



2 Easthorpe Lane, Redmile

 **NEWTON FALLOWELL**

## 2 Easthorpe Lane

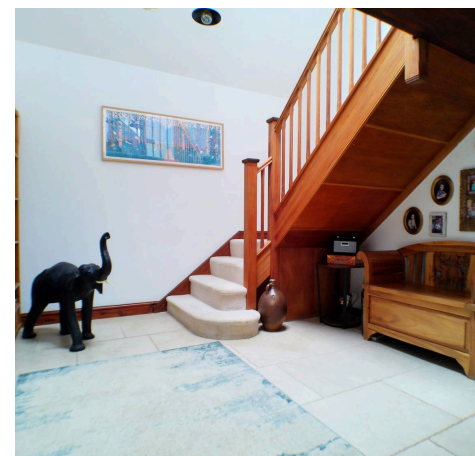
Redmile, Nottingham

Offered to the market is this Stunning, Detached Barn Conversion, this unique property blends rustic character with contemporary luxury and is set in the highly desirable Vale of Belvoir village of Redmile. This versatile home showcases an impressive sense of space and style throughout, with original features such as exposed beams, ingle nook fireplace with log burning stove and vaulted ceilings, seamlessly complemented by modern touches including under floor heating and contemporary fixtures and fittings. Accommodation comprises: Entrance Hall, Utility Room, Ground Floor Shower Room, Reception Hall, bespoke Kitchen Diner, Living Room with Bi-fold doors to the Garden, further Reception Room, Ground Floor Bedroom with En-Suite to the ground floor and spectacular generously proportioned Family Bathroom, Two further double Bedrooms, One with Dressing Room to the first floor. The property also boasts a detached annexe or studio, perfect for multi-generational living, a home business, or creative pursuits, offering versatility to suit a variety of lifestyles. The private, South-Facing Garden offers a secure space and an additional outbuilding, currently being utilised as a bar, provides further potential, enhancing the practical appeal of the home. A Double Garage provides further space for vehicles or storage needs with off street parking to the front. Throughout the property, attention to detail is evident in the choice of materials and finishes, creating an inviting and comfortable atmosphere. Located in a sought-after village, the property enjoys a peaceful setting with excellent access to local amenities, reputable schools and transport links, making it an ideal choice for those seeking a blend of rural charm and modern convenience. This exceptional barn conversion is a rare opportunity to acquire a characterful home that offers both style and substance, with versatile accommodation and a range of features designed to cater to the demands of contemporary family life. Early viewing is highly recommended to fully appreciate the quality, space and flexibility that this property has to offer. EPC Rating - TBC. Council Tax Band - E. Freehold.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





### Entrance Hall

Wooden and glazed front door, double glazed picture window, solid French Marble flooring with under floor heating and doors to the Utility Room, Ground Floor Shower Room and Reception Hall.

### Ground Floor Shower Room

Fitted with a three piece suite comprising: W.C., wash basin and tiled shower cubicle, tiling to wet areas and double glazed window.

### Utility Room

Fitted with base unit and shelving wooden work top with sink, space for appliances and tumble dryer space and plumbing for washing machine and solid French Marble flooring with under floor heating.

### Reception Hall

15' 5" x 10' 10" (4.71m x 3.30m)

A light and bright welcoming Reception Hall having continuation of the solid French Marble flooring with under floor heating, stairs rising to the first floor and door to the Kitchen Diner and open through to the Second Reception Room.

### Kitchen Diner

10' 11" x 17' 2" (3.34m x 5.24m)

Fitted with solid wooden base and wall mounted units with solid wooden work tops over, inset double ceramic Butler style sinks with contemporary rinser and mixer tap, space for gas range cooker, space for fridge freezer, built-in microwavable oven, built-in dishwasher, double glazed window, double glazed Velux Skylight, door to the Living Room and continuation of the solid French Marble flooring with under floor heating and exposed beamed ceiling.

### Living Room

16' 2" x 15' 1" (4.92m x 4.61m)

A stunning, character filled primary Reception Room with large feature angle nook fireplace and log burning stove, vaulted beaming ceiling, double glazed window and double glazed Bi-fold doors leading out to the rear Garden.

### Second Reception Room

12' 11" x 17' 2" (3.93m x 5.22m)

This versatile room was originally another double Bedroom, Hall and Bathroom and has been tastefully opened out to provide another Reception Room with double glazed window, double glazed Velux Skylight, solid French Marble flooring with under floor heating, door to the Ground Floor Bedroom and open to a walk-in storage Room.





#### Ground Floor Bedroom

13' 9" x 11' 9" (4.19m x 3.57m)

Breamed ceiling, double glazed window and door to the En-Suite Shower Room.

#### En-Suite

5' 5" x 7' 0" (1.66m x 2.14m)

Fitted with a modern three piece suite comprising: W.C., wash basin and double shower cubicle with chrome rain shower over, contemporary radiator, double glazed window and concrete tiled flooring.

#### Landing

Double glazed Velux Skylight and doors to the first floor accommodation.

