



THE GRANARY

HIGH OAKHAM GRANGE

LEAVE THE WORLD BEHIND

There are homes designed simply to live in, and then there are those with the ability to completely change the pace of everyday life. The Granary is very much the latter. Hidden away amongst fields and woodland, this beautifully evolved stone-built barn offers a wonderfully private retreat, where contemporary luxury sits effortlessly alongside the warmth and character of its rural origins.





CHARACTER IN THE COUNTRYSIDE

Affectionately known as 'The Wellness House', there is an unmistakable sense of calm here, something that becomes apparent from the moment you arrive through the gates and follow the driveway towards the house.

With no passing traffic to interrupt the peace, the outside world quickly begins to feel a little further away. Mornings start with birdsong, owls accompany the evenings and, beyond the house, the surrounding countryside provides an ever-changing backdrop as the seasons unfold.

For all its privacy, however, The Granary is far from an isolated country escape. Mansfield and its everyday amenities remain remarkably accessible, allowing rural seclusion and modern convenience to coexist beautifully.

The approach sets the tone beautifully. A generous stone driveway provides extensive parking alongside the double garage, while the handsome stone exterior offers an immediate reminder of the building's agricultural beginnings.



AN ENTRANCE OF DISTINCTION

Step through the double entrance doors and the scale of the home begins to reveal itself, with stone flooring underfoot and the entrance hall rising dramatically to a double-height ceiling and galleried landing above. Full-height glazing draws the eye towards the gardens, flooding the space with natural light and establishing an immediate connection with the surroundings.

An oak staircase brings warmth and craftsmanship to the hall, with the area beneath thoughtfully transformed into a charming reading nook where younger members of the family can curl up with a favourite book.

French doors lead directly onto the stone terrace and gardens beyond, allowing light, greenery and the changing seasons to remain part of the view as you move through the house. Impressive without feeling formal, the entrance sets the tone for a home where striking architecture and relaxed family life sit comfortably side by side.





THE HEART OF THE HOME

The kitchen has always been one of the most sociable spaces within The Granary, but the addition of the new orangery has elevated it into something altogether more special. Contemporary, beautifully equipped and designed around the way we want to live today, the kitchen combines sleek finishes with generous proportions and an effortless connection to the garden.





FROM COFFEE TO COCKTAILS

Underfloor heating warms the tiled floor beneath your feet, while floor-to-ceiling handleless cabinetry provides exceptional storage without compromising the room's clean lines.

An impressive island incorporates an undermounted sink with Quooker instant boiling water tap, further storage and a sociable circular breakfast area, creating a natural place for morning coffee or gathering with friends while dinner is prepared.

For those who love to cook, a large induction hob with pop-up extractor sits alongside a bank of ovens, including a combination microwave, electric oven and combination steam oven.

A plumbed American-style fridge freezer, integrated dishwasher, washing machine and thoughtfully designed waste storage complete the specification. Everything has its place, leaving the kitchen calm, uncluttered and beautifully considered.





A CONTEMPORARY GARDEN CONNECTION

Extending directly from the kitchen, the recently added orangery strengthens the connection between house and garden. A roof lantern draws daylight from above, while floor-to-ceiling glazing frames views across the garden. Underfloor heating continues seamlessly from the kitchen, allowing the space to be enjoyed throughout the seasons.

In warmer weather, bi-folding doors open onto the terrace, creating an easy flow between the kitchen, orangery and outdoors for dining and entertaining. During the colder months, the extensive glazing keeps the garden firmly in view, creating a comfortable place to sit while remaining connected to the landscape beyond.





UNDER THE BEAMS

Across the entrance hall, the main living room introduces an entirely different atmosphere, allowing the architecture of the original barn to take centre stage. A magnificent vaulted ceiling rises overhead, framed by exposed A-frame timber beams, while oak flooring brings warmth beneath your feet.





SETTLE IN BY THE FIRE

At the heart of the room, a log-effect gas stove sits within a handsome herringbone redbrick surround, creating an inviting focal point when the nights draw in.

Generous yet comfortable, this is a room made for slower evenings, whether opening a bottle of wine beside the fire, watching films with the family or settling down with a book on a Sunday afternoon. In summer, arched French doors open directly onto the Indian stone terrace, drawing the eye towards the swimming pool and giving the room an entirely different character as living extends outdoors.

