



ELITE HOMES

Consultative Estate Agents with Integrity



The Barn, 4 Main Street, Burton Joyce, Nottingham
NG14 5DZ

Overview

A rare opportunity to acquire a substantial period home with detached annexe in the heart of Burton Joyce.

Set in beautiful gardens, this hidden gem offers outstanding potential for restoration and modernisation

Key Features

- Rare opportunity to acquire a substantial detached period home, together with a detached one-bedroom annexe, sitting in approx. 0.3 acres
- Cherished by the same family for three generations
- Wealth of original character features, including magnificent, flagstone flooring, handcrafted staircase rising to a galleried landing, exposed beams and open fireplaces
- Generous and stunning mature wrap-around gardens with pond and attractive walled garden, greenhouse and a variety of useful outbuildings
- Private driveway and parking area for multiple vehicles
- Tremendous potential for refurbishment, modernisation and enhancement
- Offered to the market with no upward chain
- Tucked away in the heart of the highly sought-after village of Burton Joyce

Description

A rare opportunity to acquire a substantial period residence with a detached annexe, nestled in the heart of Burton Joyce. Offered to the open market for the first time, this hidden gem sits within a generous plot surrounded by beautiful gardens and offers outstanding potential for restoration and modernisation. Occupying a truly special setting, the character, charm and possibilities of this unique home can only be fully appreciated upon personal inspection.

Built circa 1780 and extended in 2005, The Barn presents a rare opportunity in the heart of Burton Joyce. Tucked away in a secluded position within this highly sought-after village, The Barn is a substantial detached period home occupying a generous mature plot, with beautifully established gardens wrapping around the property and providing sunlight throughout the day.

Having remained in the same family for three generations, this unique home offers an exciting opportunity for a new owner to restore and modernise a property rich in character and history. Originally a converted barn, the property retains a wealth of original features including exposed beams, flagstone flooring, impressive double-height ceilings, large open fireplaces, and a striking handcrafted traditional wooden staircase rising to a galleried landing. Beautifully crafted with turned balustrades and rich timber detailing, the staircase forms a stunning focal point and perfectly complements the home's period character.

While the property now requires some refurbishment, it offers exceptional scope for enhancement and reconfiguration, allowing purchasers to create a truly outstanding family home tailored to their own tastes and requirements.

Opportunities such as this, combining a substantial plot, detached annexe, period charm and a tucked-away village-centre setting, rarely come to the market.

Accommodation

The main house provides characterful and versatile accommodation extending to three bedrooms and two bathrooms. At its heart is an impressive double-height sitting

room, complemented by a separate living room, study, kitchen, conservatory and ground floor WC. The magnificent handcrafted wooden staircase rises to a galleried landing, creating a wonderful sense of space and serving as one of the home's most distinctive features.

A particular feature is the detached one-bedroom annexe, offering independent accommodation comprising a kitchen/dining room, shower room and conservatory. Perfectly suited to multi-generational living, guest accommodation or home working, it provides excellent flexibility for a variety of lifestyles.

Gardens

The beautifully established, expansive gardens encircle the property, offering a remarkable sense of privacy and calm within this highly convenient village setting. Mature trees, established planting and colourful borders provide year-round interest, while the patio and pergola seating areas offer ideal spaces for relaxing and entertaining.

Further features include a pond, a productive vegetable garden with greenhouse, multiple outbuildings and an attractive walled garden, all contributing to the charm and seclusion of this exceptional home. The surrounding grounds allow enjoyment of sunlight throughout the day and provide a wonderful backdrop to this distinctive period residence.

The property is accessed via a private driveway and offers a parking area for multiple vehicles.

Location

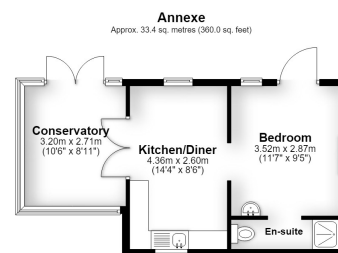
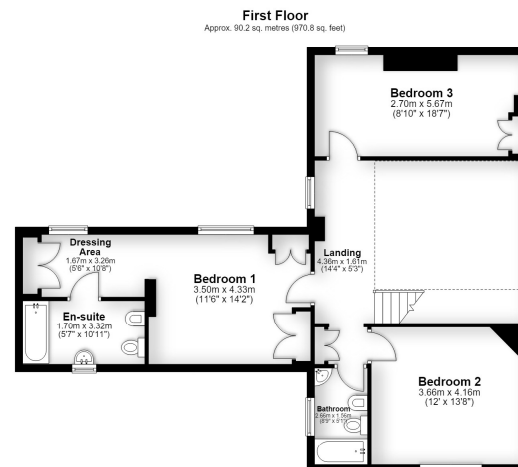
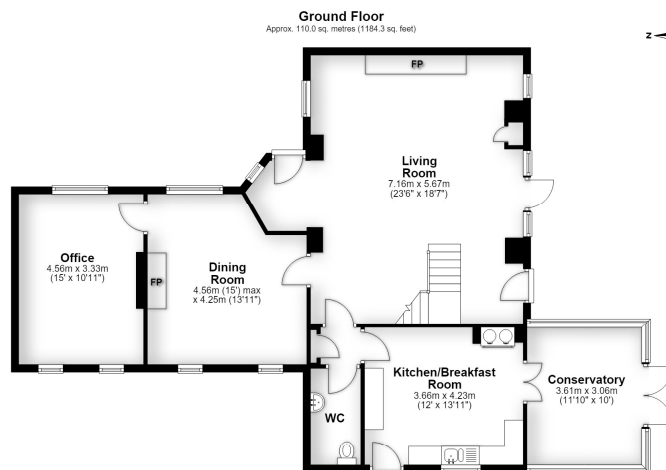
The highly desirable village of Burton Joyce offers an excellent range of amenities, including a Co-op, Post Office, doctors' surgery, pharmacy, dentist, public houses, restaurants, a well-regarded primary school and a choice of nurseries. Surrounded by beautiful countryside, the village boasts an abundance of riverside and country walks, cycle routes and a popular village park, making it particularly appealing to families and outdoor enthusiasts alike. Burton Joyce also benefits from excellent transport links, with convenient access to the A46, regular bus services and a railway station offering direct connections to Nottingham city centre and further afield.

Council Tax Band: Main House: F / Annexe: A









Total area: approx. 233.7 sq. metres (2515.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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