

THE OLD BARN



A CHARACTER BARN CONVERSION

Dating back to the 1800s and thoughtfully converted in 2005, this exceptional barn conversion blends the character of its agricultural heritage with the comfort and sophistication of modern living. Once forming part of a traditional dairy farm, this particular section of the farmstead originally served as the cow shed.

STEEPED IN HISTORY

Today, many of the building's original features remain proudly on display, preserving the story of its past while creating a home perfectly suited to contemporary family life.

Positioned along the peaceful Brough Lane, the setting is every bit as appealing as the home itself. Looking out across open paddocks and established woodland beyond, there is a wonderful sense of space and tranquillity here.

Despite its rural feel, the property remains well connected, offering the perfect balance between countryside living and everyday convenience. Approaching through the secure gates, a generous block-paved driveway provides an impressive arrival, offering ample parking for family and guests alike.

As you make your way towards the house, original brick cobbles frame the front elevation, providing a subtle reminder of the building's agricultural heritage and setting the tone for what lies beyond. Installed in 2025, high-quality aluminium windows enhance both energy efficiency and the barn's seamless balance of heritage character and contemporary design. A contemporary composite and aluminium entrance door, flanked by floor-to-ceiling glazing, creates an immediate sense of light and space.

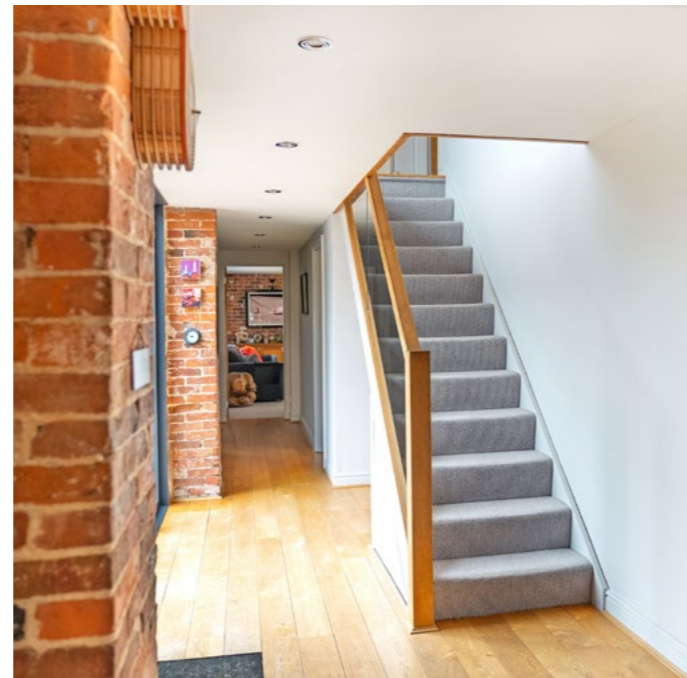




A GRAND WELCOME HOME

Step inside and the quality of the conversion becomes instantly apparent. Oak flooring flows underfoot, while an elegant oak and glass staircase rises to the first floor, blending traditional craftsmanship with modern design.

The entrance hall forms the central hub of the home, offering access to all principal ground floor rooms and creating a wonderful sense of flow throughout the accommodation. Practicality has not been overlooked, with useful storage neatly tucked beneath the staircase, ensuring everyday family life remains effortlessly organised.





A SPACE TO GATHER AND UNWIND

Positioned at the end of the hallway, the main lounge is a wonderfully inviting space, designed for both relaxation and entertaining. Instantly striking, the exposed brick gable wall provides a stunning focal point, celebrating the building's agricultural origins and adding warmth, texture and character to the room.

BEAUTIFULLY CONNECTED LIVING

A contemporary media wall creates a natural place for family movie nights and cosy evenings in, whilst the multi-fuel burner brings both warmth and atmosphere during the colder months. Generous proportions allow for a variety of furniture layouts, making it equally suited to everyday living or hosting friends and family.

Carpeted underfoot for comfort, the room enjoys a lovely dual aspect, with a window overlooking the front of the property and an open connection through to the conservatory beyond. This additional living space extends the room beautifully, allowing natural light to flood in and creating a seamless transition between the house and garden throughout the year.





READY FOR EVERY CHAPTER

Adjacent to the lounge, the hobby room offers excellent flexibility for modern family life. Currently used as a home gym, music room and cinema room, it is a space that can adapt effortlessly as needs change.

Generous proportions create endless possibilities, whether as a playroom, creative studio, teenage retreat or additional reception room. It is equally well suited to accommodating overnight guests and regularly serves as an additional guest bedroom when required.



THE LUXURY OF WORKING FROM HOME

Occupying a peaceful position within the home, the study provides a dedicated workspace perfectly suited to modern living. Generous in scale, it offers ample room for two people to work comfortably, making it ideal for hybrid working or running a business from home. Large windows frame attractive garden views, creating a bright and inspiring environment throughout the day.

