



BEECH TREE BARN



A REFINED RURAL SETTING

Tucked away within the picturesque hamlet of Stoney Houghton, Beech Tree Barn is a home that perfectly balances heritage, scale and lifestyle. Originally constructed in 1850 and thoughtfully converted, this Grade II listed stone barn now offers over 3,700 sq ft of beautifully curated living space, set within approximately 1.9 acres of gardens and paddock.

Surrounded by open countryside yet remarkably well connected, this is a home that offers both tranquillity and convenience, where every element has been designed for modern living whilst honouring its characterful past.

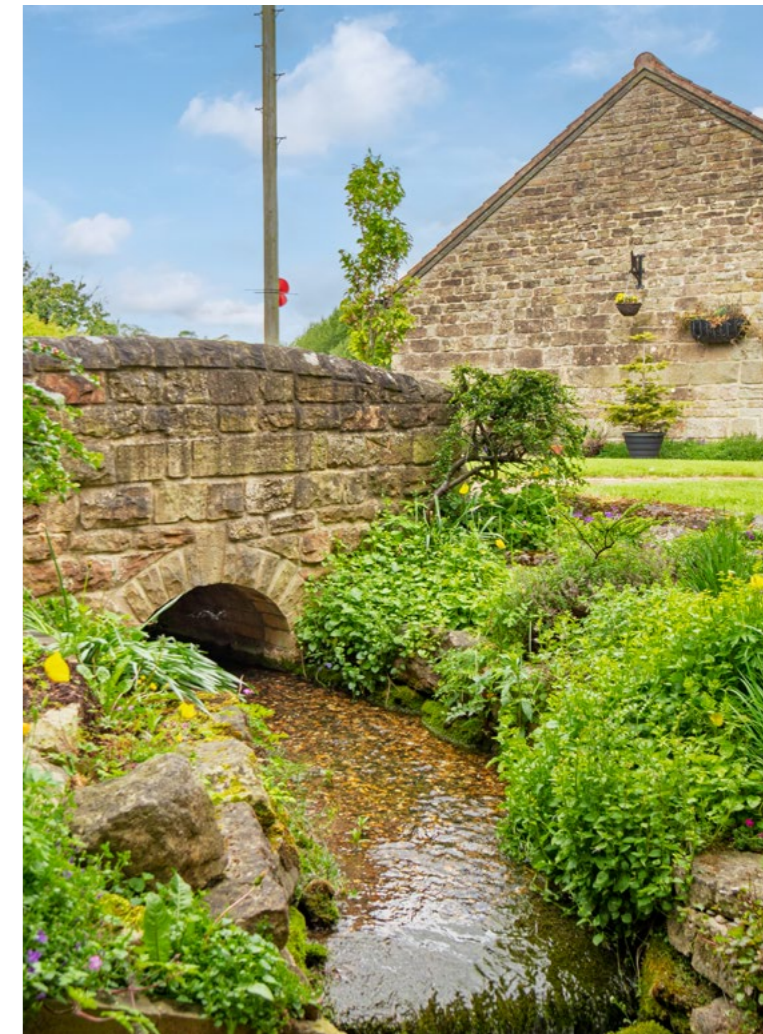




A SENSE OF ARRIVAL

The grounds themselves begin to tell the story, with manicured lawns, established borders and the gentle sound of a brook weaving beneath a charming stone bridge, a rare and enchanting feature that defines the arrival experience.

Extensive parking and multiple garage buildings ensure both practicality and presence, creating a home that is as functional as it is impressive.





WELCOME TO YOUR NEW HOME

Stepping inside, the tone of the home is set immediately. A solid timber framed entrance door, complete with stained glass detailing, creates a beautiful first impression, allowing soft, coloured light to filter gently into the space.

There is a quiet confidence to this space, one that speaks to the heritage of the barn while offering the practicality required for modern living. Thoughtfully designed, a useful cupboard is tucked neatly beneath the staircase, providing discreet storage that keeps the space uncluttered, allowing the architectural features to remain the focus.

From here, the home begins to unfold, with each room flowing effortlessly from this central point, inviting you further inside.

