

A close-up photograph of a brick wall. The wall is constructed from reddish-brown bricks in a standard running bond pattern. A rectangular, light-colored stone or concrete plaque is mounted on the wall, featuring the text 'HOLLIES BARN' in a dark, serif font. Below the plaque, a single course of dark grey or black bricks is visible, contrasting with the lighter bricks above.

HOLLIES BARN



A LEGACY REIMAGINED

There are homes that impress, and then there are homes that leave a lasting impression. Hollies Barn is undoubtedly one of the latter. Originally constructed during the 19th century as part of the historic Rufford Abbey Estate, this remarkable barn has been thoughtfully transformed into an exceptional family home where centuries of heritage meet beautifully considered contemporary living.



Every exposed beam, every brick and every carefully preserved stone floor tells part of its story, while soaring ceilings, dramatic barn windows and thoughtfully designed living spaces create a home that feels both spectacular and wonderfully welcoming.

Behind its timeless red brick façade lies over 2,900 square feet of versatile accommodation, five double bedrooms, beautiful gardens and an impressive energy efficiency rarely found in period homes.

Whether you're entertaining family and friends beneath vaulted ceilings, enjoying quiet evenings beside the fire or simply appreciating the peaceful surroundings of one of Nottinghamshire's most sought-after villages, this is a home that offers an exceptional way of life.



AN ARRIVAL RICH IN CHARACTER

The sense of occasion begins long before you step inside. A private driveway provides generous parking before leading to the handsome oak entrance door, framed by traditional brickwork and mature planting.

Stepping inside, you're immediately reminded that this is no ordinary conversion. Original stone flooring, carefully preserved from the barn itself, creates an authentic first impression while full-height glazing floods the entrance with natural light. Beyond, the sculptural staircase introduces the contemporary design influence that sits so comfortably alongside the building's agricultural heritage, offering just a glimpse of the spectacular spaces that await.





THE HEART OF THE BARN

At the very heart of Hollies Barn sits an extraordinary open-plan living, dining and kitchen space that perfectly captures everything that makes this home so special. Originally the threshing floor, this incredible room has become the social centre of the home where family life naturally unfolds.





OPEN TO EVERY OCCASION

Vaulted ceilings rise high above exposed timber trusses while magnificent floor-to-ceiling barn windows frame views across both the front and rear gardens, filling the room with light from morning until evening.

Whether hosting lively celebrations, enjoying relaxed family dinners or curling up beside the Morso log burner with a book, this is a room that effortlessly adapts to every occasion. It feels open and impressive, yet remains wonderfully warm and inviting.





A DINING SPACE DESIGNED TO IMPRESS

Positioned at the heart of the barn, the dining area celebrates the building's remarkable architecture. Spectacular north and south-facing glazed barn doors bathe the space in natural light, while the soaring double-height ceiling reveals an elegant glazed walkway spanning the first floor above.



Every glance reinforces the scale and craftsmanship that make Hollies Barn so distinctive. Designed with entertaining in mind, a bespoke lighting system can be programmed to change colour and synchronise with music, allowing the atmosphere to shift effortlessly from relaxed family dining to lively evenings with friends.



QUALITY WITHOUT COMPROMISE

Fitted in 2023, the kitchen has been thoughtfully designed to balance contemporary styling with exceptional everyday practicality. Centred around a generous island with breakfast bar seating and striking feature lighting overhead, it naturally becomes the social heart of the home, whether you're hosting friends over drinks or enjoying a relaxed family breakfast.





WHERE STYLE MEETS PURPOSE

Beautiful white quartz worktops, crafted from recycled glass and finished with elegant shark nose edging, bring both sustainability and sophistication to the space. Sleek cabinetry is enhanced by discreet under-cabinet illumination, while integrated lighting within the drawers adds a touch of luxury every time they're opened.

For those who enjoy cooking, the kitchen is exceptionally well equipped with an AEG induction hob, AEG integrated microwave and Neff double oven, alongside dedicated space for a plumbed American-style fridge freezer and integrated dishwasher.



A superb utility room provides extensive additional storage, with a Belfast sink, solid timber worktops and practical slate surfaces combining character with everyday functionality. The adjoining walk-in pantry is a particularly valuable addition, offering exceptional storage and helping to keep the main kitchen beautifully uncluttered. Above the entire space, a generous loft provides yet another layer of useful storage, making this an exceptionally practical part of the home.

A separate washroom, secondary boot room and further utility area create the perfect everyday entrance after countryside walks, gardening or muddy boots, helping the main living accommodation remain calm and clutter free.



