



Horseshoe Barn Shelton, Nottinghamshire,
NG23 5JQ

Offers Over £548,000
Tel: 01949 836678

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

A fantastic opportunity to purchase a truly individual character conversion of a former period barn which offers an extensive level of sprawling accommodation extending to in the region of 2,550 sq.ft. The property boasts a versatile array of reception and bedrooms on both the ground and first floor making it large enough to accommodate growing or extended families but also having the ability, in later life, to be utilised as purely single storey living.

The property offers a considerable level of character and features, many rooms offering exposed timbers and internal brickwork, with attractive cottage latch doors and traditional style fixtures and fittings. The initial entrance hall creates a beautiful initial impression with a high vaulted ceiling and spindle balustrade staircase rising to a galleried landing above and, in turn, leads to four main reception areas including a stunning sitting room with high vaulted ceiling with exposed king post and truss and attractive inglenook fireplace with solid fuel stove. A potential fifth reception offers the alternative of a ground floor double bedroom which, in conjunction with the ground floor wet room, could provide annexe style facilities or a master suite.

To the first floor there are four further bedrooms, the master of which benefits from ensuite facilities. Again, each have their own individuality and character.

As well as the internal accommodation the property occupies a delightful established plot positioned on the outskirts of this well regarded village with gardens to three sides and off road parking with gated access leading into an enclosed rear garden which provides a delightful space having additional outbuildings which, subject to necessary consent, could offer further scope for conversion.

Overall viewing is the only way to truly appreciate the unique nature of this wonderful and individual home.

SHELTON

Shelton is a pretty village lying approximately equi-distant between the market towns of Bingham and Newark. The village itself is in the catchment area for the well regarded

Aslockton primary school and further facilities including shops and secondary schooling can be found in both Newark and Bingham. The village is well placed for access to the A52 and A46, A1 and M1 and also convenient for the market town of Grantham from where there is a high speed train to King's Cross in just over an hour, as well as the Kings Grammar School and High School for Girls.

AN ATTRACTIVE COTTAGE STYLE RECLAIMED ENTRANCE DOOR WITH GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

10'5" x 11'7" (3.18m x 3.53m)



A particularly attractive initial entrance vestibule having high vaulted full height ceiling with exposed timber purlins, turning staircase rising to first floor galleried landing above, beautiful flagstone flooring, deep pine skirting, central heating radiator and further doors leading to:



GROUND FLOOR WET/CLOAK ROOM

9'4" x 6'9" (2.84m x 2.06m)



A purpose built wet room having shower area with wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC, vanity unit with quartz vanity surface with round bowl contemporary washbasin and mixer tap, pebbled and ceramic tiled splash backs, slate effect tiled floor, contemporary towel radiator and obscured glazed window.



DINING KITCHEN

17'9" x 16' (5.41m x 4.88m)



A well proportioned generous space ideal for families being large enough to accommodate a large dining table and flooded with light benefitting from a dual aspect with double glazed windows to the side and rear with wonderful views across adjacent paddocks and countryside beyond. The kitchen is tastefully appointed with a generous range of farmhouse style units finished in heritage colours having butcher's block work surfaces providing an excellent working area, inset ceramic sink and drain unit with chrome mixer tap, integrated appliances

including oven with ceramic hob, space for free standing fridge freezer, central heating radiator and attractive feature fireplace with exposed brick work and timber mantel above.

A further cottage latch leads through into:



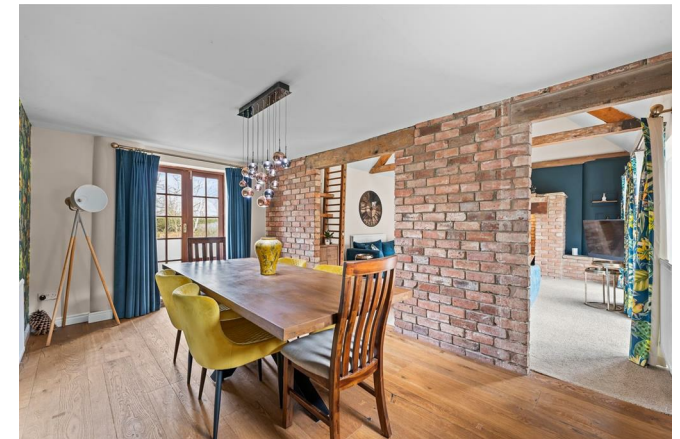
DINING ROOM

16'9" x 9'8" (5.11m x 2.95m)



A versatile reception ideal as formal dining lying adjacent to the kitchen and linking through into the sitting room, creating an excellent everyday living/entertaining space. The room offers the attractive feature of an exposed internal brick elevation, having oak flooring, central heating radiator, dual aspect with porthole window to the front and French doors at the rear.