Extensive library shelving across two walls gives the room the feel of a private reading room or home library, blending practicality with character. Whether used as a study, professional workspace, reading room or creative studio, it remains a highly versatile addition to the home.



THE HEART OF THE HOME

Undoubtedly the centrepiece of the home, the spectacular open-plan kitchen, dining and living space was thoughtfully redesigned and extended in 2015 to create a room perfectly suited to modern family life. The kitchen itself is a beautiful example of contemporary German design, supplied by House Proud of Retford and crafted by renowned manufacturer Hacker.

Striking anthracite cabinetry is paired with highly durable heat and scratch-resistant worktops, while a solid oak breakfast bar introduces warmth and provides the perfect place for morning coffee, casual dining or catching up at the end of the day.





WHERE FORM MEETS FUNCTION

Every detail has been carefully considered. Clever storage solutions include deep pan drawers, internal drawer systems, illuminated plinths, twin pantry drawers and a dedicated bin cupboard, ensuring the space remains both functional and beautifully streamlined. There is space for a plumbed American-style fridge freezer, alongside an impressive suite of integrated NEFF appliances including a Slide&Hide oven, a pyrolytic self-cleaning oven, warming drawer, microwave, dishwasher and a multi-zone induction hob. Alongside, a fully retractable downdraft extractor disappears seamlessly from sight when not in use.

GATHER BENEATH THE BEAMS

Retaining its connection to the barn's history, an original timber beam spans overhead, contrasting beautifully with the contemporary finishes below. Feature pendant lighting above the island and up-lighters within the vaulted ceiling draw the eye upwards, celebrating the scale and architecture of the space.

The extension opens into an exceptional dining and living area, designed with entertaining firmly in mind. There is ample room for a large ten-seater dining table, creating a natural gathering place for family celebrations and dinner parties alike.





LIGHT, WARMTH AND CONNECTION

Beyond, a comfortable snug area centres around a multi-fuel burner, providing a cosy focal point during the winter months.

Solid oak flooring flows throughout, while two sets of bi-folding doors invite the outside in, opening directly onto the terrace and gardens beyond. During the warmer months, the entire space transforms effortlessly into an indoor-outdoor entertaining area, flooded with natural light and connected to the surrounding landscape.

LED spotlights and provision for a wired surround sound system complete the room, ensuring it is as impressive for relaxed family evenings as it is for larger social occasions.

This is more than simply a kitchen; it is the space where everyday moments and special occasions naturally come together.





PRACTICAL SPACES BEAUTIFULLY DESIGNED

Positioned opposite the hobby room, the utility room provides a practical space for everyday living, helping to keep the main living areas organised and clutter-free.

Fitted with worktops, storage cupboards and plumbing for both a washing machine and tumble dryer, it offers excellent functionality alongside ample space for coats, boots and household essentials. A conveniently positioned cloakroom sits directly off the utility room, complete with a WC and wash hand basin for guests and everyday use.





INTRODUCING THE PRINCIPAL SUITE

Occupying one end of the first floor, the principal suite is a wonderfully characterful retreat, combining the heritage of the original barn with the comfort and luxury expected of a modern home. A vaulted ceiling immediately creates a sense of space, while two Velux windows flood the room with natural light throughout the day.

A ROOM WITH A STORY

Both Velux windows are fitted with solar-powered, remote-controlled blackout blinds, allowing the room to transition effortlessly from a bright and uplifting space by day to a peaceful sanctuary by night.

Original features remain proudly on display, with exposed brickwork showcasing the barn's distinctive diamond detailing, a beautiful reminder of the building's agricultural origins and craftsmanship. These carefully preserved elements bring warmth, texture and individuality, ensuring the room feels both elegant and authentic.



CHARACTER MEETS COMFORT

Generous proportions allow the room to comfortably accommodate king-sized furniture alongside freestanding wardrobes and a dedicated dressing area, creating a suite that feels both practical and indulgent.

The en-suite shower room, newly installed in 2024, features a spacious walk-in shower with conveniently positioned controls, a Velux window and contemporary fittings that create a calm, sophisticated finish. Together, the bedroom and en suite form a private retreat, offering a peaceful place to begin and end each day.





FLEXIBLE SPACE FOR EVERY STAGE OF LIFE

Located adjacent to the principal suite, Bedroom Four is a bright and versatile room that offers far more than simply additional sleeping accommodation. Two Velux windows fill the space with natural light, each fitted with the same solar-powered, remote-controlled blackout blinds found within the principal bedroom, ensuring both comfort and convenience.

The room's position next to the principal suite creates a wealth of possibilities for future owners. It could serve as a luxurious dressing room, providing an extensive wardrobe and changing space, or equally as a nursery, allowing young children to remain close by during their early years. For those working from home, it would also make an ideal private office or hobby room.



