



**4 Orchard Close, Barkestone,
Nottinghamshire, NG13 0HU**

£875,000

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**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Individual Detached Modern Home
- 4-5 Bedrooms
- 2 Ensuite & Main Bathroom
- Level Grazing & Formal Gardens
- Open Aspect To Rear
- Accommodation In Region Of 2,100 Sq.Ft.
- 4 Receptions
- Plot Just In Excess Of 4 Acres
- Driveway & Double Garage
- Viewing Highly Recommended

An interesting opportunity to purchase an individual, detached, family home extending to approximately 2,100 sq.ft. providing versatile accommodation over two floors. However the main unique selling point of this home is its fantastic plot, not only with a generous, mature, more formal garden but also benefitting from level grass paddocks directly off the rear and side of the property which, in total, brings the outdoor space to approximately 4.2 acres. This makes it ideal for the equestrian orientated purchaser looking for a relatively modern home within a pleasant cul-de-sac setting but with the benefit of grazing immediately off the rear of the property.

The property itself offers potentially up to five bedrooms but in its current layout provides four spacious double rooms with the main bedroom benefitting from a westerly aspect across the property's own gardens and paddocks as well as open views beyond. A further suite lies above the double garage providing a well proportioned double bedroom with walk through dressing room and second ensuite shower room but also linking through into what is currently utilised as a first floor office but would make an excellent walk in dressing room or nursery. Two further double bedrooms are serviced by the main bathroom. To the ground floor there are four main reception areas including a spacious conservatory/garden room, a well proportioned sitting and separate study. The L shaped breakfast kitchen has a useful utility off and a ground floor cloak room leads off the main hallway.

In addition the property benefits from a corner plot tucked away in a small cul-de-sac setting with off road parking and double garden all located close to the heart of this well regarded Vale of Belvoir village.

Overall viewing is the only way to truly appreciate both the accommodation but also its fantastic location and plot.

BARKESTONE LE VALE

Barkestone Le Vale lies in the Vale of Belvoir and there is a well regarded primary school in the adjacent village of Redmile with further schools in Bottesford together with shops, doctors surgeries, public houses and restaurants. The village has Fast Fibre Broadband and is conveniently placed for travelling on the A52 and A46 with road links to A1 and M1. The market towns of Melton Mowbray, Grantham and Bingham provide further amenities and from Grantham there is a high speed train to King's Cross in just over an hour.

A CANOPIED PORCH LEADS TO A UPVC ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS AND, IN TURN, INTO:

MAIN ENTRANCE HALL

17'4" x 8'9" (5.28m x 2.67m)

A well proportioned initial entrance vestibule having oak effect stripped wood flooring, deep skirtings and architraves, spindle balustrade staircase rising to the first floor landing with under stairs storage cupboard beneath and, in turn, further doors leading to:

GROUND FLOOR CLOAK ROOM

5' x 3'3" (1.52m x 0.99m)

Having a two piece suite comprising close coupled WC and vanity unit with inset washbasin; tiled splash backs and double glazed window.

SITTING ROOM

19'5" x 13'4" (5.92m x 4.06m)

A well proportioned reception which also links through into the conservatory; the focal point to the room being an exposed brick feature chimney breast with raised flagged hearth with inset solid fuel stove and alcoves to the side; wood effect laminate flooring, deep skirtings and double glazed French doors leading through into:

CONSERVATORY/GARDEN ROOM

20' x 15'10" (6.10m x 4.83m)

A useful addition to the property providing a further well proportioned reception space large enough to accommodate both living and dining; having a pitched roof, double glazed side panels and opening lights with a delightful aspect onto the property's garden and paddock beyond; double glazed French doors leading through into:

STUDY

11'11" x 10'7" (3.63m x 3.23m)

A versatile reception space which is currently utilised as a gym but would make an excellent home office or even an additional snug; having deep skirtings, double glazed French doors linking through into the conservatory and a further door returning to the main entrance hall.

From the main entrance hall a further door leads through in:

KITCHEN

15'8" x 10' (4.78m x 3.05m)

Having a pleasant aspect to the side elevation across the property's own gardens and being part open plan to a breakfast area which combined creates a versatile L shaped space perfect for everyday living. The kitchen is fitted with a generous range of cottage style wall, base and drawer units with two runs of laminate preparation surfaces, one with inset sink and drain unit with brushed metal articulated mixer tap and tiled splash backs; space for free standing gas or electric range, integrated dishwasher and space for under counter fridge; useful under stairs pantry/storage cupboard and double glazed window to the side.