Two open doorways lead through into:





SITTING ROOM

18'4" x 17'6" (5.59m x 5.33m)



A fantastic space offering a wealth of character the focal point to the room being a beautiful exposed inglenook fireplace with raised brick hearth and inset solid fuel stove with alcoves to the side, the room also having central king post and truss, exposed timber purlins, an internal brick elevation creating a delightful feature and twin French doors leading out into the rear garden.

RETURNING TO THE INITIAL ENTRANCE HALL AN OPEN DOORWAY LEADS THROUGH INTO:



INNER HALLWAY

Having central heating radiator, porthole window to the rear and further doors leading, in turn, to:

SNUG

16'9" x 12'9" (5.11m x 3.89m)



A versatile room which makes an ideal snug/family room or alternatively even an additional ground floor bedroom. The room offers a pleasant aspect into the garden, having exposed stripped pine floor boards, exposed internal brick pier and central heating radiator.

UTILITY ROOM

7'10" x 6'1" (2.39m x 1.85m)

A useful space having fitted base units with work surface over, inset sink and drain unit with chrome mixer tap and tiled splash backs, plumbing for washing machine, space for further free standing appliances, floor standing oil fired central heating boiler, an open fronted shelved cupboard and electrical consumer unit.

STUDY

16' x 8' (4.88m x 2.44m)



A versatile room currently utilised as a home office benefitting from a dual aspect with porthole window to the rear and French doors out into the garden. In addition there is the attractive feature of an exposed brick internal elevation, central heating radiator and further door leading through into:



GROUND FLOOR BEDROOM

16'3" x 16'9" (4.95m x 5.11m)



A particularly spacious room offering a great deal of versatility providing either a further reception or double bedroom having painted floorboards, central heating radiator and window with delightful aspect across to adjacent paddocks.

RETURNING TO THE INITIAL ENTRANCE HALL A SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO:

FIRST FLOOR GALLERIED LANDING



Having attractive vaulted ceiling with exposed timber purlins, exposed floorboards, access to under eaves storage and further doors leading, in turn, to:



BEDROOM 1



A really interesting, well proportioned, double bedroom affording a good level of floor area lying in the region of 300 sq.ft. comprising initial walk through dressing area, double bedroom and ensuite facilities. The room offers a wealth of character with exposed timber purlins and king post and pitched ceilings with inset skylights. The initial walk through dressing area has built in storage, central heating radiator and pitched ceiling and leads through into the main double bedroom having further central heating radiator, exposed timber purlins and king post and skylights to two elevations.

From the dressing area a further cottage latch door leads through into:



ENSUITE SHOWER ROOM

8' x 5'8" max (2.44m x 1.73m max)



Tastefully appointed with a contemporary suite comprising double length shower enclosure with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, wall hung WC with concealed cistern and vanity unit with inset washbasin, combination towel radiator, pitched ceiling with exposed timber purlin and skylight.

RETURNING TO THE GALLERIED LANDING AN OPEN DOORWAY LEADS THROUGH INTO:

INNER LANDING

25' x 3'5" (7.62m x 1.04m)



Having two central heating radiators, access to under eaves storage, attractive exposed timbers and window overlooking the garden.

Further doors lead, in turn, to:

BEDROOM 2

INITIAL WALK THROUGH DRESSING AREA

6'8" x 5'9" (2.03m x 1.75m)

Having an initial walk through dressing area with window to the rear and leading through into:

BEDROOM

9'9" x 13'10" (2.97m x 4.22m)



A well proportioned double bedroom having attractive part pitched ceiling, exposed timber purlins, two central heating radiators and dormer window.



BEDROOM 3

10'4" x 8'4" (3.15m x 2.54m)



A further double bedroom having a delightful aspect across to adjacent paddocks, pitched ceiling with exposed timber purlin and central heating radiator.

BEDROOM 4

9'8" x 7'11" (2.95m x 2.41m)



Currently utilised as a dressing room but would make a further single bedroom having pitched ceiling with exposed timber purlin, central heating radiator and skylight.

BATHROOM

8'9" max x 9'8" max (2.67m max x 2.95m max)



A well proportioned L shaped family bathroom having far reaching aspects to the rear, the room being fitted with a three piece suite comprising double ended bath, close coupled WC and pedestal washbasin, tongue and groove effect panelling splash backs, central heating radiator, electric towel radiator, exposed timbers, pitched ceiling and skylight.



EXTERIOR



The property occupies a pleasant position on the outskirts of this pretty hamlet, accessed off an initial private driveway which is shared with three other dwellings. The initial frontage is enclosed by post and rail fencing with established hedging and central lawn with well stocked borders. The gravelled driveway provides off road car standing for several vehicles leads to double field gate access and, in turn, a pleasant enclosed and relatively private garden which benefits from a south easterly aspect with central lawn, raised brick borders and a paved seating area and is well stocked with a range of trees and shrubs, providing a pleasant outdoor space. Located within the garden is a brick and pantiled open fronted run of outbuildings which can be utilised for a variety of purposes making excellent storage or workshop space or, subject to necessary consent, could provide potential for conversion into additional accommodation.





