



Barn 1, Storys Yard Bridgford Road,
Kneeton, Nottinghamshire, NG13 8JS

No Chain £1,325,000
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WATKINSON**
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Beautiful award winning barn conversion sitting high upon the Trent Hills, Kneeton is some 270ft above the River Trent over looking the Trent Valley and across to the Vale of Belvoir

Recently awarded a commendation for excellence by the Nottingham Building Preservation Trust this wonderfully converted barn has been meticulously constructed to bring together modern building techniques whilst maintaining the beautiful character of the 200 year old structure. Achieving an energy rating of B this highly efficient property is testament to the developer and architect who worked to achieve the award.

Much of the original character of the period building has either been retained or reinstated with each room offering it's own unique character and features, many rooms having exposed internal timbers and brickwork with vaulted ceilings and a range of attractive floor coverings. This has been combined with the benefits of modern construction providing an efficient home with underfloor heating throughout powered by air source heat pump with pressurised hot water system and having aluminium double glazed windows and LED lighting. In turn the property is neutrally decorated throughout which enhances the natural features within the property and creates a blank canvas for any prospective purchasers.

In addition the property occupies a fantastic plot, generous by modern standards, lying in the region of 0.43 of an acre with the approach mimicking a farmyard style courtyard development which is shared with only two other bespoke dwellings. The property has electric gated access leading onto it's own substantial driveway and a generous level of garaging. The gardens run to three sides with a more low maintenance landscaped garden at the front providing an attractive courtyard area enclosed by brick walls and encompassing a fantastic brick outbuilding which would be an excellent office, home gym or cinema room. The rear garden offers an excellent degree of privacy and benefits from a south westerly aspect, looking out across adjacent paddocks creating a rural feel.

A large terrace links back into the living area of what is a

particularly impressive part of the home being a superb open plan living/dining kitchen of excellent proportions, affording a stunning full height ceiling with exposed king post and truss and unique lighting created from cartwheels providing a centre piece beneath which is a beautifully appointed kitchen, finished in heritage style colours with quartz preparation surfaces and complementing central island unit with high quality appliances including Miele and Fisher & Paykel. This room, in turn offers a dual aspect, flooding this room with light with the original threshing barn openings and aluminium sliders at the rear onto the garden. The main sitting room is an attractive space, again with a dual aspect, feature exposed internal brick work and solid fuel stove. Two further well proportioned rooms to the ground floor provide additional double bedrooms serviced by a stunning bath/wet room allowing this property to be utilised as a single storey home if required. This area would however also make an excellent annexe suite either for those with dependent relatives or teenagers. In addition, to the ground floor is a utility room, again with Miele appliances, a useful plant room and an excellent ground floor storage room. To the first floor are two further stunning double bedrooms, both with ensuite, the master of which provides an excellent range of bespoke furniture with a "secret" door leading through into a concealed ensuite shower room, again beautifully appointed with high quality fixtures and fittings. The second bedroom again benefits from it's own ensuite shower room as well as a wonderful aspect to the rear.

As well as the internal accommodation the property is bolstered by it's stunning location and plot and the only way to truly appreciate the location of this wonderful home is by internal inspection.

KNEETON

The village of Kneeton can be traced in history back to 1086 where it was recorded in the Domesday Book as "Chenuiton" and at the time of recording the village consisted of 5 tenant farmers, 3 freed men and one priest. Women and children were not recorded and it is estimated that the village consisted 8 or 9 households totaling 30 to 40 people. The village has had little growth in the last 900 years, with the last census recording a population of less

than 100, with new houses in Kneeton being very rare and less than 10 being added in the 20th and 21st centuries.

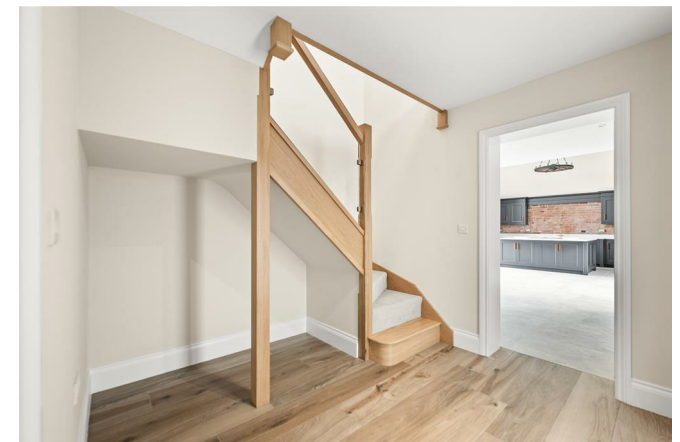
In 2018 Kneeton became a conservation area with 10 of the local properties in the village being Grade II listed which in turn creates a unique and pretty setting.