#### Family Bathroom

13' 5" x 11' 3" (4.10m x 3.43m)

A beautifully appointed and generous family Bathroom being fitted with a three piece suite comprising: Freestanding shaped Bath with floor mounted mixer tap, W.C. and wash basin. Tradition styled tiled flooring, tiling to one wall, double glazed window and two double glazed Velux Skylights.

#### Double Bedroom

11' 11" x 10' 0" (3.63m x 3.06m)

Storage to eaves and double glazed Velux Skylight.

#### Dressing Room

12' 0" x 6' 0" (3.67m x 1.82m)

Double glazed Velux Skylight, built-in wardrobes to one wall and door to the Bedroom.

#### Double Bedroom

13' 8" x 13' 6" (4.16m x 4.11m)

Storage to eaves and double glazed Velux Skylight.









### **Detached Annex / Studio**

A versatile space which could be used as separate accommodation, home offices or studio.

### **Entrance Hall / Kitchenet**

Solid wooden exterior door, base unit with inset sink, space for appliances, door to the Double Garage, stairs rising to the first floor  
Porcelain tiled flooring with under floor heating and doors to the Shower Room and Reception Room / Bedroom / Studio.

### **Shower Room**

5' 0" x 5' 9" (1.52m x 1.76m)

Fitted with a contemporary three piece suite comprising: W.C., wash basin and walk-in double shower cubicle with chrome shower over, double glazed window and continuation of the Porcelain tiled flooring with under floor heating.

### **Reception Space / Bedroom / Studio**

11' 6" x 11' 5" (3.50m x 3.47m)

A breath taking room with floor to ceiling double glazed windows and doors to one wall, vaulted ceiling, two Velux Skylight windows and having continuation of the Porcelain tiled flooring with under floor heating.

### **Landing**

Double glazed Velux Skylight, solid wooden flooring and door to Bedroom / Office

### **Bedroom / Office**

16' 10" x 19' 8" (5.12m x 5.99m)

Two double glazed Velux Skylight windows, two feature stained glass windows, raised platform with under floor heating, solid wooden flooring and storage cupboard.

### **Double Garage**

18' 9" x 20' 10" (5.71m x 6.34m)

Electric garage door to the front, light and power.







### Garden

The private and South facing Garden is laid mainly to lawn with raised decked area ideal for entertaining and alfresco dining, planted borders, further gravel seating area. Outbuilding and pedestrian access to the front.

### Outbuilding

Currently being utilised as a bar and games room with light and power.

### Outside to the Front

There is off street parking for several vehicles and there is an electrical vehicle charger.

### Agents Note

This property has mains gas central heating. Mains drains, water and electric. There is broadband in the area and mobile phone signal. Flood defences have been installed at this property in 2023 - High risk of surface water flooding. Very low risk of flooding from rivers and the sea <https://check-long-term-flood-risk.service.gov.uk/risk#>

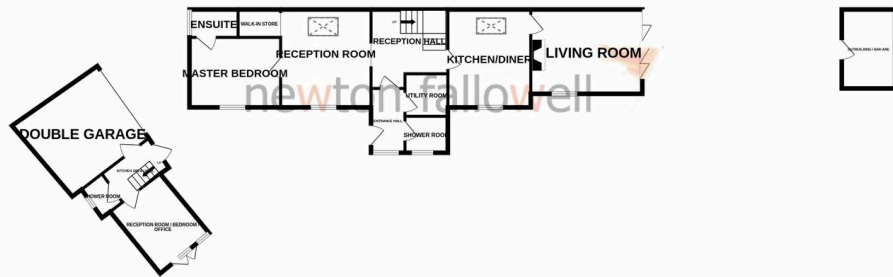
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

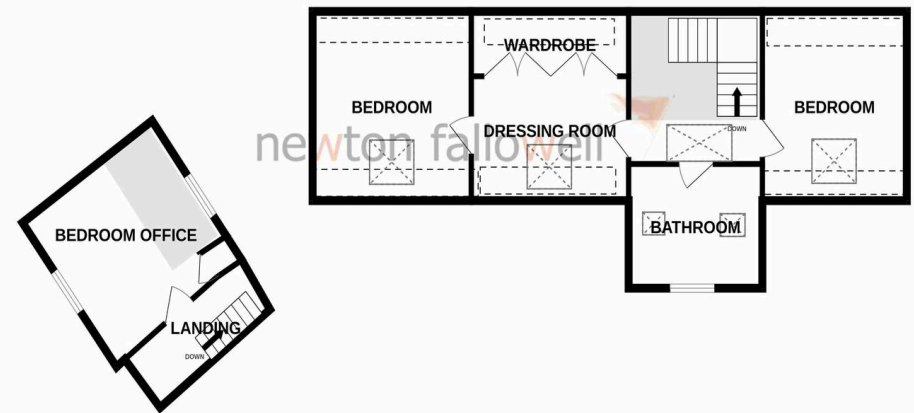
Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.



### GROUND FLOOR



### 1ST FLOOR





## Newton Fallowell Bingham

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