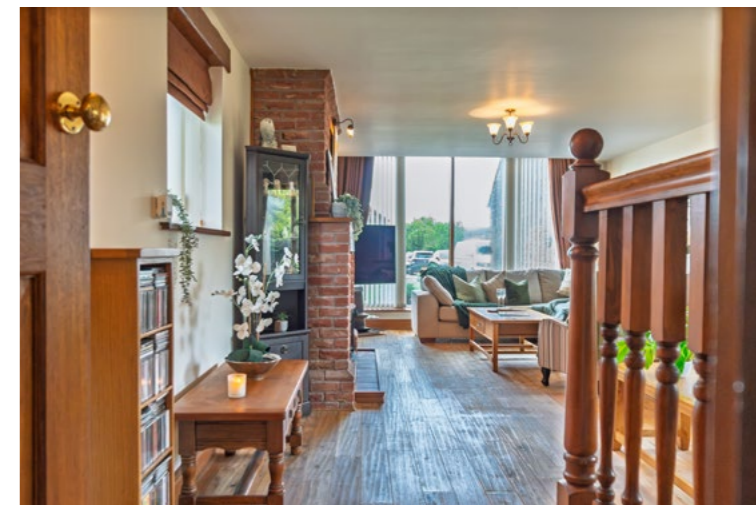




WARMTH & CHARACTER

Positioned to the left of the entrance hall, the main lounge reveals itself as a beautifully balanced space, where character features and comfort come together effortlessly.

A large window set into the gable end draws in an abundance of natural light, while deep solid oak window sills frame the outlook and add a sense of craftsmanship and permanence to the room. There is a calm, grounded feel here, enhanced by the proportions and the gentle connection to the outside.





A CALM & COSY RETREAT

At the heart of the space, a striking brick fireplace creates a natural focal point, complete with an ornamental log-effect gas fire that brings both warmth and atmosphere, perfect for quieter evenings or gathering with family and friends. A subtle change in level, with a few steps leading down from the main hallway, gives the room a distinct sense of separation, creating a cosy, more intimate setting while still feeling connected to the flow of the home.





THE HEART OF THE HOME

Accessed from the rear hallway, the kitchen unfolds as a space designed for both practicality and connection, where everyday living and entertaining sit effortlessly side by side.

Granite worktops run throughout, complemented by beautifully crafted timber cabinetry that brings warmth and a timeless quality to the space. An additional removable island has been thoughtfully introduced, offering further storage and flexibility, ideal for adapting the space to suit both busy mornings and social gatherings.

The client's own Rangemaster electric cooker takes centre stage, perfectly suited to those who enjoy cooking, while integrated appliances, including a dishwasher and undercounter fridge, are seamlessly incorporated.

There is also ample space for a freestanding fridge freezer, ensuring the kitchen remains as functional as it is inviting.





A KITCHEN WITH ROOM TO GATHER

The dining area sits naturally within the space, generous enough to accommodate a full table alongside additional storage and a more relaxed seating area, creating a sociable hub where family and friends can gather throughout the day.

Above, original beams add depth and character, grounding the space in the barn's heritage, while windows to both sides allow natural light to flow through, enhancing the sense of openness.

An exposed brick archway leads through to the snug, creating a gentle transition into a more intimate living space while maintaining the connectivity that defines the home.





A SEAMLESS SNUG BATHED IN LIGHT

Flowing effortlessly from the kitchen beneath an exposed brick archway, the snug offers a natural continuation of the home's sociable living space, while introducing a softer, more relaxed atmosphere. The transition between the two rooms feels entirely seamless, creating a sense of cohesion and flow that enhances everyday living.

This is a space defined by light and connection. Openings to both the garden and the rear courtyard invite the outside in, allowing natural light to pour through and creating an uplifting environment throughout the day. Whether used as an informal sitting area, a place to unwind with a coffee, or an extension of the kitchen when entertaining, the snug adapts beautifully to the rhythm of daily life.

There is an ease to this space, one that encourages doors to be opened in the warmer months, blurring the boundary between inside and out and making the most of its peaceful surroundings.





FIRST FLOOR LIVING

Rising to the first floor, the sense of space continues with a generous landing connecting each of the bedrooms. Windows line the landing, allowing natural light to pour in and creating a bright, airy feel that enhances the flow of the upper level, while maintaining the home's welcoming character.





