



The Willows Langar Road, Barnstone,
Nottinghamshire, NG13 9JH

£945,000
Tel: 01949 836678

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

- Detached Family Home
- 4 Double Bedrooms
- 2 Ensuites & Main Bathroom
- Southerly Aspect Across Adjacent Fields
- Delightful Established Gardens
- Significantly Extended & Reconfigured
- 4 Receptions
- Plot In The Region Of 0.31 Acres
- Electric Gated Driveway & Double Garage
- Viewing Highly Recommended

We have pleasure in bringing to the market this impressive detached, family orientated, home which offers an excellent level of accommodation having been thoughtfully extended and reconfigured to create a generous level of space which approaches 3,000 sq.ft. and occupying a stunning gated plot which approaches 1/3 of an acre and benefits from a southerly aspect across to adjacent fields at the rear.

This unique home has been tastefully modernised throughout with contemporary fixtures and fittings, boasting four main reception areas including a stunning single storey addition at the rear large enough to accommodate both living and dining, having a pitched roof with inset skylights and a full run of bifold doors into the garden. The other receptions provide further versatility with main sitting room, study and a third reception currently utilised as a home gym. This room links into a second utility/cloak room which could offer potential for conversion into an annexe style suite for dependent relatives. In addition there is a well appointed contemporary kitchen leading through into the living/dining area at the rear and with a useful boot room off. To the first floor there are four double bedrooms. The principal room is particularly impressive with a generous range of integrated furniture and ensuite facilities. Bedroom two also boasts ensuite facilities and there is a separate well proportioned main bathroom.

As well as the internal accommodation the property occupies a delightful established plot set well back from the lane with electric gated access leading onto a substantial parking area and, in turn, a brick built double garage at the rear. To the rear of this is a conversion of a period building into a further reception room providing a delightful space perfect as a guest suite or outdoor office.

The garden is well maintained and stocked, an abundance of trees and shrubs and provides a good degree of privacy with a southerly aspect and wonderful far reaching views.

Overall viewing is the only way to truly appreciate both the location and accommodation on offer.

BARNSTONE

The village of Barnstone lies in the Vale of Belvoir and amenities are available in the adjacent village of Langar including highly regarded primary school, pub/restaurant and Langar Hall hotel and restaurant. Situated on the edge of open countryside with access to the nearby market town of Bingham with its vast range of amenities including secondary schooling, leisure centre, bus routes and railway station with links to both Nottingham and Grantham, and in turn to London King's Cross in just over an hour.

A COMPOSITE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHT LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

11'9" (15'8 max) x 10'4" (3.58m (4.78m max) x 3.15m)

A well proportioned initial entrance vestibule having contemporary glass and oak turning staircase rising to a galleried landing above with under stairs storage cupboard beneath, additional built in shelved cupboard and further oak doors leading to:

STUDY

11'11" x 11'8" (3.63m x 3.56m)

A well proportioned versatile space currently utilised as a home office but alternatively could provide formal dining, a snug or play room; having large picture window to the front.

GROUND FLOOR CLOAK ROOM

Having a two piece suite comprising WC and washbasin.

KITCHEN

18'6" x 10'4" (5.64m x 3.15m)

A generous space which is part open plan to the reception at the rear to create a fantastic everyday living/entertaining space. The kitchen is fitted with a generous range of contemporary handleless wall, base and drawer units providing an excellent level of storage; two runs of preparation surfaces, one providing a breakfast bar area for informal dining with inset sink and drain unit; integrated appliances including twin Hotpoint fan assisted ovens, fridge freezer, dishwasher and Neff induction hob with Franke chimney hood over; contemporary column radiator, built in pantry and a further door into:

UTILITY/BOOT ROOM

9'10" x 6'9" (3.00m x 2.06m)

A useful space providing a fantastic level of storage with built in cloaks cupboards, low level cupboard unit with work surface over and inset sink and drain unit; space for free standing fridge freezer and exterior door.

LIVING/DINING AREA

26'7" x 9'2" (8.10m x 2.79m)

A stunning open plan light and airy space having pitched ceiling with inset skylight and downlighters and bifold doors affording a wonderful aspect into the property's gardens and fields beyond. The room is large enough to accommodate both a living and dining space; additional built in storage complementing the main kitchen, Travertine style tiled floor and further doors leading to:

SITTING ROOM

22' x 12'11" (6.71m x 3.94m)

A further well proportioned reception which links back into the main entrance hall; the focal point to the room being a Minton style finished stone fire surround, mantel and hearth with inset open grate and alcove the side; bow window to the front.

