



THE ACORNS
STATION ROAD UPPER BROUGHTON
MELTON MOWBRAY LEICESTERSHIRE LE14 3BQ

Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk

THE ACORNS

The Acorns is, in our considered opinion something rather special, offering a stunning and generously proportioned detached period barn conversion (approaching c4000 sq ft GIFA including the gymnasium / garage) with far reaching views over beautiful topiarised landscaped gardens complimenting an exceptional bespoke 'high end' internal specification, capable of meeting the demands of discerning purchasers.

The internal plan incorporates four/five bedrooms and four exquisite bathrooms, three/four reception rooms, and arguably the signature feature of the sale an exceptional Dale Penny hand crafted Shaker design country kitchen with an Aga.

Internal inspection is highly recommended to appreciate the great expense and appreciable flair that have been invested to create what is an exquisite typically 'Homes and Gardens' period home in a highly regarded village.

UPPER BROUGHTON

Upper Broughton is an unspoilt thriving and highly regarded rural village which lies on the edge of the Vale of Belvoir protected by a Conservation Area listing and set in unspoilt undulating open countryside between Nottingham and Melton Mowbray.

The village provides a useful range of traditional amenities and services centred around the old village green and stone cross with amenities including the highly regarded local public house/restaurant, The Tap & Run, cricket pitch and a thriving tennis club, which is the current Nott's LTA tennis club of the year – each helping to create some of the essential ingredients of a traditional village lifestyle.

In strategic terms, the village of Upper Broughton is superbly placed for commuting to Leicester, Nottingham and throughout the East Midlands with first class road and rail connections available via the recently improved A46 dual carriageway with new services including a Waitrose supermarket, at Widmerpool linking to the M1.

PRICE GUIDE: £1,150,000



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

GROUND FLOOR

Central Entrance Hall

Offering an immediate indication of this unique brick-built period barn conversion...

Striking limestone floor finish with underfloor heating. Double doors returning to inner reception hall. High grade traditional entrance door with a glazed inlay and acorn motif detailing, and sealed unit double glazed side screens. Recessed display niche.

Wonderful Inner Reception Hall

A stunning internal reception hall from which the exquisite array of ground floor accommodation radiates; this remarkable full house depth hallway is a real feature of the interior design and layout of the property featuring a striking balustraded open staircase rising to the first-floor landing and gallery above.

High grade wide gauge oak flooring by Charles Lowe & Sons creates a warm and relaxing atmosphere. Open vaulted ceiling to the central area. Striking panelled wall detailing with fretwork radiator cabinet enclosures. Three arched profile sealed unit double glazed windows to the garden courtyard aspect. Exposed ceiling timbers. Glazed double doors connecting to garden room/day room with kitchen beyond. Enclosed coat/cloaks storage cupboard. Recessed ceiling lighting. Attractive exposed brick wall detailing.

Superb Cloakroom/WC

Beautifully appointed with stylish Farrow & Ball Studio Green wall finishes and a high-grade Heritage suite comprising a high flush pull chain wc, wall mounted wash hand basin and a useful, enclosed corner cabinet. Striking polished brass combination towel rail – traditional column radiator.





SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

Stunning Sitting Room

6.30m x 4.75m (20'9" x 15'6")

Stylishly themed main reception room featuring a striking heavy handcrafted corner fireplace, Farrow & Ball Studio Green feature wall with exposed roof truss detailing, Charles Lowe & Sons wide gauge polished oak flooring and an open vaulted ceiling. Fitted cast iron stove set to a Yorkstone hearth incorporated into the fireplace. Two central heating radiators with fretwork cabinet enclosures. Bi-fold sealed unit double glazed doors and two further sealed unit double glazed windows with plantation shutters. Far reaching open country aspect. Access to circular sun terrace with stone set concentric detailing.



Stunning Dale Penney Kitchen/Dining Room and Day Room, in open plan
Arguably the signature feature of this remarkable period barn conversion...



This rather special open plan kitchen, formal dining room and day room creates a wonderful integrated living and relaxation area and the heart of the home on a day-to-day basis.

SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

High End Bespoke Designer Kitchen

6.30m x 5.85m (20'9" x 19'3")

A stunning in frame bespoke handcrafted kitchen of an English Revival Shaker design with chrome furnishings by Dale Penney furniture; Something rather special. This beautifully planned spacious kitchen features a long wall run in a pale grey painted finish which incorporates an electric fired traditional two oven Aga cooking range complemented by black granite counter tops with features including a coffee station, an array of drawers, storage cabinets and a bespoke spice/provisions pantry. A magnificent culinary island/breakfast bar incorporates a host of appliances and provides further storage capacity. Integrated appliances comprise a Neff microwave oven, Quooker hot tap, Liebherr Connoisseur wine fridge, Fisher and Paykel American style fridge freezer, pull out coffee bar, and a Bosch dishwasher. Open plan to:

Dining Room

4.85m x 4.20m (15'9" x 13'9")

High open vaulted ceiling. Gable end wall incorporating Origin bi-fold doors opening to the rear garden. Fixed sealed unit triple glazed tri-section window to side court garden courtyard aspect. Open plan from the kitchen area to:

Day Room

4.30m x 3.60m (14'0" x 11'9")

Triple glazed Origin bi-fold doors to walled open courtyard - attractive open aspect beyond.

