



## The Granary

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A location such as **Glebe Farm** deserves to be developed with the greatest of respect, which is exactly what the owners have done here.

Working in partnership with an award-winning team, including experienced developers BMA Homes, who have a range of exclusive developments to their name; together with award-winning architects, Guy Taylor Associates who have been instrumental in creating beautiful and thought-provoking homes.

Practice Principal Keith Rodgers, assigned to design these amazing, bespoke dwellings, has personally scrutinised every aspect of the design together with the developers.



As such, 14 totally individual residences will proudly take their place within this stunning location. Each home will have, not only its own visual identity, but very much its own personality, waiting to be brought to life by the new owners.

At every stage, each property has been designed with their new owners needs in mind. Outstanding care and attention to every detail has been given to the creation of homes that offer flexible, and spacious accommodation. The gardens and outside space on each individual plot, take full advantage of the elevated position, that **Glebe Farm** enjoys, offering far reaching views that span the Trent Valley and beyond.



Burton Joyce is a highly regarded village with a host of 'family friendly' amenities, all of which are close by. The benefits of residing at **Glebe Farm** is that all of these amenities are within easy reach; local schools, regular public transport services including rail links, excellent pubs, restaurants and recreational facilities.

Burton Joyce is also renowned for having some of the county's most beautiful countryside on your doorstep to explore. The river Trent also gently meanders alongside Burton Joyce and is a wonderful place for a weekend or evening stroll with a picnic.

**Glebe Farm**, Burton Joyce. An absolutely wonderful, bespoke, and exclusive development; set within this ever popular, and extremely desirable village location.







The Granary

The Granary occupies a generous sized plot on the crest of Glebe Farm, with stunning far-reaching views over the Trent Valley. This unique property stands impressively as a substantial family home, with a large driveway, separate garage and coach house block, and lovely private rear garden.

home office provides a very large and useful work area without encroaching on the main family living space, alternatively this could easily be utilised as an ample playroom for younger children depending on the individual needs of the family.

As you are drawn further into the property, you enter a substantial open plan living space, with light flooding in from an expansive glazed wall to the rear providing a wonderful view out over the Trent valley. A bespoke designed kitchen, with large island and full range of appliances occupies one half of this impressive space, whilst the other half provides a dining and family living area with glazed doors opening up on to the patio and rear garden. A wonderfully useful separate storage cupboard and fully fitted utility room also sits just off the main kitchen area, with useful door directly out on to the patio area, ideal for dealing with those muddy paws or wellington boots after a lovely countryside walk.

The additional separate dual aspect lounge provides a welcome and relaxing space on the other side of the home, with a working stove perfect for those cold

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- Spacious, open plan kitchen / dining / living space with expansive glazed wall
- Large home office / playroom space
- 4 generous double bedrooms with multiple en-suite bathroom facilities
- Separate dual aspect lounge, providing direct access out on to the rear garden

winter evenings, and direct access out on to the rear garden.

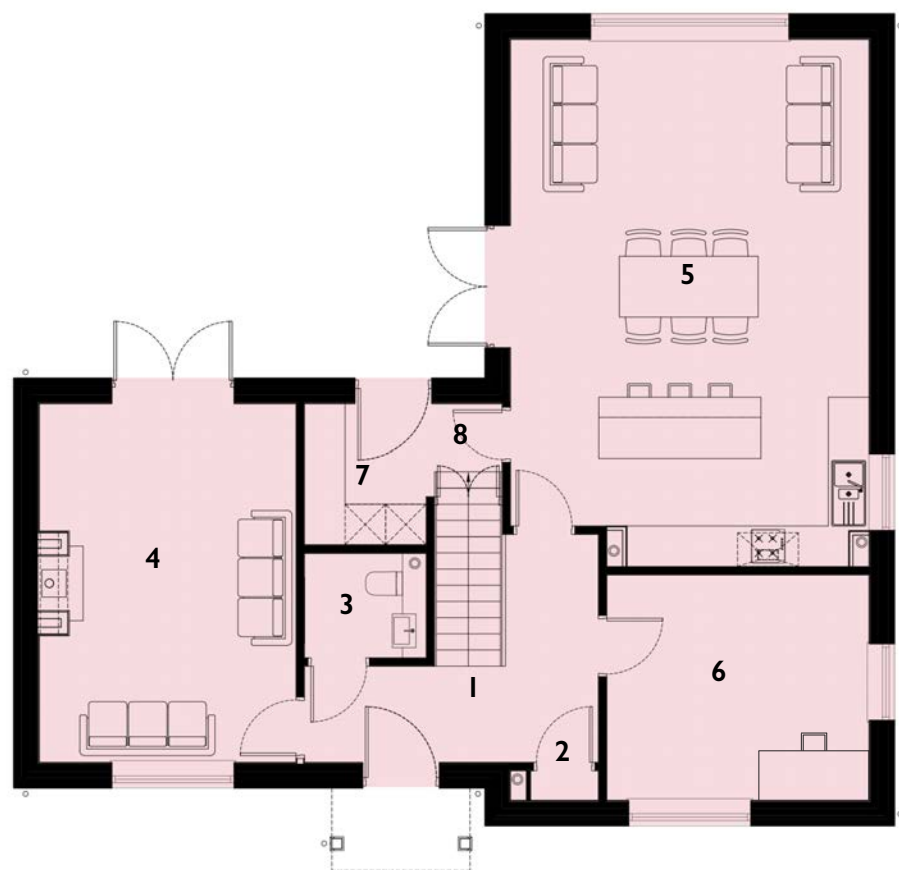
A downstairs WC and cloaks/storage cupboard complete this level. Underfloor heating is fitted across the downstairs living area and has controlled zones throughout.