A BEDROOM RICH IN CHARACTER

Currently arranged as a welcoming guest bedroom, Bedroom Three is a charming room that perfectly captures the character of the original barn conversion. Exposed beams and sections of original brickwork add warmth and authenticity, creating a space that feels both inviting and full of personality.

A large window frames attractive views across the rear garden, drawing in plenty of natural light and offering a delightful outlook towards the village church beyond. Peaceful and private, this room provides comfortable accommodation for visiting family and friends, while also offering the flexibility to serve as a bedroom for older children or a secondary workspace if required.

The combination of character features and picturesque views makes this one of the most appealing bedrooms within the home.





A BRIGHT AND VERSATILE RETREAT

Positioned alongside the family bathroom, Bedroom Two is another generously proportioned double bedroom, offering a wonderful balance of character and practicality.

Exposed brickwork provides a subtle nod to the building's heritage, while the impressive full-height rear-facing windows flood the room with natural light and create a lovely connection to the gardens beyond. The outlook adds a sense of tranquillity, making it a particularly peaceful place to begin and end the day.

There is ample space for a full complement of double bedroom furniture, whilst a natural nook beside the windows creates the ideal setting for a study area, reading corner or dressing space. Whether used as a family bedroom, guest suite or a room for a teenager seeking their own space, it offers flexibility to suit a variety of lifestyles.

Its position adjacent to the family bathroom makes it especially convenient for both family members and overnight guests alike.





THE FAMILY BATHROOM

Serving the remaining bedrooms, the family bathroom combines modern convenience with the character and charm that runs throughout the home. A bath with shower over provides flexibility for both busy family routines and more relaxing evenings, whilst the Aquasana digital shower controls offer effortless temperature adjustment and a touch of contemporary luxury.

A wash basin and WC are complemented by decorative tiling, adding colour, texture and personality to the space. Natural light filters through a Velux window overhead, enhancing the bright and airy feel, while exposed brickwork and an original timber beam celebrate the barn's heritage and create a distinctive backdrop that sets this bathroom apart from the ordinary.





OUTDOOR SPACE DESIGNED TO BE ENJOYED

Stepping outside, the gardens have been thoughtfully designed to complement the lifestyle offered within the home, creating a series of spaces that are equally suited to entertaining, relaxing and everyday family life. A substantial raised terrace sits to the rear of the property, perfectly positioned to take advantage of the north-west facing aspect and capture the afternoon and evening sunshine.



GARDENS MADE FOR ENTERTAINING

Whether hosting summer barbecues, gathering friends for drinks or simply enjoying a quiet evening outdoors, it is a wonderful place to watch the sun gradually set across the surrounding landscape. A wraparound patio extends around the property, providing multiple seating areas to enjoy throughout the day, whilst carefully considered details elevate the outdoor experience.

SPACES BEYOND THE GARDEN

Integrated LED lighting set within the paving creates a warm ambience after dark, complemented by subtle uplighting within the borders that highlights planting and adds atmosphere to evening entertaining.

Practicality has been seamlessly incorporated, with external power sockets, an outdoor water supply and dedicated log stores supporting both everyday convenience and year-round enjoyment of the home's wood-burning stoves. A side gate provides secure access to the rear garden, making maintenance and day-to-day living effortless.

Completing the outdoor offering is a detached double garage with traditional timber doors, power and lighting, providing excellent storage, workshop potential or secure parking. Together with the generous driveway, it ensures ample space for both residents and guests.

Private, beautifully presented and designed for modern outdoor living, the gardens provide the perfect extension of the home itself.



OUT & ABOUT

One of the greatest appeals of this home is its ability to offer a genuinely rural lifestyle without sacrificing convenience. Positioned along peaceful Brough Lane, public footpaths begin almost from the doorstep, allowing you to explore miles of surrounding countryside.

A particularly popular route crosses the River Poulter before continuing through woodland and open countryside towards Clumber Park, providing excellent opportunities for walking, running and cycling throughout the year. Despite its tranquil setting, Elkesley remains exceptionally well connected. The A1 is only moments away, offering straightforward access to Doncaster, Sheffield, Newark, Lincoln and beyond, while Retford railway station provides direct services to London King's Cross in around 90 minutes, alongside connections to Leeds, York and Edinburgh.

The village enjoys a strong sense of community, with a local convenience store and a village hall that regularly hosts events, including popular Friday evening pop-up bars and visiting food trucks. Families are well served by Elkesley Primary School and Tuxford Academy, both rated Good by Ofsted.

For dining, the highly regarded Duke William at Askham is a local favourite, while nearby Retford offers a wider selection of cafés, restaurants, bars, boutiques, supermarkets and everyday amenities. Combining countryside tranquillity, community spirit and excellent connectivity, Elkesley remains one of north Nottinghamshire's most desirable village locations.



FLOOR PLAN

Approximate Gross Internal Area = 271.17 sq m / 2918.08 sq ft. Illustration for identification purposes only. Measurements are approximate. Not to scale.



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