Stepped access from the inner reception hall across a flagstone floor gives access to:

Study

5.35m x 2.90m (17'6" x 9'6") *maximum dimensions*

Striking flagstone floor. Handcrafted fireplace with a raised Yorkstone hearth and a fitted cast iron stove. Separate external front access door. Two section sealed unit double glazed side window to front aspect. Winding secondary balustraded staircase rising to the primary bedroom suite above.



Ground Floor En Suite Bedroom Three

4.85m x 3.80m (15'9" x 12'6")

maximum dimensions

Sealed unit double glazed arched profile French doors and matching side window to landscaped side western courtyard. Wide gauge polished oak flooring. Central heating radiator with fretwork cabinet enclosure. Quarter panelled double doors to:

Superb Walk In Dressing Room

Range of bespoke fitted wardrobes, enclosed box shelving/shoe storage and open shelving. High grade polished oak flooring. Recessed ceiling lighting.

Stunning Fully Tiled Bathroom/Wet Room En Suite

Exquisitely appointed with Fired Earth marble floor and wall tiling upgraded on a "no expense spared" basis to provide a deep freestanding rolltop ball and claw foot bath – chrome mixer tap/hand shower, stylish Armitage Shanks double wash stand fixture incorporating two circular wash hand basins with chrome taps, and double storage cabinets beneath, large corner shower incorporating a double thermostatically controlled chrome shower installation with an overhead rain shower and a separate hand shower and glass enclosure. Two polished chrome combination towel rails / traditional column radiators. Fired Earth flow flush wc. Recessed ceiling lighting. Quarter panelled door. Translucent arch profile etched glass design double doors and matching side window to westerly landscaped side courtyard aspect. Underfloor heating.



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

En Suite Bedroom Four

5.10m x 3.60m (16'9" x 11'9")

into door

High-grade polished oak flooring. Two arched profile sealed unit double glazed windows to landscaped side western courtyard aspect. High-grade built in bespoke double wardrobe closet. Dimmer switch lighting control.

Stunning Wet Room En Suite

Large walk-in shower with glass screen enclosure incorporating thermostatically controlled satin brass overhead rain shower and separate hand shower, stunning contemporary washstand and with wall mounted satin brass mixed tap above, low flush wc with concealed cistern and an illuminated display shelf recess. Satin brass towel rail. Exquisite marble effect ceramic flooring and rich green polished wall tiling. Recessed ceiling lighting.

Ground Floor Bedroom Five/Media Room

4.40m x 3.65m (14'6" x 12'0")

Decorated in a rich deep blue floor to ceiling wall panelling to two walls. This room, which has fully soundproofed ceiling and walls is presently used as a media/cinema room and would serve equally well as a fifth bedroom arrangement. Fitted cylindrical cast iron room heater. High grade polished oak wide gauge flooring. Arch profile sealed unit double glazed French doors to the landscaped westerly side garden courtyard - fitted plantation shutters. Matching arched profile window. Polished pewter finish traditional column radiator.



FIRST FLOOR

Central Gallery Landing

An attractive first floor landing area alighted from the deep reception hall below, featuring two Velux roof lights, exposed ceiling timbers and vaulted roof lines (reducing ceiling height). Central heating radiator with fretwork cabinet enclosure.

Stunning Primary Bedroom Suite

8.45m x 5.35m (27'9" x 17'6")

This large open plan private bedroom features exposed oak timbers, bespoke fully fitted extensive walk-in wardrobes, new sealed unit double glazed Velux windows and feature bronze finish column radiators. Juliet balcony. Integral to the bedroom there is a private bathing arrangement with a feature freestanding bath, well-appointed separate shower and a Neptune dual wash basin.



En Suite Bedroom Two

4.45m x 4.35m (14'6" x 14'3")

Another stunning en suite bedroom arrangement. The bedroom features a vaulted ceiling incorporating two Velux roof lights. Column radiator.

Luxury Shower Room En Suite

Feature high grade marble floor and wall tiling. Large corner shower area with satin brass overhead and separate rain shower attachments, glass screen enclosure and a contemporary washstand cabinet with elliptical wash basin and wall mounted satin brass mixer tap. Low flush wc. Satin brass ladder/towel rail.



