



STONES HOUSE FARM

FLAWBOROUGH

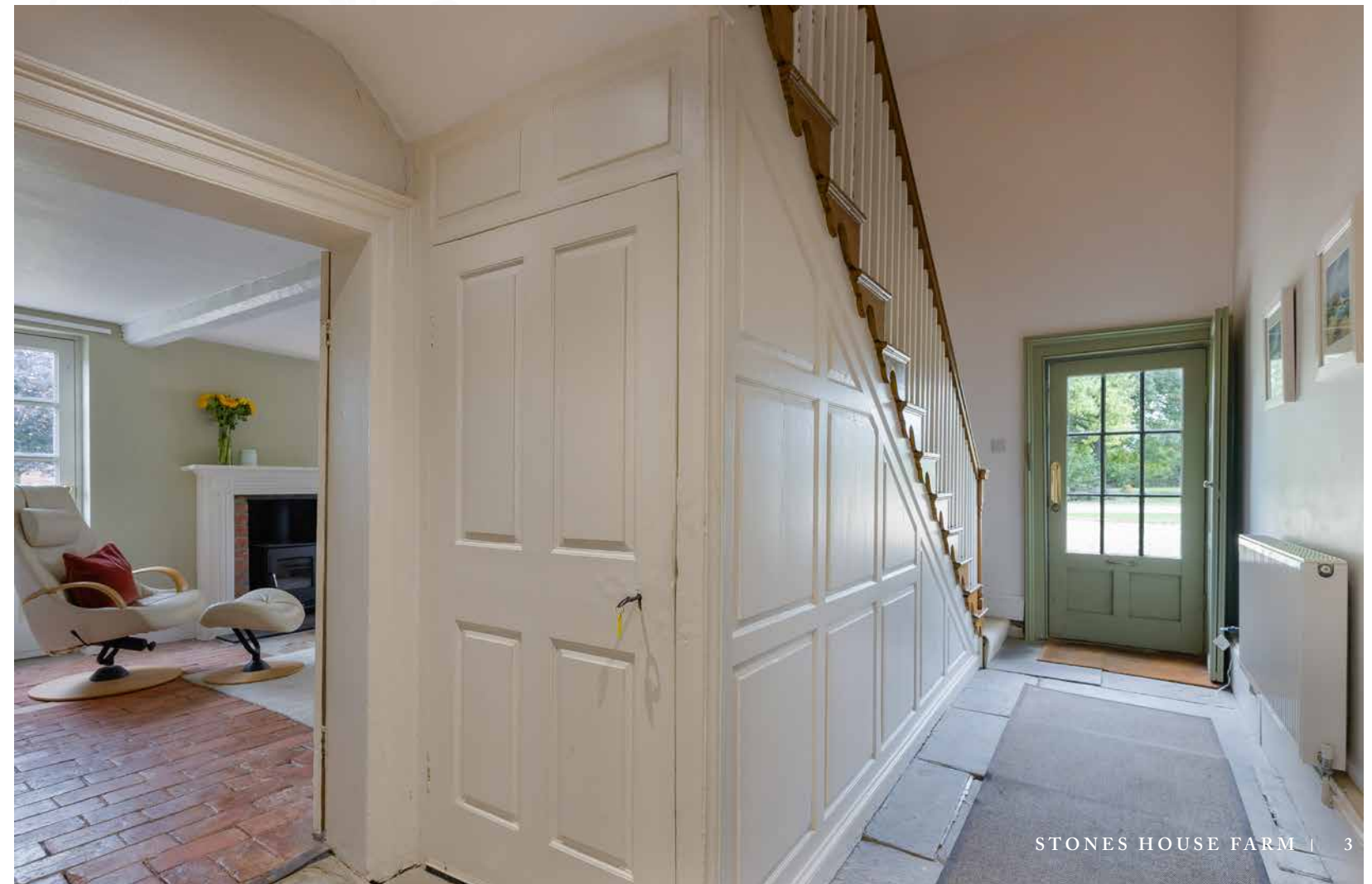


Rediscover the essence of rurality at Stones House Farm, an 18th century farmhouse nestled at the northern reaches of the Vale of Belvoir, a stunning sweep of countryside whose name, derived from the French for ‘beautiful view’, could hardly be more fitting for a home with beauty at its core.

Welcome home

Georgian grandeur meets farmhouse warmth on arrival, as rambling red and yellow roses adorn the handsome façade while a path edged in slate-lined borders leads from the turning circle to the front door.

Character and originality await in the entrance hallway, where the panelled staircase hints at the home’s vintage. Beyond, open archways retain a sense of flow and light, guiding the way invitingly ahead.





Calm, character and warmth

Soak up the serenity of the setting in the drawing room, where elegant proportions and a traditional picture rail set the tone. Tall sash windows, complete with working shutters, frame views over the garden and cottage planting, while warmth emanates from the log-burning stove, nestled within its simple yet formal surround - evocative of the graceful simplicity of the home's early 1700s origins.

Work from home in the study opposite, where the original flagstone flooring of the entrance hallway makes way for the warmth of red brick underfoot. Versatile, bright and spacious, framed by an understated white surround, the log-burning stove exudes captivating warmth, while between meetings and work, the part-glazed door allows for grounded creativity breaks in the garden terrace beyond.