A VERSATILE GARDEN ROOM

Continue through to the garden room, where exposed stonework and stone flooring retain the character of the original building, complemented by glazing overhead and to the rear that fills the room with natural light. Currently used as a study, its generous proportions offer flexibility as a family room, creative studio or games room, with doors opening directly onto the garden. Excellent broadband and Wi-Fi extending into the grounds also make it particularly well suited to home working.





BATHROOM BLISS

The ground-floor family bathroom brings a touch of spa-like indulgence to everyday life. A freestanding bath is complemented by a walk-in wet-room style shower with rainfall head, while underfloor heating and a heated towel rail add further comfort.

A wall-mounted basin, WC and illuminated mirror with integrated Bluetooth radio complete the space, balancing relaxation with everyday practicality.





COMFORT WITH CHARACTER

Also positioned on the ground floor is the first of four double bedrooms, a beautifully restful room that feels perfectly suited to the peaceful setting of The Granary. Soft green tones create a wonderfully calming atmosphere, complemented by elegant wall panelling that adds depth, character and a more luxurious finish to the space.

Wooden flooring continues the warmth underfoot, while fitted wardrobes provide excellent storage without overwhelming the room.

The low-set window retains a charming nod to the building's barn origins, framing the greenery outside and adding to the room's cosy, cocooning feel. Quietly positioned away from the principal bedroom accommodation upstairs, it makes a lovely guest room, a private space for an older child or particularly useful ground-floor bedroom accommodation for visiting family.



THE PRINCIPAL SUITE

Return to the entrance hall and climb to the galleried first-floor landing, where views extend across the dining space and through the full-height glazing towards the gardens. The sense of volume and natural light continues upstairs,

creating an impressive approach to the bedroom accommodation. Occupying a wonderfully peaceful position on the first floor, the principal bedroom has the scale and sense of sanctuary that such an impressive home deserves.

Generous proportions combine with a vaulted ceiling to create a beautifully light and airy bedroom, while windows draw natural light into the space throughout the day. Extensive fitted wardrobes provide an abundance of storage, allowing the room itself to remain calm, elegant and wonderfully uncluttered.





ROOM TO RETREAT

There is a real feeling of retreat here. Removed from the main living spaces below, it is somewhere to close the door at the end of the day and properly unwind, with more than enough room to create a luxurious bedroom environment alongside a quiet seating or dressing area.

The private en-suite continues the indulgence with a walk-in wet-room style shower, underfloor heating, heated towel rail, wash basin, WC and illuminated mirror with integrated radio.

Above, the fully boarded provides exceptional additional storage. The former staircase access has been removed and replaced with a discreet drop-down ladder, keeping the bedroom beautifully open while retaining practical access whenever required.



GARDEN VIEWS FROM ABOVE

At the opposite end of the first floor, the former principal bedroom now forms an equally impressive guest suite. Spacious and beautifully presented, wooden flooring brings warmth to the room, while extensive fitted wardrobes provide generous storage without compromising its uncluttered feel. Its elevated position also takes in lovely views across the gardens and swimming pool, with a private balcony creating an additional place to enjoy the setting.

Step outside with a morning coffee or settle here as the evening light moves across the grounds, giving guests their own private outdoor space and the suite a welcome sense of independence.

The adjoining en-suite continues the level of comfort with underfloor heating, a rainfall shower, wash basin, WC, heated towel rail and illuminated mirror. For visiting family, grown-up children or friends staying for the weekend, it creates exceptionally comfortable guest accommodation with a sense of privacy from the rest of the house.





ADAPTABLE LIVING, INSIDE AND OUT

The remaining bedrooms continue the versatility of The Granary, with another peaceful bedroom overlooking the front of the property. Together with the ground-floor bedroom and two generous suites, the accommodation can adapt comfortably as life changes, with space for children, returning family or visiting guests, as well as the freedom to repurpose rooms for work, hobbies or dressing.

That flexibility continues beyond the house. At the bottom of the garden, a substantial timber stable block incorporates two stables and a tack room, with one stable already boarded, insulated and supplied with power, creating excellent scope for a home gym, studio or workshop. Further uses, including annexe-style accommodation, could also be explored subject to the necessary permissions

For those with equestrian interests, previous owners used the lower garden as a manège, while neighbouring land may potentially be available to rent for grazing, subject to availability and agreement.



