



Hillside Barn

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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.





Hillside Barn, as its title suggests, enjoys a prominent corner plot that rises up as you wind through Glebe Farm. Individually designed to reflect a traditional converted barn style dwelling, this impressive home offers a wonderful balance of modern open-plan living with rural charm.

The entrance into Hillside Barn leads you straight into the heart of this home. The ideally located home office provides a very useful work area without encroaching on the main family living space.

As you are drawn further in, you enter a substantial open plan, dual aspect living space, with light flooding in from all sides. 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 bi-fold doors opening up on to the patio and rear garden. A wonderfully useful separate walk-in pantry, and a fully fitted utility room also sit just off the main kitchen area.

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

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- Spacious, dual aspect, open plan kitchen / dining / living space
- Separate walk-in pantry and additional utility area
- 4 generous double bedrooms with multiple en-suite bathroom facilities
- Separate lounge, providing 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 with its own separate dressing area, en-suite shower room, and a gorgeous Juliet balcony presenting wonderful views directly out over the neighbouring countryside.

Two further equally spacious double bedrooms allow for flexibility with a private en-suite bathroom accessed by both, or either of these rooms, and the fourth double bedroom has the use of an ample family bathroom located right next to it. 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 double fronted driveway, with combined space for at least 4 vehicles.



Total Area = 187.6m²

(Excluding the separate garage & coach house)



Ground Floor Plan

1	Entrance hall	6.7m ²
2	Cloaks/storage cupboard	0.7m ²
3	Home office	7.2m ²
4	Dual aspect lounge	18.6m ²
5	Dual aspect kitchen/dining/living space	42.8m ²
6	Utility	4.8m ²
7	Walk in pantry	4.3m ²
8	Downstairs WC	2.3m ²



First Floor Plan

1	Galleried landing	8.3m ²
2	Master bedroom	13.9m ²
3	Master bedroom en-suite	4.5m ²
4	Master bedroom dressing room	6.1m ²
5	Family bathroom	4.4m ²
6	Bedroom 2	13.6m ²
7	Bedroom 3	12.4m ²
8	Bedroom 4	16.4m ²
9	Additional en-suite to bedroom 2 and/or 3	4.2m ²
10	Built in storage cupboard	1.0m ²





Glebe Farm

Glebe Drive, Burton Joyce, Nottinghamshire, NG14 5BA