THE PRINCIPAL SUITE

Positioned at the top of the stairs to the right, the principal suite is a space designed for comfort and quiet retreat.

The bedroom itself is beautifully proportioned, a generous dual aspect room where light filters in from multiple angles, complemented by Velux windows above that add to the sense of openness. There is ample space for king-sized furniture, while the layout has been thoughtfully arranged to create both functionality and calm.

Set behind the bedhead, two separate walk-in wardrobes provide excellent storage, offering a boutique-style dressing space that keeps the main bedroom feeling uncluttered and serene.





DESIGNED FOR EVERYDAY EASE

The en-suite is equally well considered, featuring an enclosed shower, a separate bath for more relaxed moments, along with a wash basin and WC. Thoughtfully arranged to support both convenience and comfort, it offers everything needed for daily routines while still feeling calm and inviting.

It is a space that balances practicality with a sense of ease, completing a suite that feels both indulgent and perfectly suited to everyday living.





THE FAMILY BATHROOM

Continuing along the landing, the family bathroom is both generous in size and thoughtfully appointed, serving the remaining bedrooms with ease.

Designed with both practicality and comfort in mind, it features an enclosed shower for everyday convenience alongside a separate bath, ideal for more relaxed moments. A wash basin and WC complete the space, all arranged to ensure functionality without compromising on the sense of space.





SWEET SLUMBER

Further along the landing, bedroom four offers a wonderfully adaptable room, currently arranged as a study and guest space.

Comfortably suited to occasional guests while also serving as a practical workspace, it provides flexibility as needs evolve, whether as a child's bedroom, dedicated office or peaceful retreat. Additional storage can be accommodated, while the outlook across the manicured gardens brings a calm connection to the surrounding grounds.

Bedroom three is a well-proportioned double room, offering a peaceful setting suited to both family living and guests. Enjoying views across the manicured gardens, the room feels bright and restful, with a natural connection to the surrounding grounds. Its simple layout allows for easy personalisation, while the proportions comfortably accommodate bedroom furnishings without feeling constrained.

It is a space that delivers quiet comfort, ideal for everyday use or welcoming visitors.





DUAL ASPECT COMFORT

Positioned at the end of the hallway, bedroom two is a beautifully balanced space, defined by its dual aspect and abundance of natural light.

From the gable end, far-reaching views unfold across rolling countryside, offering a constantly changing backdrop, while a second outlook across the manicured gardens brings a softer, more private perspective.

Generous in size, the room comfortably accommodates king-sized furniture, with ample space remaining for additional pieces or the introduction of fitted storage, should it be desired.





EXCEPTIONAL VERSATILITY

Complementing the main residence is a superb collection of outbuildings, each offering flexibility and practicality that enhances the overall lifestyle on offer.

The two-storey outbuilding is a particularly valuable addition, with an external staircase leading to the upper level. Internally, the space is equipped with power and lighting, making it ideal for a variety of uses, whether as a workshop, studio or hobby space. Above, further attic storage provides additional capacity, ensuring the building is as functional as it is versatile.

The single garage, link-detached from the main house, benefits from power and lighting and features an up-and-over door. It serves perfectly for everyday parking, storage or as a more accessible workspace.

Completing the range is a detached double garage, fitted with electric doors for ease and convenience. This offers secure parking alongside further storage, ideal for those with multiple vehicles or additional equipment.





GROUNDS DESIGNED FOR LIVING

The gardens at Beech Tree Barn are a defining feature of the home, extending beautifully around the property and thoughtfully zoned to create a series of distinct outdoor spaces.

Manicured lawns are framed by established borders, rich with planting that brings colour, structure and seasonal interest throughout the year. The grounds feel both expansive and secure, offering privacy while remaining highly usable for everyday living.

The courtyard provides a more intimate setting, arranged with seating and a dedicated barbecue area, ideal for entertaining or relaxed evenings with friends and family. Running gently through the gardens, a natural stream introduces movement and tranquillity, crossed by a charming stone bridge that adds character and a focal point within the landscape.