A ROOM OF TIMELESS CHARACTER

When quieter moments call, the separate sitting room offers an entirely different atmosphere. Stepping inside, you're immediately reminded of the building's agricultural past. This is a room where the original character hasn't simply been preserved, it's been thoughtfully celebrated.

Soaring vaulted ceilings reveal the magnificent original timber beams overhead, while full-height glazed windows frame views across the beautifully enclosed courtyard, filling the room with natural light throughout the day and creating a wonderful connection between inside and out.





DETAILS THAT DELIGHT

One of the room's most distinctive features is the original feeding troughs, carefully reimagined as a striking architectural focal point that serves as a constant reminder of the barn's rich heritage. They bring a wonderful authenticity to the space, blending effortlessly with the contemporary finishes and warm laminate flooring underfoot.

Whether enjoying a quiet evening by the Jøtul wood-burning stove or entertaining friends with the courtyard doors thrown open in the warmer months, this is a room that feels both impressive and incredibly comfortable.

Adding a playful touch, a cleverly concealed secret door is hidden within the room, providing access through to the practical laundry and boot room beyond, seamlessly combining character with everyday functionality.





A PRIVATE CORNER OF THE BARN

Occupying the east wing of the barn, this separate hallway creates an independent section of the home, ideally suited to guests, multi-generational living or those seeking additional privacy.

Bedroom Five is a generous double where the vaulted ceiling continues the barn's architectural character. A glazed door opens directly onto the garden, making it equally suited to guest accommodation, a peaceful home office or creative studio.





SPACE TO MAKE YOUR OWN

Bedroom Four enjoys equally generous proportions, with space for both a sleeping and dressing area. Full-height glazing frames views across the gardens, while the vaulted ceiling and exposed roof structure enhance the wonderful sense of light and volume.



Adjoining the bedroom, a room currently arranged as a home gym already benefits from plumbing and waste connections, offering the opportunity to create an en suite and transform this part of the home into a private guest suite.



ASCEND TO SOMETHING SPECIAL

Rising from the heart of the barn, the beautifully crafted circular staircase forms a striking architectural centrepiece, perfectly balancing contemporary craftsmanship with the building's historic character. Upstairs, vaulted ceilings and exposed timbers continue the barn's distinctive aesthetic, while carefully positioned glazing brightens the first-floor landing.



Bedroom Three is a generous double with dual aspect windows, one of which is a full-height door. Subject to the necessary alterations, the addition of a glazed balustrade could create a striking Juliet balcony, strengthening the connection with the surrounding gardens.

Above, a mezzanine level introduces an extra layer of versatility. Whether used as a reading nook, gaming den, additional storage or a hideaway for older children, it creates a unique feature that sets this bedroom apart.





AN ELEVATED SPACE TO UNWIND

Continuing along the first-floor landing, the family bathroom is a wonderful demonstration of the creativity that runs throughout Hollies Barn. Beautifully designed and unlike anything you'll find in an ordinary home, it transforms a practical space into something genuinely memorable.

The main bathroom is centred around a generous walk-in shower, complemented by bespoke fitted storage that keeps everything neatly tucked away, while electric underfloor heating adds an everyday touch of luxury beneath your feet.



Natural limestone tiles bring warmth and texture to the room, perfectly complementing the barn's character and timeless aesthetic. Then comes the feature that truly sets this bathroom apart.

A staircase rises from the main bathroom to an elevated mezzanine, where a stunning sunken bath awaits. Tucked away beneath the vaulted roofline and surrounded by beautiful limestone tiling, it creates an indulgent retreat that's perfect for unwinding at the end of the day. It's a design that feels both playful and luxurious, transforming an everyday routine into a spa-like experience.



CHARACTER IN EVERY CORNER

Bedroom Two is a distinctive double bedroom where the barn's original character has been thoughtfully preserved. A vaulted ceiling enhances the generous proportions, while a deep-set window frames peaceful views across the rear garden.

Exposed painted brickwork, the original timber door frame and high-level internal windows overlooking the central atrium celebrate the building's agricultural heritage while maintaining a visual connection with the heart of the barn. Its generous proportions also make it equally suited as an alternative principal bedroom or an inviting guest room, offering a wonderful balance of character and comfort.



A PRINCIPAL SUITE WORTH CROSSING FOR

The approach to the principal suite is unlike anywhere else in the home. Accessed via a bespoke walkway, designed and built by the current owner, the bridge spans the dramatic double-height atrium, revealing the craftsmanship and architectural ingenuity that define Hollies Barn.