The village of Kneeton is located 270ft above the River Trent, high up on the Trent hillside overlooking the Trent Valley and Vale of Belvoir countryside. It is 16 miles from Nottingham city centre, 29 miles from Leicester city centre and 31 miles from Lincoln. Closer amenities, including shops, public houses and local schools can be found in the nearby village of East Bridgford which is only 1.8 miles away with Flintham primary school being 3.5 miles away. The market town of Bingham is only a few minutes drive away and provides all the amenities necessary. There are fast trains running from Newark Northgate Station to London Kings Cross with a journey time of approximately 75 minutes.

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

INITIAL ENTRANCE HALL

10'4" x 9'2" (3.15m x 2.79m)



Having attractive contemporary oak and glass turning staircase rising to the first floor with useful under stairs alcove beneath, deep skirting and architrave and timber

effect tiled floor.

Further oak internal doors leading to:

OPEN PLAN LIVING KITCHEN

30'6" x 18'10" (9.30m x 5.74m)



A stunning, well proportioned, light and airy space which will undoubtedly become the hub of the home offering a wealth of character having high vaulted ceiling with exposed king post, truss and purlins as well as exposed internal brick elevations with the original threshing barn openings retained, providing a dual aspect with high double glazed arched and French doors leading out onto the front courtyard and double width aluminium slider at the rear which affords a fantastic aspect into the rear garden and paddock beyond. The kitchen is beautifully appointed with a generous range of farmhouse style units finished in heritage colours with brushed metal door furniture having quartz preparation surfaces and upstands and complementing central island unit providing an excellent working area as well as integral breakfast bar for informal dining. In the main run of work surface is an undermounted ceramic bowl sink with brush metal swan neck mixer tap. High quality integrated appliances include twin Miele ovens with warming drawer beneath, Fisher & Paykel fridge freezer, Liebherr wine cooler, Novy electric induction hob with central down draft extractor and under counter Miele dishwasher, recycling drawer, built in wine rack and 3/4 high larder units providing a fantastic level of

storage. A great deal of thought and attention to detail has gone into this space with a fantastic aspect from the kitchen area into the high vaulted ceiling above which is complemented by two bespoke cartwheel light fittings which hang from the full height ceiling creating a stunning focal point.

The living area of the kitchen is of generous proportions being large enough to accommodate both seating and dining area with exposed brick piers, inset downlighters to the ceiling, attractive stone tiled floor, deep skirtings and aluminium exterior door into the garden.

A further oak door gives access to:





SITTING ROOM

17'6" wide x 19'2" deep (5.33m wide x 5.84m deep)



A light and airy reception benefitting from a dual aspect having double glazed windows to the front and rear with a delightful aspect across the property's garden and paddock beyond. The focal point to the room is attractive exposed internal brickwork as well as feature fireplace with brick piers, oak mantel above, raised flag hearth and contemporary solid fuel stove, In addition there is continuation of the timber effect tiled flooring and deep skirting.

A further door leads through into:



INNER LOBBY AREA

7'11" x 3'5" (2.41m x 1.04m)

Having continuation of the tiled floor, deep skirting, inset downlighters to the ceiling and providing useful storage space ideal for cloaks hanging. This in turn leads through into:

GROUND FLOOR CLOAK ROOM

7'8" x 5' (2.34m x 1.52m)

Having a contemporary Laufen suite comprising vanity unit with washbasin, vanity surround and chrome mixer tap, LED mirror above, wall hung half pedestal Laufen WC with concealed cistern, tiled floor and splash backs, contemporary towel radiator and obscured double glazed window to the rear.

RETURNING TO THE INITIAL ENTRANCE HALL A FURTHER OAK DOOR LEADS THROUGH INTO:

INNER HALLWAY

23' x 4'5" (7.01m x 1.35m)



A light and airy space having a run of full height double glazed windows, continuation of timber effect tiled flooring, deep skirting and inset downlighters to the ceiling.

