



Set within woodland in West Bilney

What3Words: chef.retiring.diverting

£750,000

Bedrooms: 6 | **Bathrooms:** 5 | **Receptions:** 4

Tucked away within West Bilney’s enchanting Scots pine woodland, this remarkable barn style home offers something increasingly difficult to find, complete privacy, extraordinary space and a setting that feels a world away from everyday life.

The approach itself is unforgettable, following a bridleway through Forestry Commission woodland before the property gradually reveals itself. It is a genuine sense of arrival and the first indication that this is no ordinary home. Mark Lock of Russen & Turner describes it as one of his favourite properties in more than 30 years of estate agency, adding, “The setting is so beautiful and peaceful, I could even imagine my daughters getting married here.” Once you experience it for yourself, it is easy to understand why.

Set within grounds of around an acre, the property combines character, versatility and impressive proportions. A welcoming entrance vestibule with a brick tiled floor leads into a series of generous rooms designed for relaxed family life and memorable entertaining.

At the heart of the home is a magnificent 21ft lounge, where a striking inglenook fireplace creates warmth and character. The dining area flows naturally into a beautifully appointed kitchen with quartz worktops, a central island and adjoining utility room.

The showpiece, however, is the breathtaking 44ft orangery. Flooded with natural light and featuring four sets of French doors opening onto the gardens, it provides an exceptional space for entertaining, celebrating or simply enjoying the tranquillity of the surroundings throughout the seasons.

Across the upper floors are five impressive double bedrooms. Several enjoy luxurious en suites, including two with four piece suites, while balconies and Juliette balconies capture delightful views across the surrounding countryside. A galleried landing on the second floor creates an inspiring study or reading area, somewhere to work, pause and appreciate the remarkable setting.

A superb self contained annexe adds another dimension to the property. Ideal for extended family, independent guests or potential holiday accommodation, it includes a spacious lounge with wood burning stove, a bright kitchen and breakfast room with central island, and a substantial bedroom with en suite facilities.

Outside, mature gardens wrap around the home, providing wonderful space for entertaining, relaxing and enjoying complete seclusion. A 19ft summerhouse, Dutch style barn and workshop, 20ft open cart shed, covered parking and extensive driveway parking complete this incredibly versatile property.

This is far more than a spacious family home. It is a private woodland retreat, a place for several generations to come together, celebrations to be remembered and an entirely different way of life to begin. Properties with this combination of space, flexibility and atmosphere are exceptionally rare, and once discovered, this one may prove almost impossible to forget.

Tenure: Freehold

Property Type: Detached House

- Stunning family home
- Woodland setting
- Self contained annex
- 5 Bedrooms
- 4 Ensuites
- 44ft Orangery
- Approximatley 1 Acre (sts)
- No Chain
- Several outbuildings
- Perfect for multi-generation living

Disclaimer

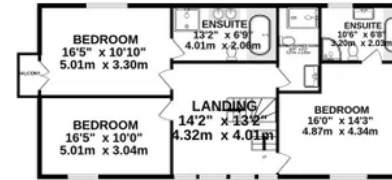
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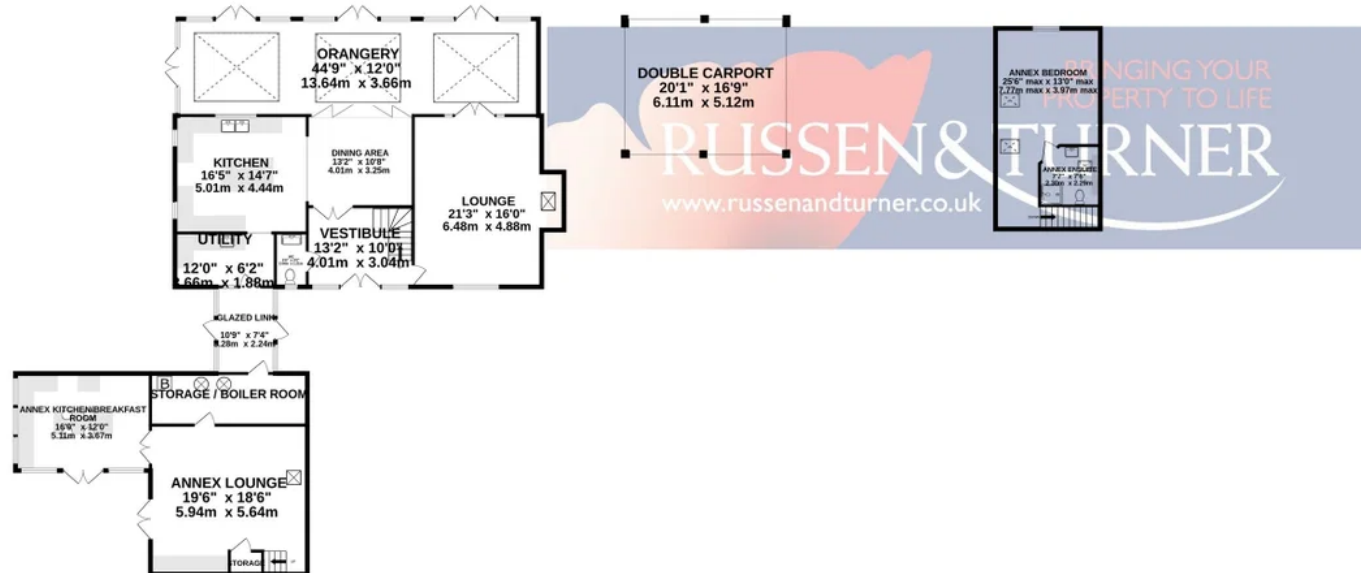
GROUND FLOOR
2885 sq.ft. (268.1 sq.m.) approx.



1ST FLOOR
1307 sq.ft. (121.4 sq.m.) approx.



2ND FLOOR
669 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA : 4862 sq.ft. (451.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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