GYM

16'3" x 11'11" (4.95m x 3.63m)

Currently utilised as a home gym but could be used for a variety of purposes, benefitting from a utility/cloak room off providing plumbing. The room therefore offers potential for conversion into an annexe style facility ideal for dependent relatives or extended families. The room having window to the side and a further door into:

UTILITY/CLOAK ROOM

9' x 5' (2.74m x 1.52m)

Having cloaks area; vanity unit providing storage with polished vanity surface over and inset washbasin; WC with concealed cistern; plumbing for washing machine, space for tumble dryer, fully tiled walls and floor, window to the front and further door leading into a plant room housing the pressurised hot water system and Viessmann central heating boiler.

RETURNING TO THE INITIAL ENTRANCE HALL AN ATTRACTIVE STAIRCASE WITH OAK AND GLASS BALUSTRADE RISES TO:

FIRST FLOOR GALLERIED LANDING

Having attractive views into the front garden, access to loft space above and further oak doors leading to:

PRINCIPAL BEDROOM

25' into wardrobes x 13' (7.62m into wardrobes x 3.96m)

A fantastic light and airy bedroom benefitting from ensuite facilities and affording panoramic views to the front across the property's own established garden, fields beyond and Belvoir escarpment on the horizon; an excellent range of integrated furniture with full height wardrobes with sliding door fronts and a further door leading into:

ENSUITE WET ROOM

9' x 5'11" (2.74m x 1.80m)

Tastefully appointed with a contemporary suite comprising initial walk through shower wet area with wall mounted shower mixer with both independent handset and rainwater rose over, vanity unit providing storage with polished stone surface over and insert washbasin and WC with concealed cistern; contemporary towel radiator and windows to both the front and side.

BEDROOM 2

12'10" x 8'10" (3.91m x 2.69m)

A further double bedroom also benefitting from ensuite facilities, having a pleasant aspect into the front garden, wood effect laminate flooring and further door into:

ENSUITE SHOWER ROOM

8'9" x 5'8" (2.67m x 1.73m)

Having a contemporary suite comprising quadrant shower enclosure with curved sliding double doors and wall mounted shower mixer with both independent handset and rainwater rose over, vanity unit providing a good level of storage, WC with concealed cistern and

quartz vanity surface over with inset washbasin; fully tiled walls, chrome towel radiator and window to the front.

BEDROOM 3

11'11" x 9'8" (excluding wardrobes) (3.63m x 2.95m (excluding wardrobes))

A further double bedroom with an aspect to the rear with attractive views into the garden; benefitting from built in wardrobes and stripped wood flooring.

BEDROOM 4

12' x 9'8" (excluding wardrobes) (3.66m x 2.95m (excluding wardrobes))

A further double bedroom with an aspect to the front, built in wardrobes and stripped wood flooring.

MAIN BATH/SHOWER ROOM

9'11" x 10' (3.02m x 3.05m)

A well proportioned family bathroom beautifully appointed with a contemporary suite comprising large free standing double ended bath with wall mounted mixer tap, separate shower enclosure with glass screen and wall mounted shower mixer with rainwater rose over, a run of vanity units providing an excellent level of storage, WC with concealed cistern and vanity surface with contemporary washbasin; built in airing cupboard, shaver point, contemporary radiator and window to the rear.

EXTERIOR

The property occupies a delightful, established, generous plot benefitting from a southerly aspect to the rear across adjacent fields. The property is set well back behind an established hedged and walled frontage with double electric gates giving access onto a substantial driveway providing a considerable level of off road parking. The front garden is mainly laid to lawn with established borders, an attractive mature cherry tree and pathway leading to the front door. To the side of the property is a large driveway which in turn leads to a brick built double garage. Attached to the rear of the garage is a fantastic garden room providing a versatile space ideal as an additional reception or home office away from the main house. The rear garden is generous by modern proportions and is well maintained with a large paved terrace leading onto a central lawn with well stocked perimeter borders and timber trellising concealing a horticultural area with greenhouse. The garden is bordered in the main by stone walls and affords a wonderful aspect to the rear.

