



A charming four bedroom detached barn

Browns Byre, Browns Lane, Stanton on the Wolds, Nottingham

Freehold



Converted in 2008 by the current owner occupiers Retaining many period features throughout • Open plan living kitchen and sitting area • Four double bedrooms, two en-suite • Immaculately maintained gardens • Off-street parking and double garage with room above • Underfloor heating provided by the ground source heat pump

Location

Stanton on the Wolds is a highly regarded and long established residential area of prestigious individual homes. It is located with easy access to the A46 (2 miles from the property) and is under 2 miles from the well-appointed village of Keyworth which benefits an excellent range of facilities and amenities which briefly include a pharmacy, express supermarket, café, a deli, a post office and a number of pubs and restaurants. Stanton On The Wolds Golf Club lies behind the property, with delightful country walks nearby.

Description

Browns Byre occupies a third of an acre plot and was converted from a derelict barn to this characterful, spacious barn conversion by the current owner occupiers in 2008. Many period features were retained and were combined with modern, internal fixtures and fittings to create a delightful family home that ideally caters for today's way of life.

Entry to the front of the property via the pedestrian gate from the off-street parking area leads into a generous, vaulted entrance hall with Cumbrian slate tiles to the floor, which are a prominent feature throughout the property and a WC accessible directly off the

entrance hall.

Off the entrance hall to the left hand side there is a generous, dual aspect sitting room, displaying the original oak beams and a focal point, exposed brick, dual sided fireplace with inset log burner, in addition to two sets of French doors which open out into the walled front garden. The sitting room is semi-open plan to the living kitchen which also enjoys a dual aspect view and is made up of a second, more informal seating area which benefits from the dual sided log burner and features arched French doors out to the principal garden, a generous dining area and a fitted kitchen which incorporates a range of solid oak, cream painted base and wall units with oak work surfaces and integral appliances to include a NEFF dishwasher, a double Belfast sink and a Stoves electric oven with a five burner electric hob and extractor above. Directly off the kitchen sits a utility/ boot room which is fitted with further base units, a secondary sink and provides space and plumbing for an American fridge freezer and washing machine, whilst also allowing access to the roof space via the drop down loft ladder.



The bedroom accommodation is accessed off the entrance hall which consists of a spacious, principal bedroom to the front aspect with an ensuite shower room, fitted with a high flush WC, a pedestal wash hand basin, a large walk-in shower enclosure and a chrome heated towel rail. Bedroom two sits adjacent to the principal bedroom which offers a versatile space either as a single bedroom or a study and features French doors out to the walled garden. The third bedroom is a well-proportioned double bedroom, sat adjacent to the family bathroom which is Jack and Jill to bedroom four and is fitted with a freestanding roll top bath, a high flush WC, a pedestal wash hand basin, a large shower enclosure and chrome heated towel rail. The fourth bedroom spans the full width of the property, with a dual aspect view, skylight and as with the other three bedrooms, enjoys a vaulted ceiling.

Outside

Gated off-street parking is accessible off Browns Lane via the block paved drive, leading onto the double garage which benefits an electric roller shutter door, internal power and lighting and a drop down loft ladder, leading up to a first floor level which could be used as a home office, subject to a few minor alterations and the necessary planning consents.

The principal garden is predominantly laid to lawn with an established hedge boundary, a patio seating area

off the living kitchen and a separate vegetable garden, bound by fencing to one side and mature fruit trees to the other. Within the vegetable garden area there is also a small lawn and a covered, timber structure, providing useful storage for logs, compost and general garden items.

The stunning, immaculately maintained walled garden enjoys a south west aspect with a second patio seating area and is beautifully arranged with an array of shrubs, flowers and evergreens, in addition to a feature pond.