FROM POOLSIDE AFTERNOONS TO EVENING DINING

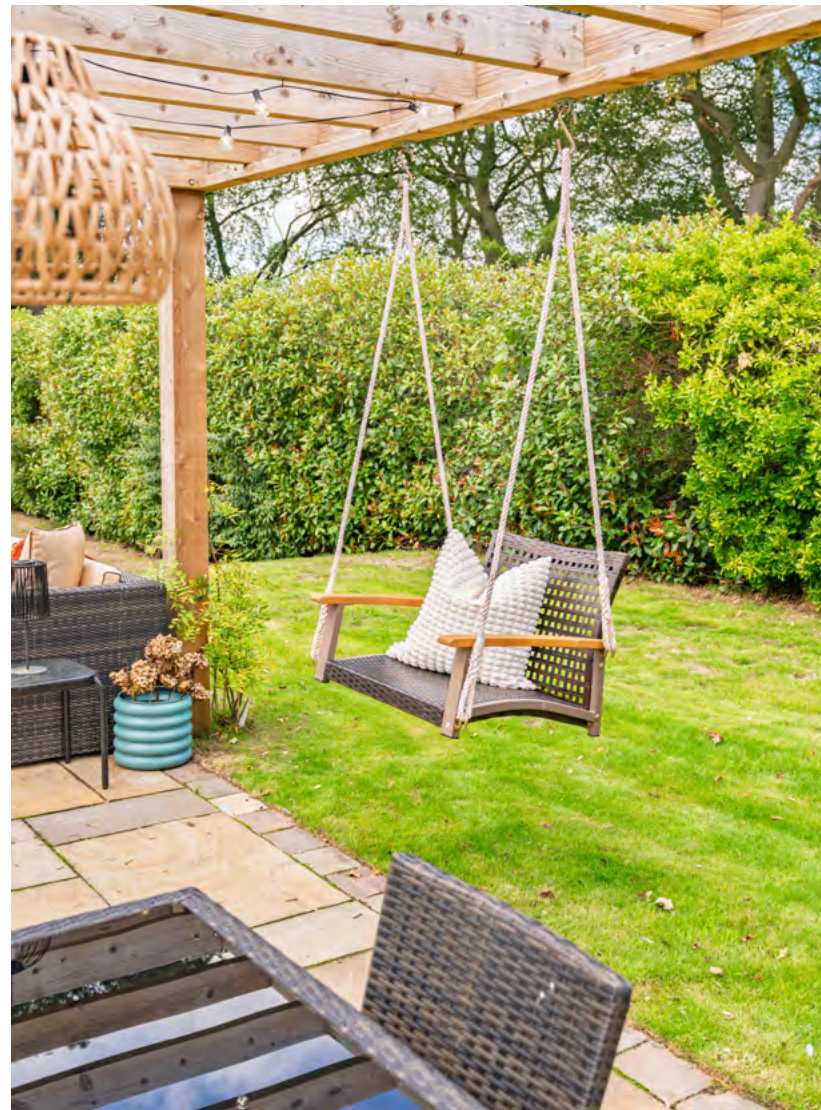
At the heart of the garden, the swimming pool is framed by Indian stone paving and an extended patio, providing generous space for loungers, outdoor seating and summer gatherings. An extensive pergola with integrated lighting creates a further area for shaded dining and evening entertaining.





LANDSCAPED FOR OUTDOOR LIFE

The orangery's bi-folding doors open directly towards the garden, creating an easy connection between the kitchen, pool and outdoor entertaining areas. Beyond, established planting and mature trees provide privacy and greenery throughout the seasons.



GROUNDS WITH VERSATILITY

Private, established and surrounded by mature trees, the gardens provide a secluded setting for outdoor living, with landscaped terraces and seating areas thoughtfully positioned to enjoy the sunshine as it moves around the grounds throughout the day.

Behind the double garage, a plant room and separate washroom with WC and wash basin add useful practicality, while mezzanine storage above the garage offers further potential for a home office, studio, guest accommodation or other ancillary use, subject to the relevant consents.





ON YOUR DOORSTEP

One of the great luxuries of The Granary is that its peaceful setting comes without sacrificing everyday convenience. Countryside walks begin almost from the doorstep, with surrounding fields and woodland providing plenty of opportunity for dog walks and weekends outdoors.

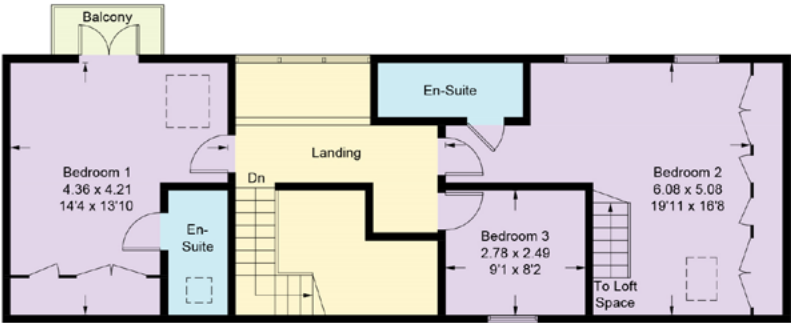
Yet Mansfield remains close at hand, with Il Rosso and Ciao Bella offering nearby dining, alongside Sainsbury's, Aldi and the wider choice of shops and amenities around the town.

