

OFFERS OVER £440,000

Retford Road, Boughton, Newark,



Welcome to **BuckleyBrown**, where every home is carefully presented, so you can explore with clarity and confidence.

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"A perfect blend of old-style barn character and high-end modern living. This stunning two-bedroom conversion is finished to an exceptional standard, complete with energy efficient air source heating and solar panels, all set against breathtaking, picture perfect views across open fields."

Luke, Senior Valuer



TIMELESS CHARACTER. EXCEPTIONAL LIVING.

A beautifully converted barn where breathtaking countryside views, luxurious modern finishes and sustainable living come together in perfect harmony.

Set within an exclusive courtyard and surrounded by uninterrupted countryside, The Granary is an exceptional barn conversion that effortlessly blends original character with contemporary elegance. Beautifully presented throughout, every room has been thoughtfully designed to maximise natural light, showcase the stunning rural outlook and create a home that feels both luxurious and welcoming. Whether you're searching for a peaceful country retreat, a stylish home for entertaining or a property that offers flexible living for modern lifestyles, The Granary delivers it all with remarkable ease.



THE FINER DETAILS

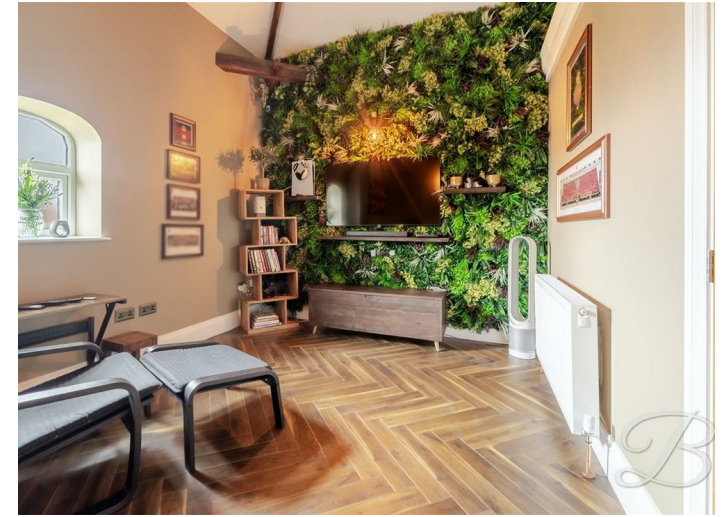
Offering over 1,900 sq ft of beautifully appointed accommodation, this exceptional barn conversion combines timeless character with contemporary luxury. The Granary features two generous double bedrooms, two bath/shower rooms, a striking open mezzanine gallery, expansive open-plan living spaces, a detached double garage and a versatile outbuilding ideal as a home office, studio, workshop or summer house. Outside, private landscaped gardens provide the perfect setting to relax and entertain, while an impressive range of energy-efficient features ensures the home is as practical as it is beautiful.

Stepping into the welcoming entrance hall, you're immediately drawn into the spectacular open-plan living space, where vaulted ceilings, a stunning mezzanine gallery and floor-to-ceiling windows create a wonderful sense of light and space. French doors to both the front and rear seamlessly connect the home with its beautiful gardens. The contemporary kitchen and dining area enjoys panoramic countryside views and centres around an impressive island with an innovative integrated downdraft extractor. A separate utility room and stylish shower room add everyday practicality, while an open office area with its own staircase and French doors to the garden offers an ideal space for working from home.

A striking mezzanine snug, framed by exposed original beams, creates a cosy second living area while celebrating the barn's heritage. From here, the second double bedroom enjoys beautiful countryside views and benefits from extensive fitted wardrobes. Across the gallery landing, the impressive principal suite offers a walk-in dressing area with fitted wardrobes, an elegant en-suite shower room, useful built-in storage and a charming balconette overlooking the surrounding countryside. A beautiful half-moon feature window completes this luxurious retreat.

An impressive driveway provides ample parking alongside a substantial detached double garage, while the versatile outbuilding offers excellent potential as a home office, workshop, studio, garden room or summer house. The private landscaped gardens have been thoughtfully designed for both relaxation and entertaining, featuring generous seating areas for al fresco dining, well-maintained lawns and mature planting, all enjoying a peaceful backdrop of open countryside.





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LIFE IN BOUGHTON

Nestled on the edge of the historic Sherwood Forest, Boughton offers the perfect balance of peaceful village living and everyday convenience.

Surrounded by beautiful countryside, woodland walks and an abundance of outdoor pursuits, the village is ideal for those seeking a slower pace of life without feeling isolated.

Boughton benefits from a welcoming community atmosphere with local amenities including a village shop, primary school and community hub, while neighbouring Ollerton provides a wider range of supermarkets, cafés, restaurants, leisure facilities and everyday services just a short drive away.

For commuters, the location is exceptionally well connected, with easy access to the A1 and A614, placing Newark, Retford, Lincoln and Nottingham all within comfortable reach. Newark Northgate railway station also offers direct services to London King's Cross in around 80 minutes, making the area an excellent choice for those combining countryside living with city connections.

Whether it's exploring the surrounding countryside, enjoying local country pubs, discovering nearby market towns or simply taking in the tranquillity of the rural setting, Boughton is a location that offers an enviable lifestyle for families, professionals and those looking to embrace village life.



Key Features

Beautifully converted detached barn full of character

Spectacular open-plan living with a striking mezzanine

Two generous double bedrooms and two stylish bath/shower rooms

Private landscaped gardens with breathtaking countryside views

Double garage plus versatile outbuilding with endless potential

Energy-efficient living with air source heating and solar panels

Peacefully positioned in a sought-after village surrounded by countryside

Approximate Size Overall
2637 Sq. ft

Energy Performance Certificate
Rating A

Council Tax Band
D

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