Beyond the gardens, an adjoining paddock of approximately 1.9 acres offers further opportunity. Whether for equestrian use, lifestyle pursuits or simply enjoying the sense of open space, it provides exceptional versatility and enhances the overall setting of the home.



OUT & ABOUT

Perfectly positioned on the fringes of both town and countryside, Beech Tree Barn offers a lifestyle that balances rural calm with everyday convenience. Families are well placed for schooling, with Anthony Bek Primary School in nearby New Houghton, along with a wider selection of schools in Mansfield for all ages.

For those who enjoy the outdoors, Pleasley Pit Country Park and Local Nature Reserve provide scenic walking routes and open green space, while the Pleasley Pit Visitor Centre and Mining Museum offer insight into the area's heritage. Mansfield is just a short drive away, offering supermarkets, independent shops, cafés and restaurants, including popular dining spots such as Il Rosso.

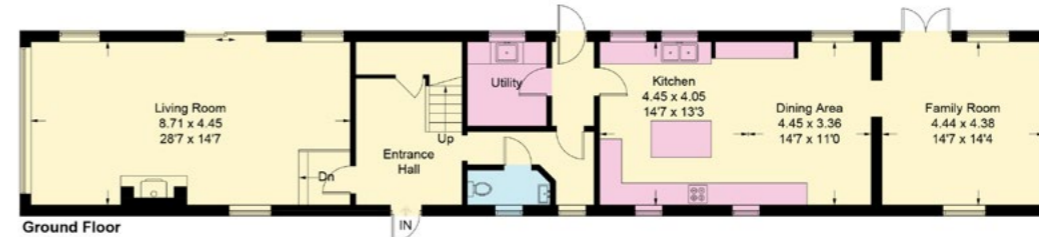
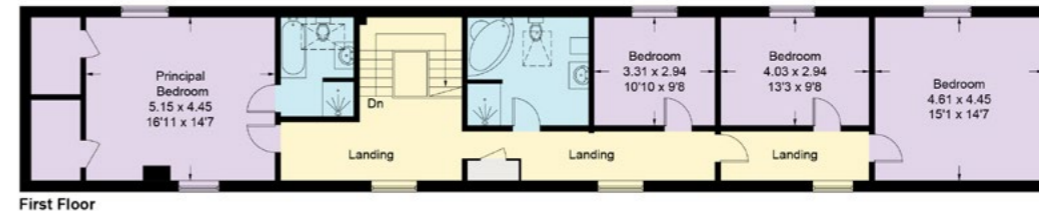
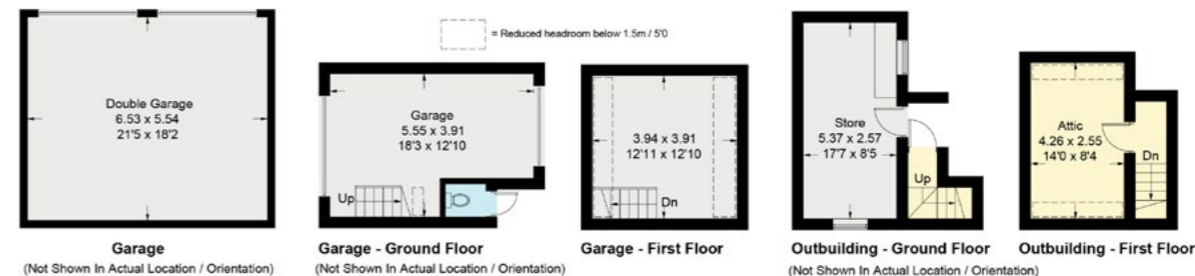
For weekends and days out, Bolsover is within easy reach, home to the striking Bolsover Castle with its maintained grounds and café. Further afield, Creswell Crags offers dramatic landscapes and caves to explore, while Hardwick Hall provides one of the region's most impressive historic settings within expansive parkland. The home itself brings together character, space and lifestyle, from its beautifully balanced interiors to its extensive gardens and adjoining paddock. It is a place to slow down, entertain and truly feel at home.



FLOOR PLAN

Approximate Gross Internal Area = 245 sq m / 2634 sq ft Outbuilding = 21 sq m / 335 sq ft. Garage = 72 sq m / 773 sq ft. Total = 348 sq m / 3742 sq ft.

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