

SUPERIOR HOMES

ROYSTON & LUND



The Threshing Barn

Owthorpe | NG12 3GA

£635,000

* Offered to the market with no onward chain*

'The Threshing Barn' - a stunning barn conversion converted circa 2004 by Willow Tree development to an award winning design to create incredibly versatile accommodation of over 2200 sq feet split over two floors. Sympathetically converted using original materials from the original farm buildings to retain a wealth of character features and tall ceilings presented to an extremely high standard.

The Threshing Barn is situated in the hamlet of Owthorpe at the start of the beautiful Vale of Belvoir offering quiet countryside living whilst still situated minutes from all the amenities that Bingham, Keyworth and West Bridgford have to offer. It provides easy access to the excellent transport links of the A46/A52/M1/A1, Newark railway station and East Midlands Airport offering the best of both worlds of countryside living and easy accessibility. It also sits within the catchment of the excellent Toothill and Southwell secondary schools with school transport available directly from the village.

To the ground floor, a traditional front door opens to the entrance hallway off which there is a large country kitchen, a double bedroom with en-suite shower room and large built in wardrobes, a second double bedroom with a cleverly integrated mezzanine level taking full advantage of the high ceiling to provide a home office or teenage lounge area accessed via a bespoke oak staircase. The hall also leads to a downstairs W/C and access to the original threshing barn. The large dining kitchen kitchen with high ceilings comprising a wide range of cabinetry with integrated appliances including the double oven, hob and sink/drainer, dishwasher, belfast sink unit and fridge. It also features a large central island with granite worktop and stainless steel inset sink unit.





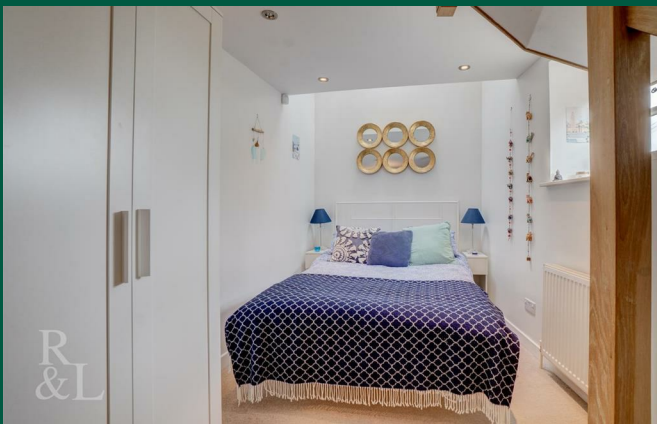
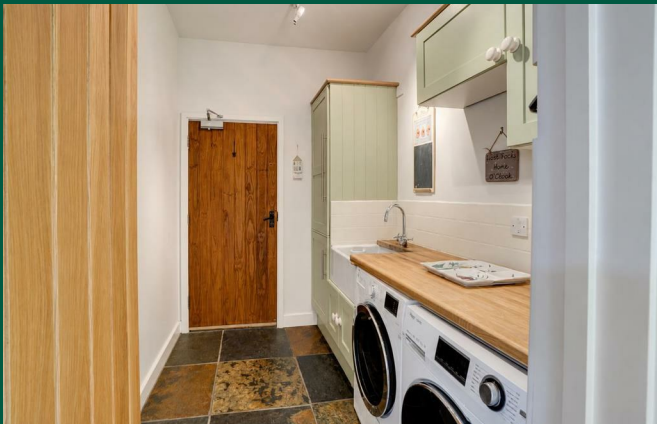
- Stunning character property in tranquil but accessible location
- 4 double bedrooms
- 4 reception rooms
- Large dining kitchen with integrated appliances and separate utility to direct garage access
- Oil heating and log burners
- 3 bathrooms and downstairs WC
- Driveway and single garage
- West facing low maintenance walled garden
- Freehold - Grade II Listed
- Council Tax Band: F // EPC : C











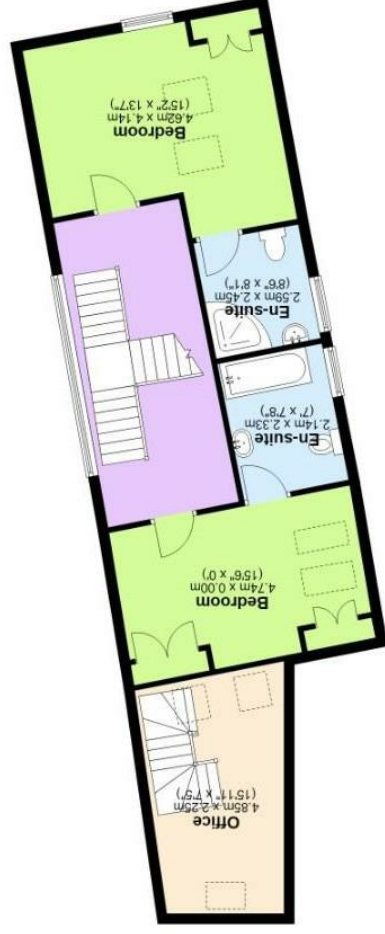
Off the kitchen a door leads to a separate utility room with plumbing in place for a washing machine and tumble dryer and a further large integrated fridge/freezer and Belfast sink unit. The utility room also offers the added benefit of an internal door giving access to the garage containing a variety of fitted shelving and a useful mezzanine storage platform. A second door from the kitchen leads to a cosy snug/morning room overlooking the courtyard with feature log burner.

The original Threshing Barn immediately off the hall is an extremely large open plan space split into 3 defined reception spaces offering the versatility to be used for a variety of uses. Currently split into a formal dining room and two lounge areas which flows seamlessly from one to the other. One of the sitting areas boasts floor-to-ceiling feature windows to the front and rear elevations - the rear of which has large doors opening to the garden. This area also boasts the striking oak branching staircase which leads up to a galleried, half landing before branching left and right to lead to the 2 upstairs ensuite bedrooms. The second lounge area has a beautiful handcrafted stone and brick fireplace that houses a large wood burning stove.

Upstairs, two double bedrooms both benefit from fitted storage/wardrobe space alongside en-suites, to one there is a smart en-suite shower room comprising a low level W/C, wash hand basin and corner shower cubicle with the other comprising a low level W/C, wash hand basin and a bath with shower over.

A private driveway off a central courtyard provides off-street parking for 2-3 vehicles and leads to the single garage before a west facing walled garden, accessed via a pedestrian gate from the driveway offers a tranquil, private outdoor space. A paved pathway leads from the gate to the front door and then along the edge of the building past the French doors from one of the reception areas to a generous patio area providing a gorgeous seating area. A lawned area is complimented by a selection of shrubs and bushes against a traditional wall utilising bricks from the original farm.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Total area: approx. 230.3 sq. metres (2478.7 sq. feet)

England & Wales		EU Directive 2002/91/EC	
Very energy efficient - lower running costs		Current	Potential
(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			
Energy Efficiency Rating		72	75
England & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Environmental Impact (CO ₂) Rating			
England & Wales		EU Directive 2002/91/EC	

EPC



PROTECTED

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