A quiet landing, complete with space for a desk and storage, creates a natural pause before entering the home's most private retreat. It's a fitting introduction to a suite where comfort, craftsmanship and thoughtful design come together beautifully.





YOUR PRIVATE RETREAT AWAITS

A magnificent vaulted ceiling showcases the original exposed beams, while dual aspect windows ensure the room feels bright and inviting throughout the day.

Deep window sills add both character and practicality, creating inviting places to display treasured pieces or simply admire the views, while a cleverly designed raised plinth provides discreet additional storage without compromising the room's clean, open feel.



The en-suite continues the same thoughtful approach to design. Illuminated naturally by a Heritage-style Velux window, the space is finished with crisp white metro tiles complemented by contrasting slate tiles. A generous walk-in shower, bespoke vanity and cleverly integrated storage complete this beautifully appointed space.



GARDENS TO EXPLORE

Lovingly cultivated over the past twenty years, the gardens at Hollies Barn are as thoughtfully designed as the home itself. Wrapping gracefully around the barn, they reveal a series of beautifully planted spaces where winding paths, mature borders and productive kitchen gardens create year-round interest.

At the heart of the grounds lies a sheltered, south-facing sunken courtyard, enclosed by the original brick walls of the barn. Wonderfully private, it provides a natural extension of the home, equally suited to relaxed mornings, outdoor dining and evenings spent with family and friend.





NATURE'S FINISHING TOUCH

Beyond, established fruit trees including apple, fig and quince sit alongside thriving rhubarb, while a wildlife pond and reed-bed filtration pond reflect the home's carefully considered approach to sustainability, naturally filtering grey water from the laundry room before returning it to the landscape. Every corner has been thoughtfully cultivated, creating an outdoor setting that evolves beautifully with the seasons.



Complementing the main accommodation is a collection of versatile outbuildings designed to enhance everyday living. The insulated workshop, built to the same exacting specification as the house, already has provision for electrics and offers excellent potential for conversion into additional accommodation, a home office, studio or gym, subject to the necessary permissions.

A secure bike store opens directly onto the courtyard, while a traditional greenhouse and adjoining potting shed provide the perfect setting for keen gardeners. Together with the beautifully established grounds, these practical additions complete a home where lifestyle and functionality sit comfortably side by side.

ON YOUR DOORSTEP

Eakring is one of those villages that feels quietly special, sought after for its peaceful setting, rich history and strong sense of community.

Surrounded by open countryside on the edge of Sherwood Forest, miles of public footpaths, bridleways and cycling routes begin almost from the doorstep, inviting you to explore the surrounding landscape on foot or by bike.

Village life has a warm, welcoming atmosphere, with regular events at the village hall, including craft fairs and the much-loved annual scarecrow festival. The Daffodil Café is a popular place to meet for coffee, breakfast or lunch, while plans to reopen the village pub promise to restore another valued hub at the heart of the community.

Excellent local amenities are close by, including The Carpenters Arms in nearby Walesby, The Old Lodge at Maythorne and Maxey's Farm Shop, offering everything from seasonal dining to locally sourced produce and everyday essentials.

For a wider selection of independent shops, cafés and restaurants, the market town of Southwell is around ten minutes away, while Newark provides a broader range of shops, schools, leisure facilities and everyday services.

For commuters, Newark Northgate offers direct rail services to London King's Cross in approximately one hour and 20 minutes, with the A1 and A46 providing excellent road connections across the region. Combining countryside, community and convenience, Eakring offers a slower pace of life without compromising on connectivity.



FLOOR PLAN

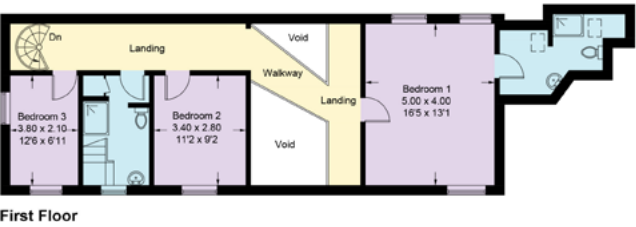
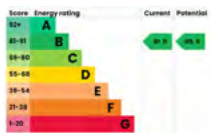
Approximate Gross Internal Area = 265.1 sq m / 2853 sq ft.

Outbuildings = 29.0 sq m / 312 sq ft.

Total = 294.1 sq m / 3165 sq ft (Excluding Voids)

Illustration for identification purposes only.

Measurements are approximate. Not to scale.



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