An open arched doorway leads through into:

BREAKFAST/DINING ROOM

11'10" into bay x 11'5" (3.61m into bay x 3.48m)

A versatile space ideal as a formal dining or breakfast area leading off the kitchen, having a walk in double glazed bay window to the front and a tiled floor.

Returning to the kitchen a further door leads through into:

L SHAPED UTILITY ROOM

13'6" max x 8'8" max (4.11m max x 2.64m max)

Fitted with a range of wall, base and drawer units complementing the main kitchen and providing an excellent level of storage with two runs of laminate work surfaces, one with inset sink and drain unit with chrome mixer tap and tiled splash backs; plumbing for washing machine, space for further under counter appliance, tiled floor, double glazed window and exterior doors to both the front and rear and a courtesy door into the double garage.

RETURNING TO THE MAIN ENTRANCE HALL A SPINDLE BALUSTRADE STAIRCASE RISES TO:

FIRST FLOOR GALLERIED LANDING

Having built in airing cupboard, access to loft space above and, in turn, further doors leading to:

PRINCIPLE SUITE

A well proportioned and versatile principle bedroom with a floor area of approximately 350 sq.ft., comprising an initial double bedroom with walk through dressing room and ensuite facilities and having a further room off which has been utilised as a first floor office but would make an excellent nursery or large dressing room.

BEDROOM

12'11" x 12'8" (3.94m x 3.86m)

Having a part pitched ceiling, double glazed dormer window to the front and a further door leading through into:

DRESSING ROOM/STUDY

12'10" x 8'5" (3.91m x 2.57m)

Having part pitched ceiling and double glazed dormer window.

Returning to the bedroom an open doorway leads through into:

WALK THROUGH DRESSING ROOM

5'6" x 5'10" (1.68m x 1.78m)

Having a fitted dressing table, low level drawer units and wardrobe and a further door leading through into:

ENSUITE SHOWER ROOM

5'9" x 5'9" (1.75m x 1.75m)

Having a three piece suite comprising shower enclosure with wall mounted Mira shower

mixer, close coupled WC and pedestal washbasin; fully tiled walls, shaver point, chrome towel radiator and part pitched ceiling with inset skylight.

BEDROOM 2

19'8" max into wardrobes x 12'6" max (5.99m max into wardrobes x 3.81m max)

A well proportioned L shaped double bedroom benefitting from both integrated furniture and ensuite facilities but also having stunning panoramic views to the rear across the property's own garden and paddock beyond. The initial L shaped bedroom benefits from a generous range of integrated furniture with full height wardrobes, low level drawer units and dressing table. The room having two double glazed windows and a further door leading through into:

ENSUITE SHOWER ROOM

9' x 5'10" (2.74m x 1.78m)

Having a suite comprising double width shower enclosure, close coupled WC and pedestal washbasin; fully tiled walls, shaver point, towel radiator and part pitched ceiling with inset skylight.

BEDROOM 3

10'6" x 11'9" (3.20m x 3.58m)

Again a double bedroom having a delightful aspect to the rear with deep skirtings and double glazed window.

BEDROOM 4

11'10" x 9'3" (3.61m x 2.82m)

A further double bedroom which is currently utilised as a first floor office, having deep skirtings and double glazed window to the front.

FAMILY BATHROOM

10'9" x 5'8" (3.28m x 1.73m)

A well proportioned family bathroom with a three piece suite comprising panelled bath with mixer tap with integral shower handset, close coupled WC and pedestal washbasin; fully tiled walls, towel radiator, shaver point and pitched ceiling with inset downlighters.

EXTERIOR

One of the unique selling points of this individual home is its fantastic level of outdoor space, unexpected for a property situated in a Close, benefitting from generous established gardens but also extensive grass paddocks with the plot in total lying in the region of 4.2 acres. The formal gardens lie to three sides with a relatively low maintenance frontage which, in the main, is given over to off road parking and in turn leads to the integral double garage. A timber courtesy gate gives access into a useful initial storage area and, in turn, a side garden with a pergola providing a sheltered seating area leading out onto a generous terrace with ornamental pond. The remainder of the garden is laid to lawn and well stocked with established shrubs. This more formal area of the gardens lie in the region of 0.28 of an acre. Directly to the side of the property is a further grass paddock which encompasses and attractive barn which provides a useful storage building or stables with a driveway linking

back onto Chapel Street. This area lies in the region of 0.36 of an acre. The main paddocks, which are accessed off the rear garden, lie to the south and west of the house and provide level grazing directly off the rear of the property making it perfect for the equestrian purchaser and providing a great deal of convenience. Combined this creates a truly unique home within this village setting.

