



The Old Byre

Barnstone

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Works Lane, Barnstone,
Nottinghamshire, NG13 9JN

This stunning barn conversion, completed in 2007, offers a perfect marriage of period charm and modern convenience. Retaining its agricultural heritage, the property showcases original features including exposed beams, sealed glass ventilation holes and exposed brickwork, all thoughtfully combined with contemporary design. Its incredibly rural position on the edge of Barnstone village affords breath taking views across open countryside, making this a truly unique home.

The accommodation is beautifully arranged around a dramatic two-storey vaulted reception and dining hall, with further living space including a large kitchen, sitting room, study, four bedrooms, a family bathroom and an en-suite to the primary bedroom. Externally, the property enjoys formal gardens, a paddock and stabling, as well as allocated parking. In total, the grounds extend to around 0.6 acres.







Step inside...

The property is approached via a paved path from the shared gravelled parking area. A front door opens into a magnificent two-storey vaulted reception and dining hall. This impressive space is a striking introduction to the property, with exposed trusses, original brick walls that still bear markings of the barn's past, and an oak floor. A staircase rises to a mezzanine landing, while multiple skylights flood the room with natural light. Patio doors lead directly to the garden, enhancing the sense of openness. Currently, the space beneath the mezzanine is used as a dining area, while the remainder serves as a welcoming reception.

A door from the hall leads into a ground floor cloakroom, fitted with a wash hand basin, WC, towel radiator and ample space for coats and shoes.





To the left of the hall lies the impressive breakfast kitchen, a room that beautifully combines character with practicality. Dual-aspect windows offer views to both the front and rear gardens, while exposed beams add a sense of heritage.

A comprehensive range of modern cream Shaker-style base and wall units is set beneath oak worktops with elegant curved corners. A ceramic sink with spray tap, integrated dishwasher, larder cupboard and Sandyford AGA provide everything required for a modern household, with the AGA also supplying heating and hot water.

The kitchen further benefits from a freestanding island, fitted fridge and freezer, and additional space for an American-style fridge freezer. There is also provision for a washing machine and tumble dryer.







From the right of the reception hall, an inner hallway provides access to a useful study, ideal as a home office, and the formal sitting room.

The sitting room is a generously proportioned space, carpeted for comfort and accessed via glazed door which maintain a sense of connection with the main hall.

Two sets of French doors open onto the rear patio, creating a seamless link between indoors and outdoors and framing the panoramic countryside views. The focal point of this elegant room is an exposed brick chimney breast with a cast iron multi-fuel stove set on a slate hearth, offering a warm and inviting atmosphere.



And so to bed...

The vaulted galleried landing overlooks the reception hall below, continuing the sense of drama and light, while also highlighting the original barn features. From here, access is provided to the four bedrooms and family bathroom.

The primary suite is a generous king-sized room with dual-aspect windows that capture the stunning outlook across the paddock and surrounding countryside. The adjoining en-suite shower room comprises a large glass-screened shower, wash hand basin and WC.





The second bedroom, located on the opposite side of the property, mirrors the proportions of the primary suite and also benefits from dual-aspect windows with glorious views.

Two further double bedrooms, each with attractive exposed trusses, offer ample space and character.

The family bathroom is fitted with a roll-top bath, tiled floor, wash hand basin and WC.





Gardens

The property forms part of a select development of three barn conversions that share a gravelled parking area, with two allocated spaces. In addition, there is the benefit of a tandem garage providing further parking or storage. To the front, a lawned garden with paved pathway leads to the entrance.

To the rear, a delightful formal garden features a stone-paved patio, ideal for al fresco dining and entertaining, with the remainder laid to lawn and bordered with planting and fencing. A gate at the end of the garden opens into the paddock, providing an uninterrupted rural backdrop.

Equestrian Facilities

At the far end of the paddock, a separate access road leads to a substantial block of four timber-framed stables, comprising two 12ft x 10ft and two 12ft x 12ft boxes, along with a tack room and further covered stores.

The area benefits from gated access, a block-paved yard and additional parking, making it ideal for equestrian use or for accommodating a horse box. Alternatively, this space offers potential for conversion to further garaging or parking, subject to the necessary planning consents.





Local Area

The village of Barnstone is idyllically located within the beautiful Vale of Belvoir, perfect for those seeking beautiful walks in the surrounding countryside and scenic village public houses. The Unicorns Head and iconic Langer Hall are located in the neighbouring village of Langer, whilst the near by market town of Bingham offers extensive local amenities.