Further doors leading to:

UTILITY ROOM

11' x 6'10" (3.35m x 2.08m)

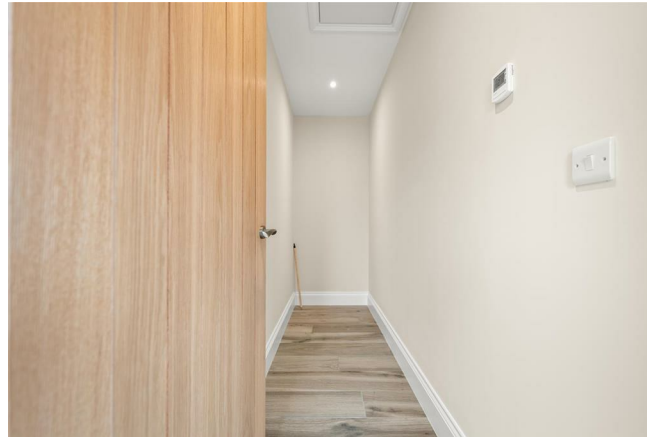


Having bespoke built in base units with quartz preparation surfaces above, undermounted ceramic sink with brush

metal swan neck mixer tap and marble upstands, integrated appliances including Miele washing machine and dryer, deep skirting, continuation of the tiled floor, double glazed window to the rear and exterior door into the garden.

BOOT ROOM

11'2" x 3'4" (3.40m x 1.02m)



A really useful space providing an excellent level of walk in storage having continuation of the tiled floor, deep skirting, inset downlighters to the ceiling and access loft space above.

CLOAKS CUPBOARD

4'2" x 3'7" (1.27m x 1.09m)

A useful space again providing an excellent storage area or cloaks hanging space with timber effect tiled floor, deep skirting and ceiling light.

PLANT ROOM

11'2" x 7'2" (3.40m x 2.18m)



A well thought out plant room housing the main utilities with pressurised hot water system, under floor heating manifolds and electrical consumer unit, continuation of the tiled floor and obscured double glazed door into the rear garden.

BEDROOM 3

19'4" x 12'3" (5.89m x 3.73m)



A fantastic well proportioned space offering a great deal of versatility which could be utilised as an additional ground floor double bedroom with a delightful aspect into the rear

garden and paddock beyond. The room offering a wealth of interior features having high vaulted ceiling with exposed king post and purlins, inset downlighters and deep skirting.

BEDROOM 4

12'5" x 11'3" (3.78m x 3.43m)



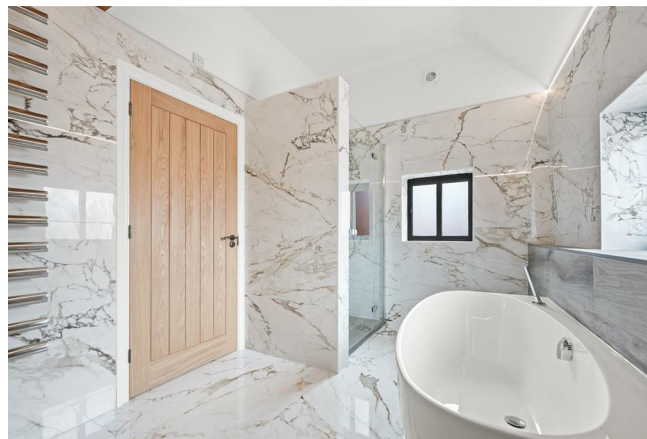
A further double bedroom having high vaulted ceiling, exposed king post, truss and purlins, deep skirting, inset downlighters to the ceiling and double glazed window to the front.

GROUND FLOOR BATH/SHOWER ROOM

11'5" x 8'11" (3.48m x 2.72m)



Beautifully appointed with a stunning contemporary suite comprising free standing, doubled ended, elliptical bath with mixer tap and integral shower handset, large walk in shower wet area with glass screen and wall mounted shower mixer with independent handset and rainwater rose over, double width vanity unit with twin Laufen moulded ceramic washbasins with chrome mixer taps and LED mirrored cupboard above, wall hung Laufen WC with concealed cistern, attractive part pitched ceiling with exposed king post and truss and obscured double glazed window to both front and side.



RETURNING TO THE INITIAL ENTRANCE HALL AN ATTRACTIVE CONTEMPORARY OAK AND GLASS TURNING STAIRCASE RISES TO:

GALLERIED LANDING

9' wide x 10'4" into void (2.74m wide x 3.15m into void)



An attractive space with part pitched ceiling, inset skylight, exposed timbers and ironwork, exposed brick pier, deep skirting and double glazed window to the front.