DOUBLE GARAGE

A brick built garage with pantiled roof, power and light.

GARDEN ROOM

19'5" x 12' (5.92m x 3.66m)

A light and airy space benefitting from windows to two elevations; part pitched ceiling with central beam, electric heater and French doors leading out onto a paved patio.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band F

TENURE

Freehold

ADDITIONAL NOTES

The property is understood to have mains electricity, gas and water, drainage is private (septic tank) (information taken from Energy performance certificate and/or vendor).

We understand there is planning permission granted for a single bespoke dwelling, on the opposing side of the road, it is set back and we don't feel it will have any detrimental impact on the the property. Further details are available on RBC planning portal under ref:- 21/01302/DISCON.

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>

Radon Gas:-

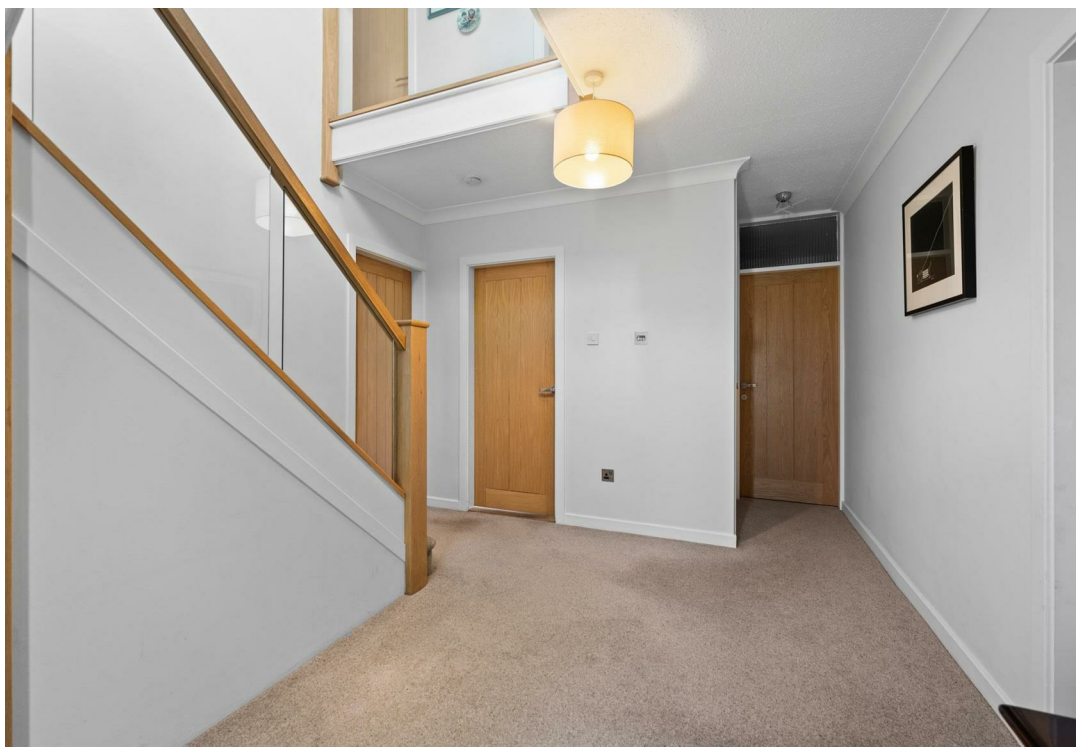
<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