The village also enjoys good road access via the A52 to the A46 Fosse Way leading north to Newark (quick rail link to London Kings Cross from both Newark and Grantham) and south to Leicester and M1 (J21a) and the A52 direct to Grantham, where the A1 trunk road is also accessible.

Services

Mains water and electricity are understood to be connected. The property has oil fired central heating and a private drainage system with a shared cost with the other adjacent dwellings for electric and maintenance. In addition the shared areas, including the recently laid tarmac driveway may incur an annual/month service charge, contributed to be each residence. Further details upon request. None of the services or appliances have been tested by the agent.

Fixtures & Fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

Finer Details

Local Authority: Rushcliffe Borough Council
Council Tax Band: F

Tenure: Freehold
Possession: Vacant upon completion

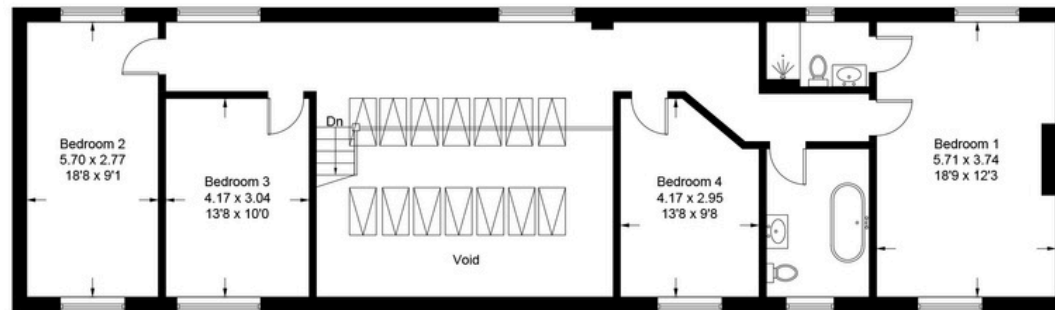
EPC Rating: 60 | D
EPC Potential: 83 | B



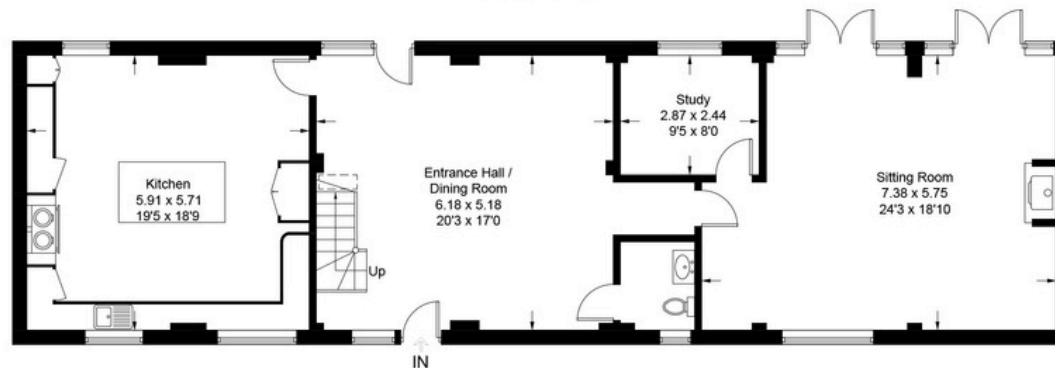
Approximate Gross Internal Area: 226.0 sq m / 2433 sq ft

Outbuildings: 84.9 sq m / 914 sq ft

Total: 310.9 sq m / 3347 sq ft
(Excluding Void)

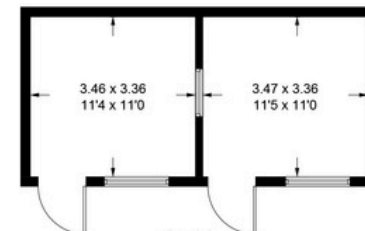


First Floor



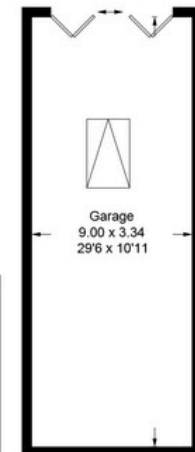
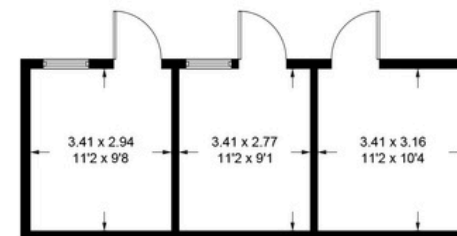
Ground Floor

Reduced headroom below 1.5m / 5'0"



Stables

(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Plans: The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.