Further oak internal doors leading to:

MASTER SUITE

18' max x 17'4" max (5.49m max x 5.28m max)



A fantastic well proportioned space offering a wealth of character, beautifully appointed and offering around 350sq.ft. of floor area comprising attractive double bedroom with integrated furniture and ensuite shower room off. The main double bedroom offers a dual aspect with double glazed windows to the front and rear as well as having vaulted ceiling, inset skylights, the delightful feature of an exposed king post, truss and purlins, exposed brick piers and deep skirting. In addition the room is tastefully appointed with a generous range of high quality bespoke fitted furniture with integrated wardrobes, central drawer units, complementing side tables and "secret" door access into a stunning ensuite shower room.



ENSUITE SHOWER ROOM

11' max into shower enclosure x 9' max (3.35m max into shower enclosure x 2.74m max)



A beautifully appointed L shaped well proportioned room having high ceiling, exposed timbers and inset skylight. Finished to a high specification with a great deal of thought and attention to detail having contemporary suite comprising double length shower enclosure with glass screen, brush metal fittings, flush mounted Hansgrohe brush metal mixer tap and both independent handset and rainwater rose over, twin vanity unit with double Laufen contemporary basins and wall mounted brush metal mixer taps, wall mounted LED mirror above with integrated speakers, wall hung Laufen WC with concealed cistern, two contemporary towel radiators, attractive porcelain tiled splash backs and concealed LED lighting.



BEDROOM 2

18'8" deep x 9'3" (5.69m deep x 2.82m)



A further attractive dual aspect double bedroom also benefitting from ensuite facilities having a wealth of character with part vaulted ceiling, inset skylights and downlighters, exposed internal timber work with king post, truss and purlins as well as exposed brick piers with stone copings, in addition deep skirtings and architrave and integrated bespoke wardrobes (fitted post photographs).

A further door leads through into:



ENSUITE SHOWER ROOM

7'9" x 3'3" (2.36m x 0.99m)



Beautifully appointed with a contemporary suite comprising double width shower enclosure with glass screen, wall mounted shower mixer with independent handset over, Laufen vanity unit with inset washbasin, chrome mixer tap and LED mirror above, wall hung Laufen WC with concealed cistern, attractive tiled floor and splash backs, exposed timbers and brickwork, part vaulted ceiling with exposed purlin and contemporary towel radiator.

EXTERIOR



The property occupies a stunning, generous plot which lies

in the region of 0.43 of an acre, tucked away in a quiet backwater setting off a private driveway shared with only two other similar bespoke dwellings, having a walled front boundary with sliding electric gate access and separate courtesy gate leading onto a substantial granite chipping and block set driveway providing a considerable level of off road parking and, in turn, leading to a large treble width garage. Also situated within the front courtyard is a detached brick and pantile outbuilding/home office. The attractive forecourt garden has been landscaped to minimise maintenance having an attractive stone flagged terrace of generous proportions and a further granite chipping seating area with curved wall surround providing an attractive outdoor space which links back into the living area of the kitchen. To the rear of the property is a well proportioned, south westerly facing, private garden affording a superb aspect out onto adjacent paddocks having large flagged terrace which wraps the full width of the property and links back into the living area of the kitchen via a large aluminium sliding door. The garden offers an excellent degree of privacy and a wonderful outlook having a seeded lawn, hedging planted and enclosed by post and rail fencing, providing a blank canvas for the keen gardener. The garden also benefits from weather proof lighting and an outdoor power point.





GARAGE

26' deep x 27'6" wide (7.92m deep x 8.38m wide)



Offering a fantastic level of secure parking or workshop place with twin up and over sectional electric doors, power and light, electric car charging point and cold water supply.

OUTBUILDING/HOME OFFICE

14'5" x 10'4" (4.39m x 3.15m)

A really versatile space ideal as a home office perfect for today's way of home working or, alternatively, would make an excellent gym or additional reception room, cinema or snug, the room having timber effect tiled floor, deep



skirting, interior light points and double glazed aluminium windows to two elevations.

AWARD

COUNCIL TAX BAND

Rushcliffe Borough Council - Band TBC

TENURE

Freehold

ADDITIONAL NOTES

Property is understood to be on mains electric, water and heating is provided by an air heat source pump (information taken from Energy performance certificate and/or vendor).

The property lies within the village conservation area.