GARDENS AND GARAGING

0.25 acres (or thereabouts)

Landscaped Foregarden

Electric five bar oak gated entrance. Striking formal planting and a stone set threshold creating an inviting and impressive and welcoming approach to a secure internal landscaped forecourt and garden, with hand gate access on each side of the property connecting to the rear garden.

Stunning Extensively Walled Formal Garden

The sheltered rear gardens are beautifully managed and offer great privacy with pleached tree planting along each side boundary, formally planted topiary box and yew specimens, a real passion for the present owners, complemented by carefully managed shaped lawns, pathways, seating areas and a circular sun terrace and hot tub area, all set against a beautiful far reaching open aspect beyond the rear boundary.



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

GARDENS AND GARAGING

Double Garage/Gymnasium

4.45m x 4.35m (14'6" x 14'3")

Presently utilised as a fully equipped gymnasium but readily capable to offer covered vehicle storage if required.

GENERAL MATERIAL INFORMATION

Services

All mains' services are available. The property benefits from gas fired central heating operating from two serviced boilers housed within an enclosed plant cupboard within the first-floor laundry room. The thermal efficiency of the property is enhanced by a combination of high-grade sealed unit double glazing and Orion triple glazing on the southerly elevation dining room and day room. Gas central heating circulating to either radiators or in part under floor. Mains drainage, electricity, gas and water supply.

Please note that none of the mains service connections, appliance installations or appliances have been tested by the selling agents and no warranties are given or implied.

Environmental Considerations – Flooding

This Government supplied information informs the flood risk of the land around the property, not the building itself. The risk of flooding is identified as very low for rivers and sea and very low for surface water.
<https://check-long-term-flood-risk.service.gov.uk/postcode>

We understand the property has not flooded in the last 5 years.



FLOORPLANS (FOR IDENTIFICATION PURPOSES – NOT TO SCALE)

Available Broadband

Basic 15 Mbps / Superfast 51 Mbps

Available Mobile Coverage

(based on calls indoors)