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

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>

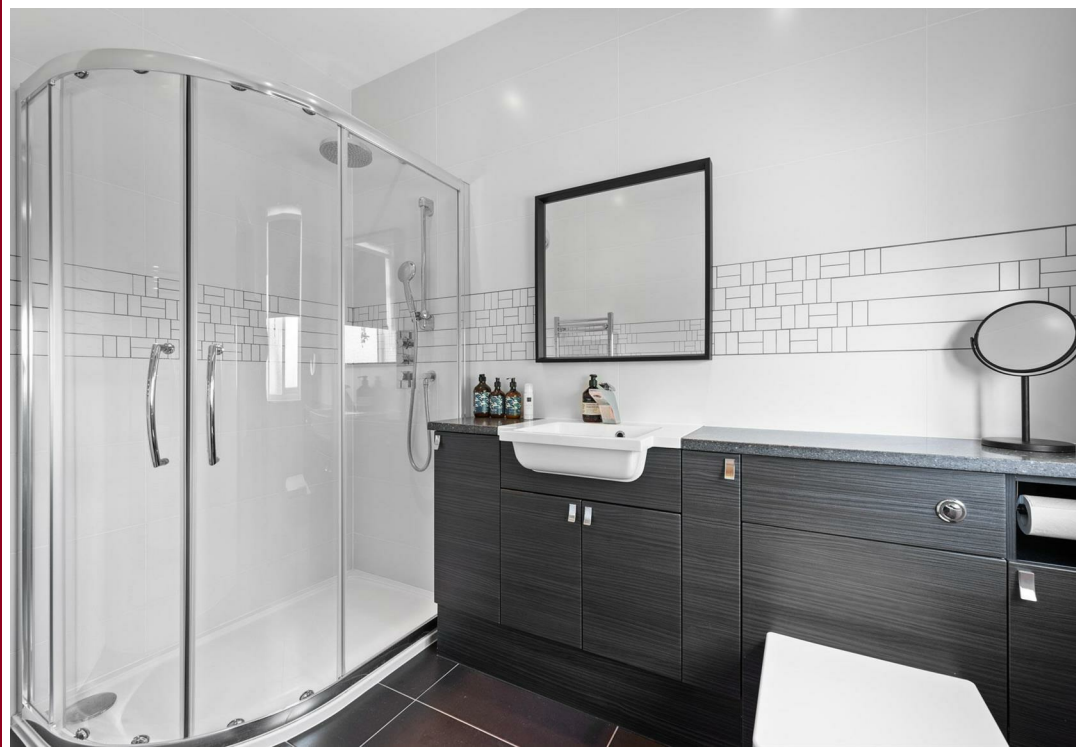




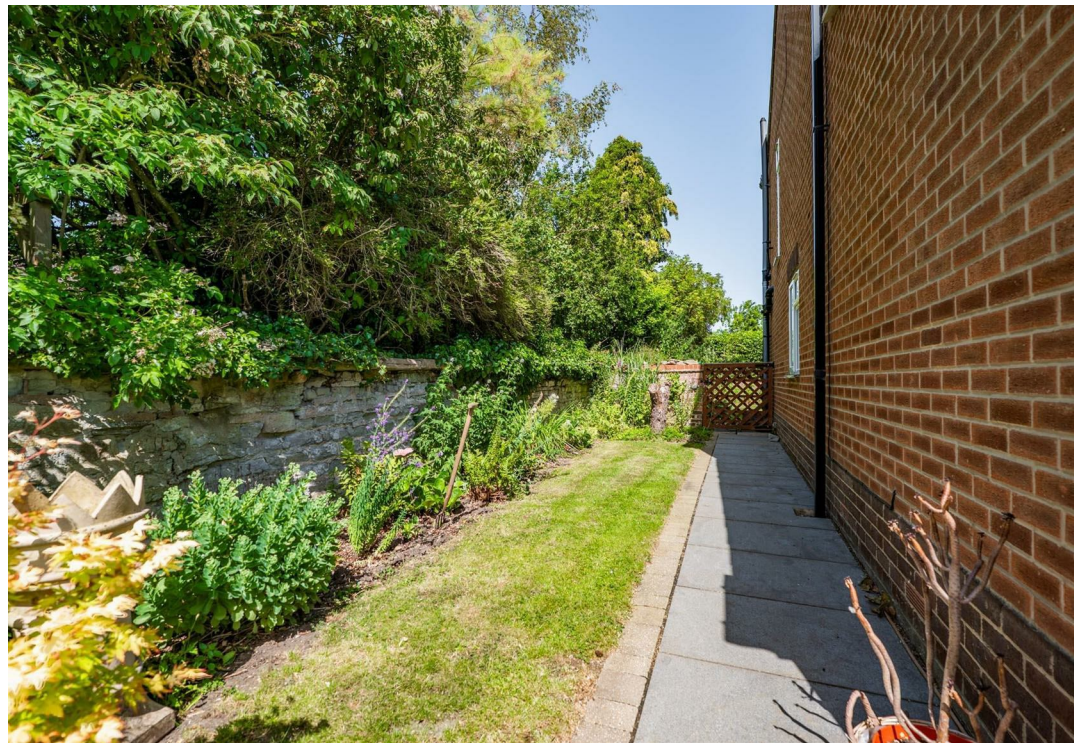




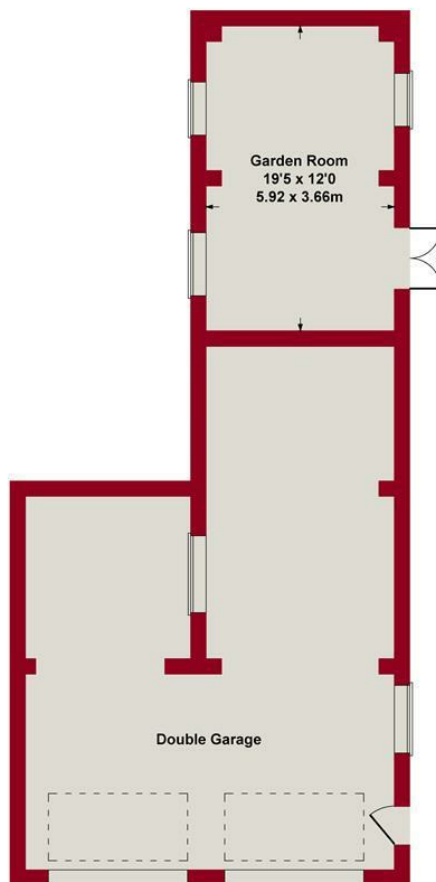




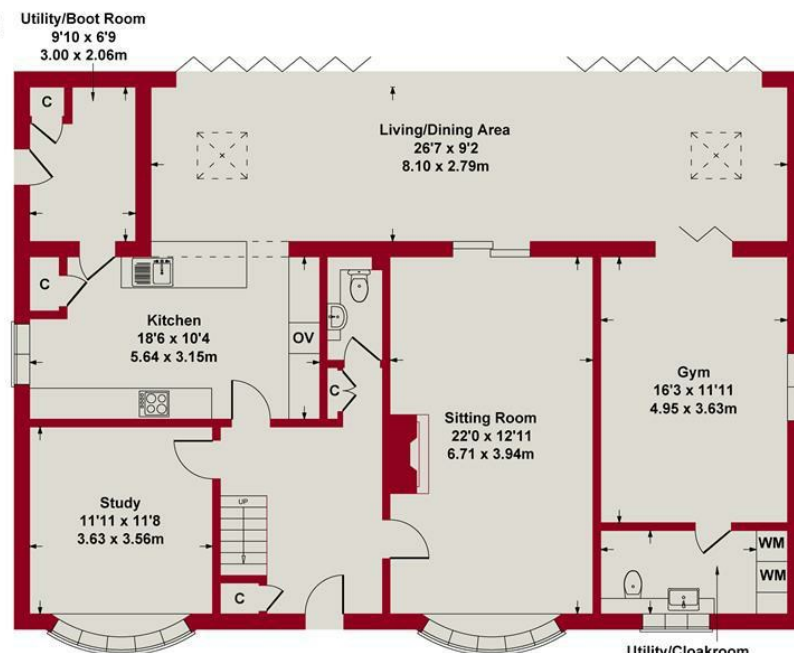




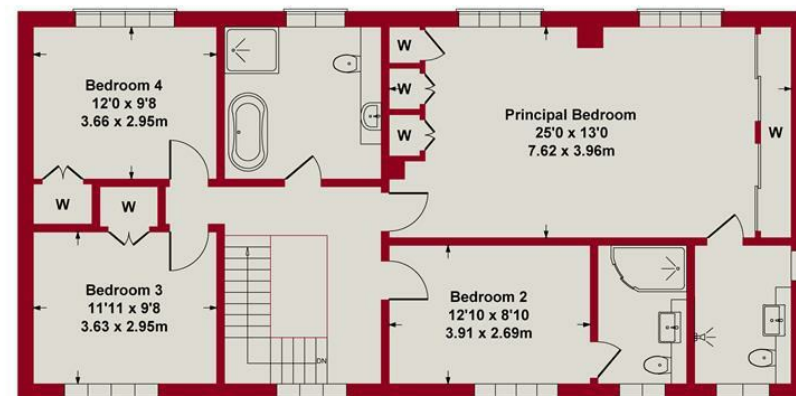




GARAGE/OUTBUILDING



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.

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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		
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 



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



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