COUNCIL TAX BAND

Rushcliffe Borough Council - Band E

TENURE

Freehold

ADDITIONAL NOTES

The property is understood to have mains electricity, and water, private drainage and central heating is oil fired (information taken from Energy performance certificate and/or vendor).

Note, the initial entrance to the driveway is shared with neighbouring dwellings but the property does have its own private driveway.

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:-

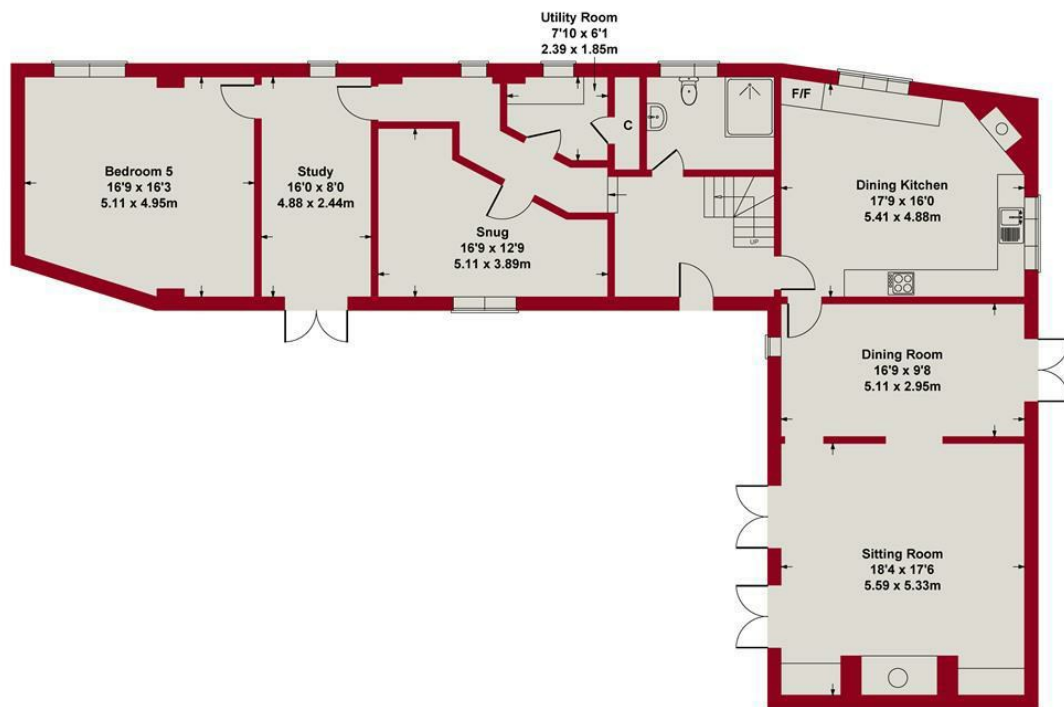
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

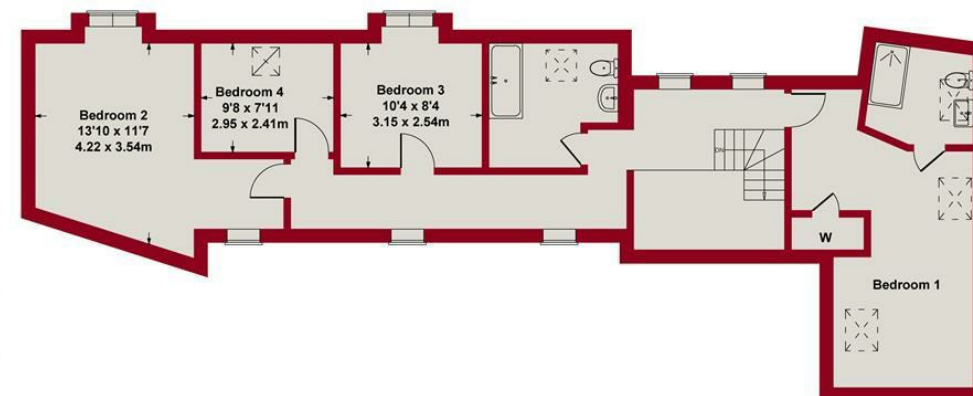
<https://reports.ofsted.gov.uk/>

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.

Produced by Potterplans Ltd. 2025





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		
	57	72
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.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

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



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Registered in England. Ltd Registration number: 07140024

10 Market Street,
Bingham NG13 8AB
Tel: 01949 836678
Email: bingham@richardwatkinson.co.uk