General Information

Tenure Freehold

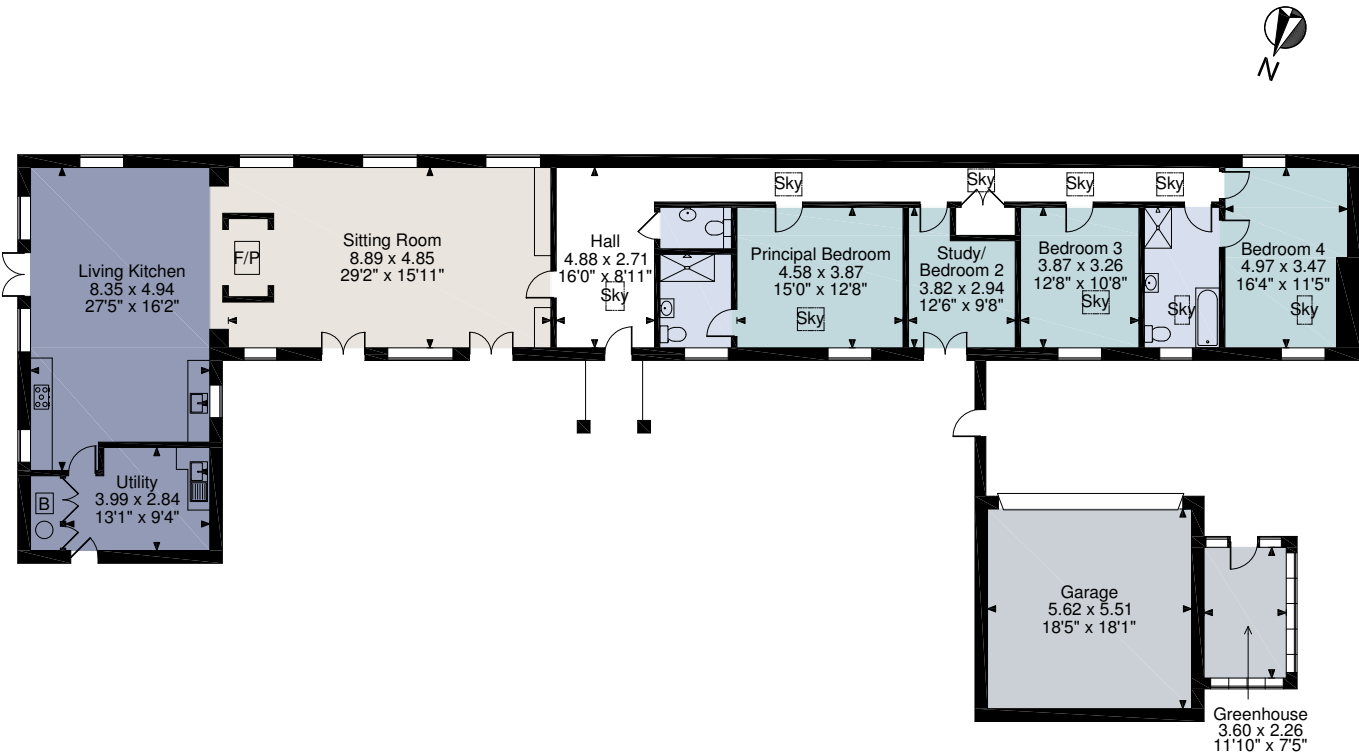
Services Mains electricity, ground source heating, private drainage and water are understood to be connected to the property.

Viewings Strictly by appointment with Savills.



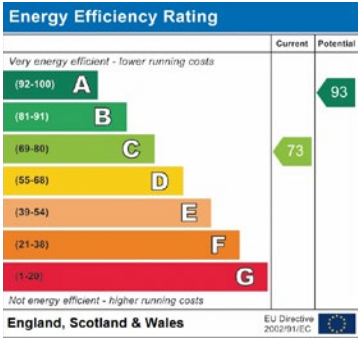
Browns Byre, Nottingham
Main House gross internal area = 2,231 sq ft / 207 sq m
Garage gross internal area = 333 sq ft / 31 sq m
Greenhouse gross internal area = 88 sq ft / 8 sq m

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