Georgian balance and proportion reverberate throughout Stones House Farm, lending the rooms a natural flex and flow for differing purposes. Tall sash windows with cushioned seats amplify the sociable feel of the formal dining room, centrally situated in the home and where heat radiates out from the log-burning stove on blustery autumnal evenings. Connecting off from the dining room, sip on pre-dinner drinks in the garden room, with shuttered windows offering glorious vistas out over the large, private grounds.



The heart of the home

A playful note comes through in the kitchen, evocative of the family-friendly laid-back style of living on offer at Stones House Farm, where monochrome, farmyard-inspired wallpaper brings character to the walls, set against dark charcoal cabinetry, a rustic inglenook and white tiled splashbacks. At its heart, the Aga brings a comforting warmth to the room, reinforcing the kitchen's role as a natural gathering place for family life. Traditional multi-paned windows draw in an abundance of light.

Retaining the identity of original farmhouse living while losing none of the practicality of modern life, a cosy snug, with beams above and an original bread oven, opens up to the side of the kitchen, offering another versatile space in which to dine, relax and unwind. Planning permission is also in place to replace the twin windows with French doors, creating a direct connection out to the garden.



Practical places

Rustic materials take on an elegant edge in the cloakroom, where timber-clad walls are offset by shades of soft blue grey in the door, dark vanity and black wash basin, with brass fittings providing the finishing touch.

Alongside storage rooms and cupboards, the laundry room further adds to the organisational capacity of the home, with space for an American-style fridge freezer, shelving and plumbing for washing machine and dryer. Light streams in through an arched window.





And so to bed...

Both the main and back staircases rise to a broad, light-filled landing, where botanical wallpaper in soft violet and green brings the outdoors and country setting in

Beneath an impressive framework of exposed beams and rafters, the first bedroom to discover has all the ingredients of a family favourite, with its classic storybook charm making it an inviting room for children and adults alike.



A pair of sweet, shuttered windows grace either side of the next bedroom, a good-sized double softened by white painted beams, and with still more space to discover above as a further staircase leads from here to a high-vaulted room tucked into the upper reaches of the home. With exposed beams overhead and plenty of floor space below, this room could readily become a home office, study, playroom or creative retreat.

High ceilings capture the light and airy ambience of the home once more in the third bedroom, with ample room for a double bed.





Recently renovated, the family bathroom takes a bolder approach, with black and white marble-toned walls surrounding a roll-top bathtub, while twin wash basins are neatly incorporated into fitted cabinetry for easy morning prep.

An arched Georgian window draws in daylight to the second landing before you enter the second bedroom, looking out over the surrounding fields and offering scope to create its own en suite, with plumbing already in place.

Sleep soundly in the principal bedroom, a bright and airy space, its vaulted ceiling adding height above the bed while the window provides blissful garden and paddock views, with the opportunity to freshen up in the en suite shower room.

Country living

Leave the world you knew behind and embrace the tranquil calm of country life, cocooned within the privacy of Stones House Farm's gardens.

A traditional courtyard, framed by red-brick outbuildings, preserves the sense of the old farmstead, with planning permission previously being approved for their conversion to residential use.

Beyond the courtyard, dine al fresco and unwind in the sunshine on the large terrace, which meets with a broad lawn edged in mature shrubs and planted borders, with open fields stretching away beyond.

Around two acres of adjoining land are also available by separate negotiation, offering even more room for animals, horses or simply the sanctuary of space.



Experience the stillness and calm of Georgian farmhouse living at Stones House Farm where country comfort finds perfect poise alongside the simple pleasures of modern life.



The Finer
Details

Freehold
Detached
Dates to 1700s in parts
Grade II listed
Plot approx. 1 acre
Oil central heating

Mains electricity and water
Septic tank
Rushcliffe Borough Council, tax band G
Full planning permission for replacing
windows with French doors (Rushcliffe
Borough Council, #07/02109/LBC)



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Out and About

Tucked away on the edge of the Vale of Belvoir, Flawborough is a tiny rural hamlet surrounded by open Nottinghamshire countryside, offering peace, space and a distinctly unhurried pace of life, while remaining surprisingly well connected.

Nearby Orston, Bottesford and Bingham provide everyday amenities, village pubs, shops and services, with Newark and Grantham offering a broader choice of shopping, dining and leisure.

Families are also well placed for schooling too, with The King's School and Kesteven & Grantham Girls' School providing selective grammar education in Grantham, alongside independent options including Grantham Preparatory International School and Ratcliffe College on the outskirts of Leicester.

For commuters, the A52 and A46 provide easy links towards Nottingham, Newark and Grantham, while rail connections make longer journeys refreshingly straightforward. From Grantham, direct trains reach London King's Cross in around 1 hour 15 minutes, while Newark North Gate offers direct services to Edinburgh in around 3½ hours - placing this peaceful rural setting within easy reach of both the capital and the north.



Local Distances

- Newark 8.8 miles (18 minutes)
- Grantham 13 miles (22 minutes)
- Nottingham 18 miles (42 minutes)
- Lincoln 27 miles (42 minutes)
- Leicester 34 miles (48 minutes)





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