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>

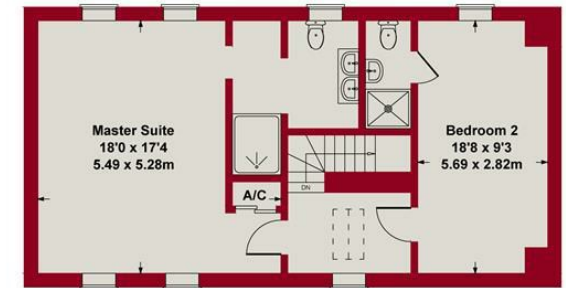
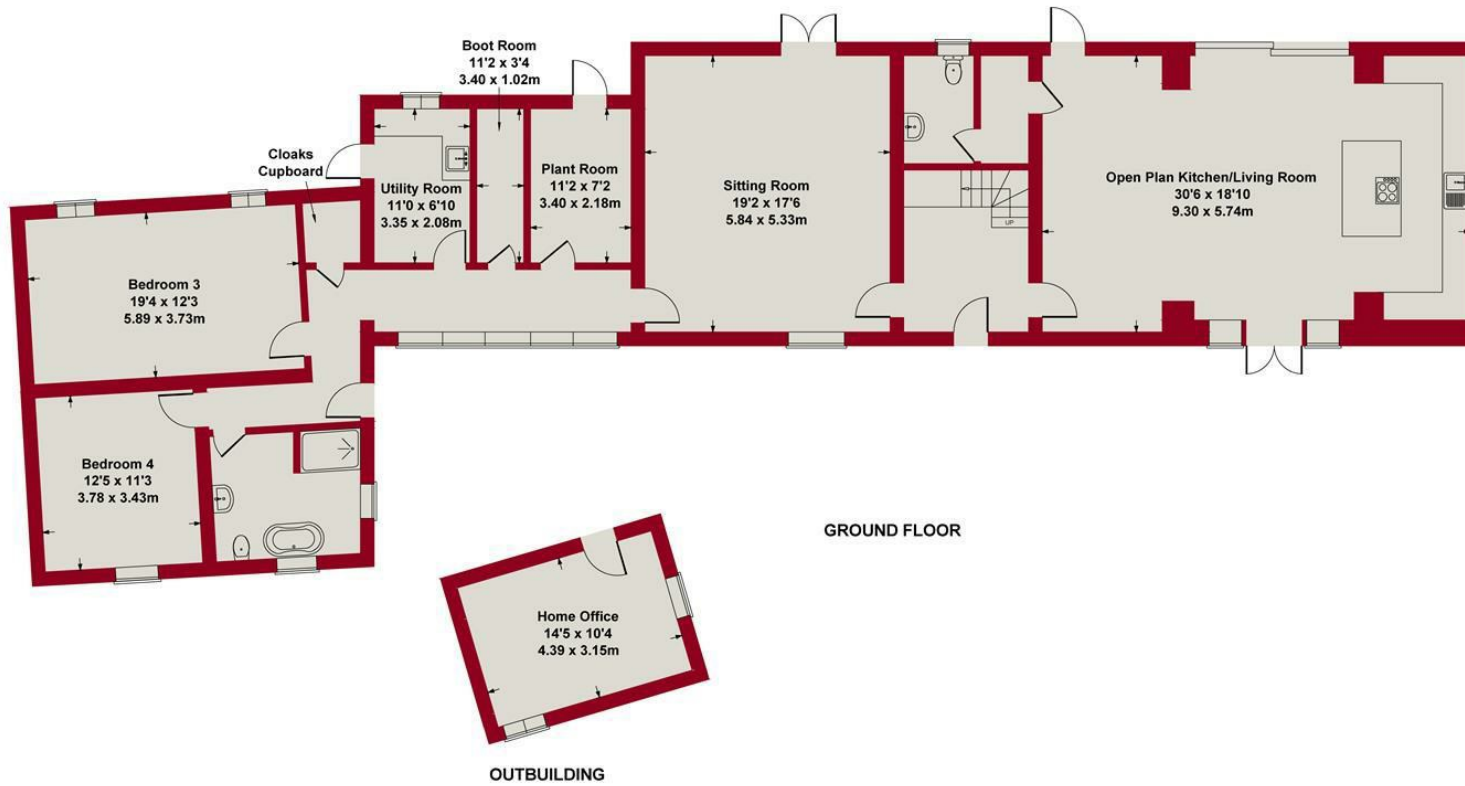
School Ofsted reports:-

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

Planning applications:-

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

Approximate Gross Internal Area
2842 sq ft - 264 sq m



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		
	87	91
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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

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RICS



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