Titchfield Park provides green space, gardens, a play area and tearoom, with Water Meadows Swimming and Fitness Complex adjoining. Families are also well placed for High Oakham Primary School and Little Acorns Pre-School, with further schooling available across the wider area.

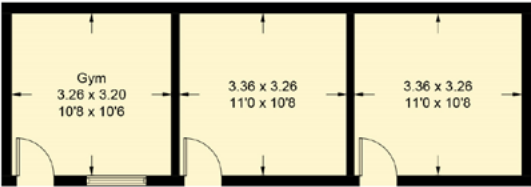
Sherwood Forest, Edwinstowe and Center Parcs are all accessible for days out, while Nottingham and Chesterfield can be reached by road. Rail services run from Mansfield and Mansfield Woodhouse, with Newark Northgate providing direct East Coast Mainline connections towards London, York and Edinburgh. The result is a setting that feels wonderfully removed, without ever feeling disconnected.

FLOOR PLAN

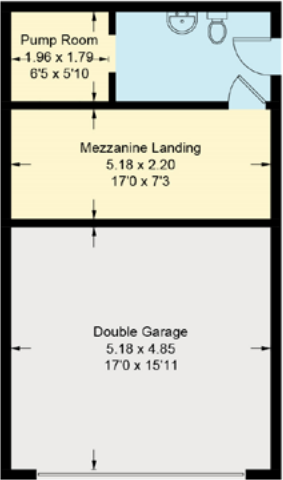
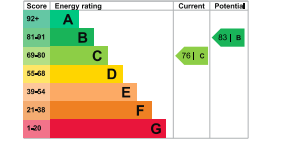
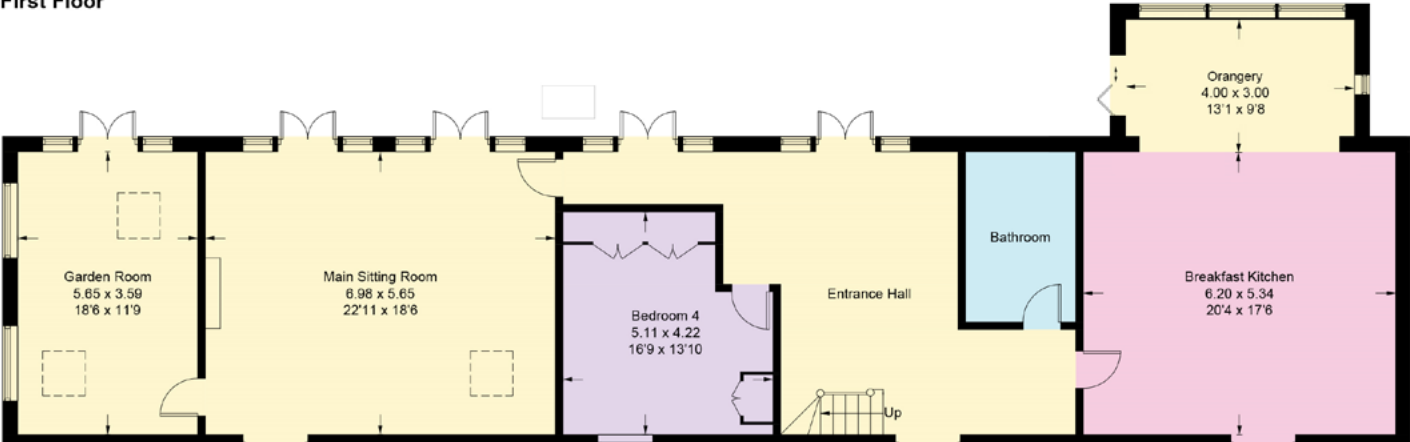
Approximate Gross Internal Area = 235.9sq m / 2539 sq ft Outbuildings = 80.7sq m / 869 sq ft. Total = 316.6 sq m / 3408 sq ft. Illustration for identification purposes only. All measurements are approximate. Not to scale.



First Floor



(Not Shown In Actual Location / Orientation)



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Presented By

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