



Substantial barn with stunning interior in 1.1 acres

Church Farm Barn, Kirklington, Nottinghamshire

Freehold



Split reception hall • Dining room • Glorious sitting room
 Separate study • Guest bedroom with en suite • Stunning
 living bespoke dining kitchen • Family room • First floor:
 Galleried landing • Four further good bedrooms • Three
 bath/shower rooms • Underfloor heating to ground floor
 Extensive garaging • Spacious period barns and
 outbuildings • Generous gardens of about. 1.1 acres
 bordering open fields in part

Church Farm Barn is a large detached period L shaped barn enjoying a quiet position at the head of a small unmade road on the edge of the village of Kirklington. The property which extends to over 3,600 sq ft within the principal house has been previously converted and recently upgraded to create a stunning modern interior set to take full advantage of the glorious outlook over the gardens and the private inner courtyard.

Location

Kirklington is a small unspoilt village lying approximately 3 miles from the highly sought after town of Southwell and is within catchment for the Ofsted outstanding Minster School. Providing good access via the A617 to Newark with rail connections to London and the South East and to a range of regional centres and transport hubs.

The house is set towards the head of Church Road just off a small private driveway.

Description

Church Farm Barn has been carefully created from a substantial period brick and pantile barn has been fully renovated to provide outstanding flexible modern living accommodation with a

thoughtfully planned and extremely well finished and fitted blend of living and bedroom accommodation including a ground floor guest bedroom with en suite.

The property is approached from a spacious entrance vestibule with bespoke doorway opening through to a split level reception hall with separate cloaks area. Open arches lead through to a dining room and the main sitting room with a delightful double height ceiling, a lovely main reception space.

There is a separate fully fitted study and ground floor guest bedroom with en suite shower room. Additionally on the ground floor is a garden room (in need of some completion work) which opens out onto the private central courtyard area.

The stunning bespoke dining living kitchen enjoys an aspect over the gardens and outside seating area and is extremely well finished and fitted with a high ceiling and leading through to a good sized family room.

The first floor has a galleried landing overlooking the dining room in part, with a principal bedroom suite including dressing room and full en suite bathroom and three further good bedrooms, one with an en suite bathroom and a





The property enjoys an extensive range of outbuildings with large courtyard to the front giving access to garaging and a store/workshop set to the far end of the courtyard. There is an inner courtyard area with open barn and additional part renovated barns with further potential. The house also enjoys right of access over the adjoining field into a rear courtyard area. The gardens are extensive with generous lawns and orchard area, in all about 1.1 acres or thereabouts.

Accommodation

Note: there is underfloor heating throughout all of the ground floor accommodation.

Wide hardwood entrance door to entrance vestibule with fitted cupboard, inset recessed matwell fitted storage cupboards.

Wide and high bespoke pivot inner door leads to:

Reception hall. Slightly raised upper level with low level glazed screen which opens through to the main ground floor living accommodation.

Fully tiled cloakroom with Duravit wall hung integrated low suite WC and wash hand basin.

Separate double cloaks cupboards.

Wide opening through from the lower and raised hall to:

Dining Room – in part full height with galleried landing over. Exposed brickwork and high level exposed beams. High arched head double glazed windows and doors leading out to the front terrace seating area and gardens

beyond and further glazed double doors leading to the private inner courtyard area.

Wide high openings again lead through to:

Sitting Room with two sets of hardwood sealed unit doors leading out to the terrace and main garden area and to the rear to the private courtyard space. Exposed brickwork in part and circular raised wood burning stove.

The study is set off this principal reception room, extremely well fitted with bespoke units and matching built-in desk unit.

Guest bedroom with garden aspect, fitted cupboards, glazed sliding pocket door to fully tiled en suite shower room with rainfall shower, wall hung low suite WC and wash hand basin.

Garden room set off the upper hallway area with part vaulted ceiling and bi-fold doors opening to the inner courtyard area. Note: some completion work is required.

Living /dining kitchen –a stunning bespoke room with high original brick walling and roof trusses and wide hardwood stable door leading to the front courtyard and French doors to side terrace area and gardens beyond. Extensive range of built-in cabinets with complimentary Silestone working surface including integrated sink unit, high quality fitted units including three Miele built-in high level ovens including microwave/combi oven, steam oven and conventional fan oven.

Miele induction hob with pop up fan unit, integrated refrigerator and glass fronted wine fridge.

Boiler room with oil fired boiler providing heating and hot water.

Separate utility room/laundry with further wine fridge and plumbing for washing machine and dryer, extensive range of fitted cupboards and working surface.

From the kitchen there is a sliding doorway leading through to the lobby area with fitted cupboard and onto:

Family room with wide hardwood entrance door to front courtyard and glazed door with side panels leading to the rear gardens and courtyard area.

First Floor – a cleverly integrated staircase with low level lighting rises to the spacious open part galleried landing with exposed brickwork and a glorious aspect and view.

Principal bedroom set to take full advantage of the fine open views, vaulted ceiling, exposed roof trusses and en suite dressing room and spacious fully tiled en suite bathroom with bath and separate walk-in shower area.

There is a further en suite bedroom and two additional bedrooms with well fitted family bathroom.

Outside, the property enjoys a private approach to a front courtyard area with granite sets, double garaging with twin timber doors and upper level door to part converted barn, store and workshop with mezzanine

area over the garage. Set to the far side of the courtyard is a substantial workshop/barn also housing the oil storage tank for the central heating system.

Within the property there is access from the two principal reception rooms to a delightful private inner courtyard area set with a central water feature/rill and also with a three bay open fronted barn providing excellent entertaining and private covered seating area.

Beyond the family room and kitchen is a separate outside courtyard space with field gate access and the property enjoys rights of access over the adjoining field into this area.

Around the property are generous paved terraced seating and entertaining areas and fine partly walled gardens with deep mature herbaceous borders and an orchard area. Extending in all to some 1.1 acres or thereabouts and with an attractive aspect over the adjoining open farmland .

General Information

Tenure Freehold

Services Mains electricity, oil fired central heating, drainage and water are understood to be connected to the property.

Viewings Strictly by appointment with Savills.





Church Farm Barn, Kirklington, Nottinghamshire
Main House gross internal area = 3,649 sq ft / 339 sq m
Garage gross internal area = 333 sq ft / 31 sq m
Outbuilding gross internal area = 593 sq ft / 55 sq m
Barn gross internal area = 934 sq ft / 87 sq m



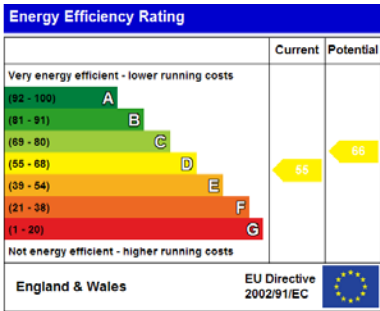
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