DOUBLE GARAGE

18'4" x 17'10" (5.59m x 5.44m)

Having twin up and over doors, power and light and a courtesy door at the side.

COUNCIL TAX BAND

Melton Borough Council - Band G

TENURE

Freehold

ADDITIONAL NOTES

The property is understood to have mains electricity, gas, drainage and water. According to the EPC, the property may have elements of timber frame (information taken from Energy performance certificate and/or vendor).

Please note the property has the benefit of solar panels, installed in 2022, which are owned outright.

There is a public footpath running through the far corner of the south easterly paddock.

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: _

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>







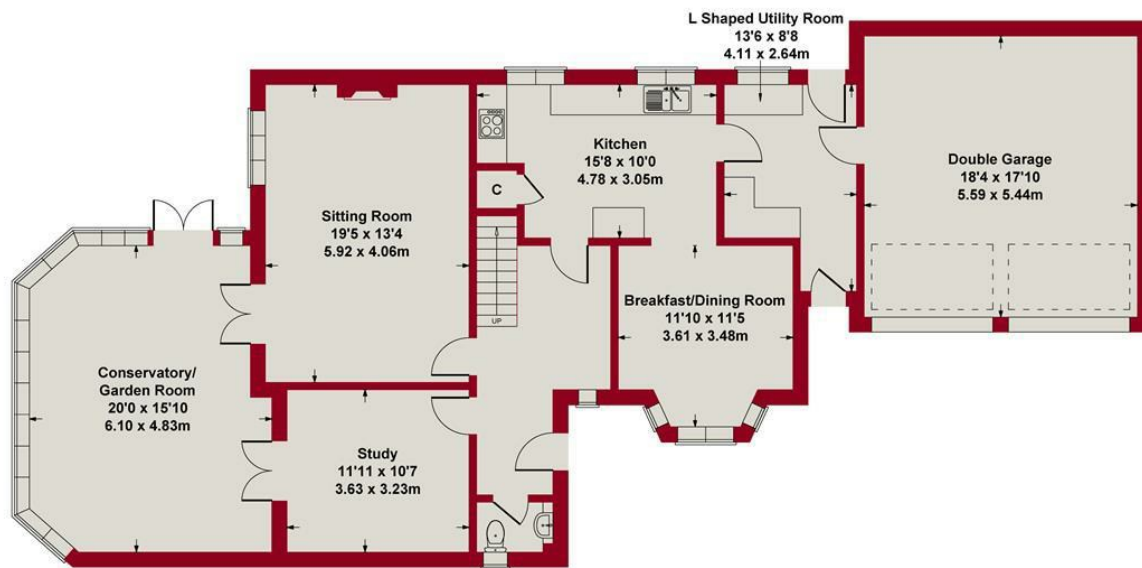




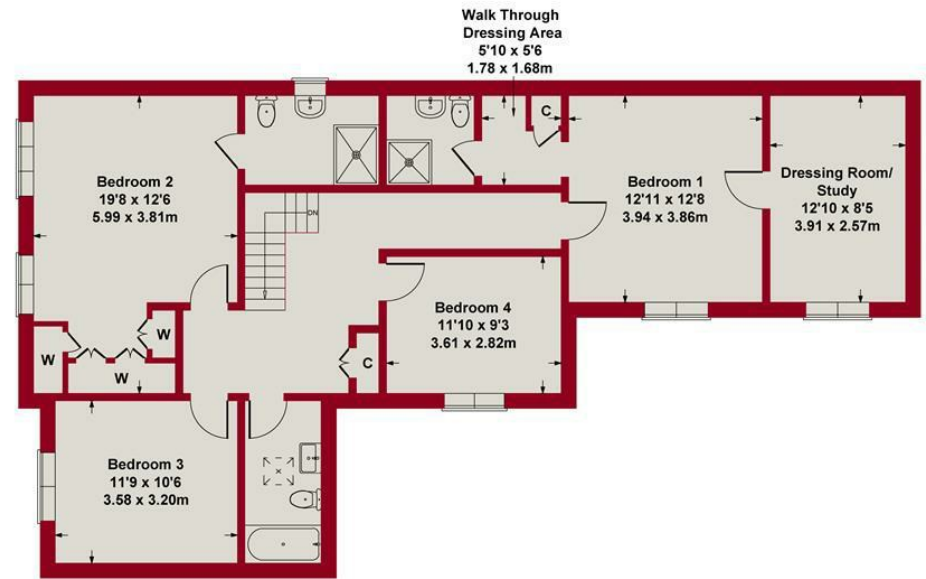








GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	83	83
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

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Thinking of selling? For a FREE no obligation quotation call 01949 836678



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