As you travel upstairs, four luxurious double bedrooms sit around the staircase and galleried landing. The largest of these provides a beautiful master bedroom suite, complete with its own separate dressing area, en-suite shower room, and a gorgeous Juliet balcony presenting wonderful views directly out over the countryside. This principal suite also has a wonderful vaulted ceiling, with the addition of roof windows in the bedroom and dressing room areas, allowing light to flood through this space.

Two further equally spacious double bedrooms each have their own private en-suite bathroom facilities, and the fourth double bedroom has the use of an ample family bathroom. Some creative use of the open, galleried landing also provides an additional large storage cupboard.

Outside, the detached garage and coach house provide storage facilities and additional parking to the large open driveway, with combined space for at least 6 vehicles.



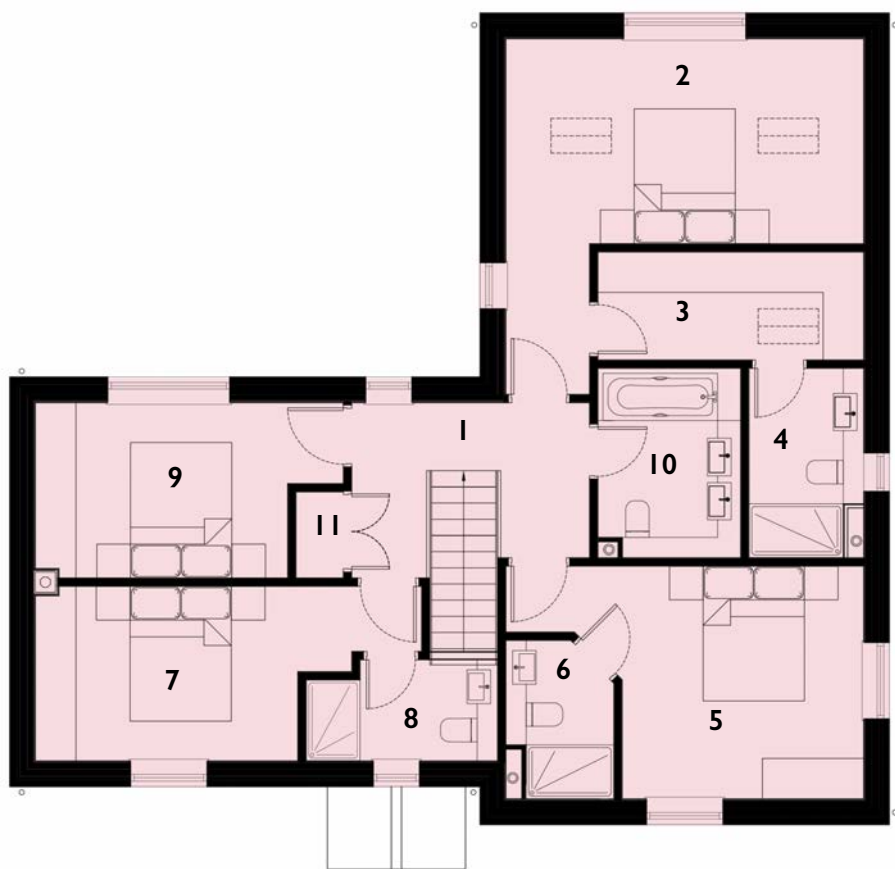


Total Area = 193.6m<sup>2</sup>

(Excluding the separate garage & coach house)

## Ground Floor Plan

1	Entrance hall	8.8m <sup>2</sup>
2	Cloaks/storage cupboard	0.4m <sup>2</sup>
3	Downstairs WC	2.9m <sup>2</sup>
4	Dual aspect lounge	20.2m <sup>2</sup>
5	Open plan kitchen/dining/living space	40.3m <sup>2</sup>
6	Home office/playroom	12.9m <sup>2</sup>
7	Utility	5.2m <sup>2</sup>
8	Storage cupboard	0.3m <sup>2</sup>



## First Floor Plan

1	Upstairs landing	9.8m <sup>2</sup>
2	Master bedroom	18.9m <sup>2</sup>
3	Master bedroom dressing room	6.3m <sup>2</sup>
4	Master bedroom en-suite	4.6m <sup>2</sup>
5	Bedroom 2	14.3m <sup>2</sup>
6	Bedroom 2 en-suite	3.5m <sup>2</sup>
7	Bedroom 3	12.1m <sup>2</sup>
8	Bedroom 3 en-suite	3.9m <sup>2</sup>
9	Bedroom 4	10.7m <sup>2</sup>
10	Family bathroom	5.6m <sup>2</sup>
11	Built in storage cupboard	0.8m <sup>2</sup>





# Glebe Farm

Glebe Drive, Burton Joyce, Nottinghamshire, NG14 5BA

