUR
VERSATILE BEDROOMS • VAULTED TRIPLE ASPECT SITTING
ROOM • CONTEMPORARY KITCHEN WITH BREAKFAST BAR /
UTILITY & CLOAKROOM • THREE RECEPTION
ROOMS • MASTER BEDROOM WITH EN-SUITE SHOWER
ROOM • DETACHED HOME OFFICE/GYM • SOUTH FACING
LANDSCAPED GARDEN • GENEROUS OFF ROAD
PARKING • CALL DANIELLE SHEPHERD-JBS ESTATES 01302
204800 TO VIEW



Reception Hall

A welcoming reception hall that immediately showcases the character of this unique barn conversion. Exposed brickwork, original beams and solid oak flooring create a warm first impression.

Reception room

Situated on the ground floor off the reception hall is this wonderfully cosy reception room centred around a charming brick fireplace incorporating a multi-fuel stove, creating the perfect place to relax. Dual aspect windows allow natural light to pour in, whilst exposed beams, solid oak flooring and exposed brick detailing enhance the room's warmth and character. Stairs lead down to the cellar, with an open flow through to the dining room.

Dining Room

A delightful space for both everyday dining and entertaining, enjoying dual aspect windows and a glazed door opening onto the garden. Exposed beams, solid oak flooring and charming character features continue the barn's timeless appeal.

Breakfast Kitchen

Beautifully appointed with bespoke cabinetry, luxurious granite worktops and a central island incorporating a fitted breakfast bar, the kitchen has been thoughtfully designed for modern family living. Integrated appliances include a double oven, induction hob with extractor over, dishwasher, under-counter fridge and freezer, together with an undermounted sink and mixer tap. Exposed beams, tiled flooring and dual aspect windows complete this impressive space.

Rear Hall / Utility area

Leading from the kitchen, the rear hall provides practical access to the garden and adjoining utility room, continuing the property's quality finish with tiled flooring and exposed beams.

Utility Room

A practical and well-equipped utility room fitted with matching cabinetry, timber worktops and a traditional Belfast sink. Offering space for laundry appliances and additional storage, it also provides convenient access to the rear garden.

W/C

Conveniently positioned on the ground floor, the cloakroom is fitted with a contemporary WC and wash hand basin.

Study / Bedroom Four

A versatile room that can easily adapt to suit a variety of lifestyles. Currently used as a home office, it would also make an excellent fourth bedroom, hobby room or playroom, benefiting from solid timber flooring and direct access to the rear garden.

Master Bedroom

A spacious dual-aspect master bedroom enjoying views over both the front and rear of the property, allowing natural light to flood the room. Exposed beams add to its character, whilst the generous proportions create a peaceful and relaxing retreat. A stylish en suite completes the accommodation.

En Suite

Fitted with a walk-in shower, vanity wash hand basin and WC, the en suite combines modern convenience with character, featuring tiled flooring, partially tiled walls and exposed beams.

First Floor Lounge

Undoubtedly one of the standout features of the home, the magnificent first floor sitting room has been thoughtfully positioned to make the most of the surrounding countryside. The impressive vaulted ceiling with exposed beams creates a wonderful sense of space, whilst a striking brick fireplace provides an attractive focal point. A bespoke window seat offers the perfect place to sit and admire the far-reaching views, making this an exceptional space for both relaxing and entertaining.

Bedroom Two

A double bedroom featuring bespoke fitted wardrobes, exposed beams and dual aspect windows, creating a bright and inviting room with lovely views of the surrounding countryside.

Family Bathroom

Beautifully appointed with a freestanding roll-top slipper bath, vanity wash hand basin, WC and chrome heated towel rail. Finished with quality tiling, this elegant bathroom perfectly complements the character of the home.

Bedroom Three

Another well-proportioned bedroom full of charm, featuring exposed beams, wooden flooring and dual aspect windows.

Outside

Granary Lodge enjoys a delightful position within the highly sought-after village of North Wheatley. To the front, a generous block-paved driveway provides ample off-road parking, whilst a timber entrance porch creates an attractive welcome.

The beautiful rear garden has been thoughtfully designed to create a number of individual seating and entertaining areas, including a raised decked terrace, lawned gardens and a sunken seating area with an outdoor fireplace, making it the perfect setting for both relaxing and entertaining family and friends.

Garden Room / Home Office / Gym

A superb addition to the property, this fully insulated detached garden building offers exceptional versatility. Currently utilised as a home office and gym, it features bi-folding doors opening onto the garden, creating a bright and flexible space ideal for home working, fitness or a variety of other uses.

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ADDITIONAL INFORMATION

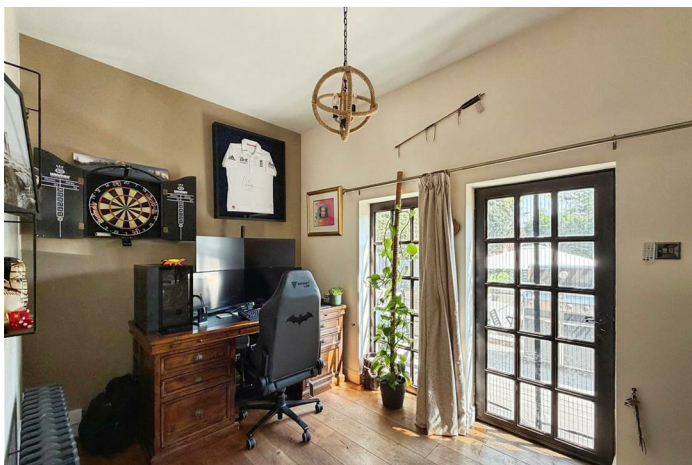
Local Authority – Bassetlaw

Council Tax – Band E

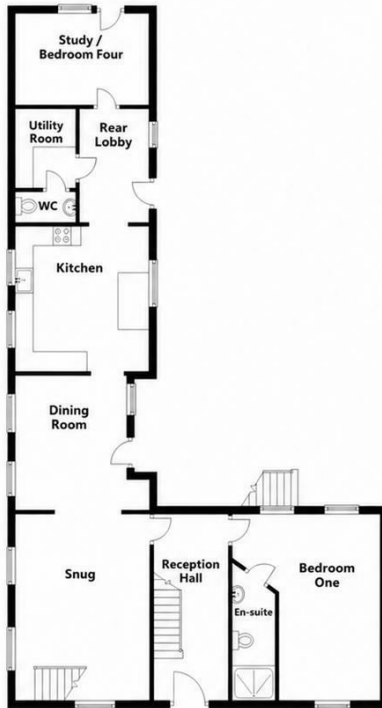
Viewings – By Appointment Only

Floor Area – sq ft

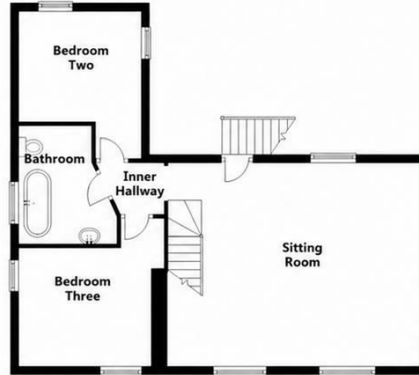
Tenure – Freehold



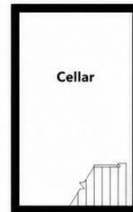
Ground Floor
Approx. 91.9 sq. metres (989.3 sq. feet)



First Floor
Approx. 61.4 sq. metres (661.0 sq. feet)



Cellar
Approx. 15.1 sq. metres (162.3 sq. feet)



Total area: approx. 173.4 sq. metres (1866.7 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

81

72

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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