O2 - ● Vodafone - ● EE - ✓ Three - ✓

✓ = Good ● = Variable ✗ = Poor

LOCAL AUTHORITY

Council Tax Band G

Rushcliffe Borough Council

Rushcliffe Arena, Rugby Road, West Bridgford

Nottingham NG2 7YG

www.rushcliffe.gov.uk

0115 981 9911

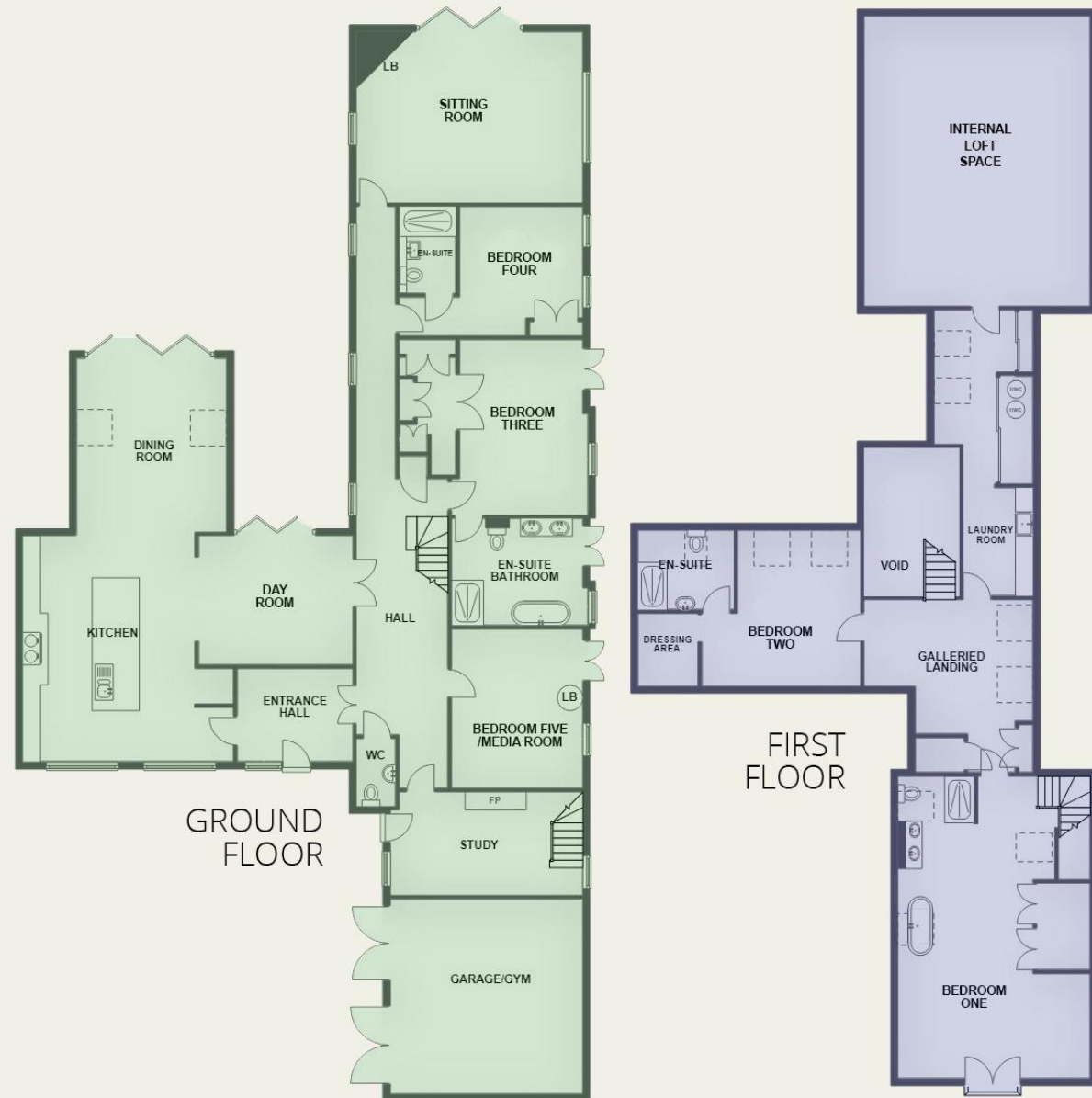
TENURE

We understand the property is freehold and will be offered with vacant possession on completion.

Please note the frontage to Station Road beyond the access gate is held on a historic possessory title protected by indemnity, which pre-dates the owner's occupation and the paperwork in respect thereof is available for interested parties and their legal advisors.

VIEWING ARRANGEMENTS

If you are interested in The Acorns and would like to arrange a viewing, please contact us on 01636 815544
www.smithandpartners.co.uk

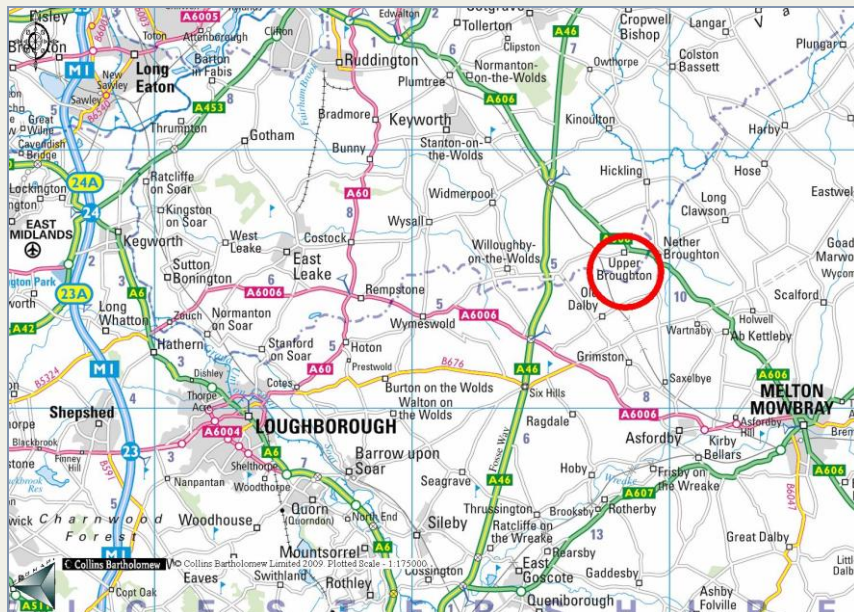


SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

MAPS & ENERGY PERFORMANCE RATINGS

REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



ENERGY PERFORMANCE CERTIFICATE RATING - C

A copy of the EPC can be viewed at
<https://www.epcregister.com/searchReport.html>
 Ref No: 0126-3066-0201-8216-0204

Conditions of Sale

These particulars are issued on the distinct understanding that all negotiations are conducted through Smith and Partners. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility can be accepted for any loss or expense incurred in viewing. Smith and Partners for themselves and for the vendors of this property whose agents they are, give notice that: 1 These particulars do not constitute, nor constitute any part to, an offer or contract. 2 None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. 3 Any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of the statements contained in these particulars.

LOCATION PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



O.S. Business Copyright Licence Number: ES100003874



SMITH & PARTNERS
LAND & ESTATE AGENTS
16 MARKET PLACE SOUTHWELL
NOTTINGHAMSHIRE NG25 0HE

01636 815544

sales@smithandpartners.co.uk



www.smithandpartners.co.uk

