



A stunning period home in a private village setting

The Barn, College Street, East Bridgford, Nottinghamshire

Freehold

savills



Location

The Barn enjoys an enviable location set in the heart of the highly desirable and historic village of East Bridgford set on the east side of Nottingham close to fine open countryside around the Trent Valley. East Bridgford village is a highly sought-after setting with a range of local facilities and amenities including primary schooling, local shops and easy access to the nearby market town of Bingham.

The property is ideally suited with good access to Nottingham city centre and a wide range of regional centres and transport hubs via the A52 and the A46 which provides rapid links to Newark and the East Coast mainline and the A1.

Description

The Barn was created from the careful conversion of a former Tithe Barn of Magdalen College in the early 20th Century. The current owners have carried out significant additional works of upgrading and extension to create a home of considerable character yet maintaining the integrity of the original structure. The main house sits well back from College Street with a further substantial long barn fronting directly onto the village road with a cleverly conceived in and out remote controlled gated sweeping driveway providing an impressive entrance to this historic property. In addition to the main house the driveway splits to a separate mainly walled courtyard area which leads to a further range

of accommodation including triple garaging, gym and office all with further potential subject to any necessary consents.

The setting of the house is particularly appealing being very private and with generous mature and extremely well maintained grounds and gardens extending to about 0.83 of an acre and backing directly onto the adjoining village sports ground with tennis court, cricket ground and bowling green.

The main house has been cleverly improved and extended by the current owners and offers generous accommodation with a wealth of attractive features with oak flooring through much of the ground floor and exposed beams and timber and attractive open chimneypieces. The spacious breakfast kitchen is at the heart of the home with a four oven Aga and leads directly out onto and with access to the rear terrace and garden.

From the atmospheric ground floor reception hall, a dog-leg staircase rises to a first floor landing and a master bedroom with a stunning recently completed luxurious en suite bathroom and shower. There are four further bedrooms, plus a separate study/office and three further high quality refitted bathrooms.



Accommodation

Ground Floor

Oak entrance door through to reception hall with stone flooring, exposed beams and a glimpse through to the rear gardens. Cloakroom with low suite W.C and hand basin.

Drawing room, an impressive principal reception room with triple aspect outlook, particularly attractive detailed plastered ceiling work within the oak frame, oak strip flooring, detailed beam ceiling, carved stone chimneypiece to a wide open grate. Glazed French doors leading out to terrace and main gardens beyond.

Sitting room, double aspect room with an attractive carved marble chimneypiece, French door leading out to side gardens.

Dining room, overlooking the rear gardens with natural floor finish, French door to terrace and gardens and a brick surround to an open fireplace.

Dining/breakfast kitchen with a fine oak plank floor, four oven Aga range with inset two ring gas companion hob, inset NEFF hide and slide wall mounted oven, integrated AEG larder refrigerator. Range of bespoke kitchen cabinets with marble working surface, concealed housing for water purifier, central island created from a butchers block with cupboards beneath. French door leading out to terrace and gardens.

Utility room, a generous multi-purpose room with a range of individual units including a deep ceramic sink overlooking the front garden area. Walk-in larder and

separate boot room.

Fine dog-leg staircase rises to the beamed first floor semi-galleried landing. Master bedroom suite with a range of fitted wardrobes and stunning recently designed and remodelled and fitted luxurious en suite bathroom. Freestanding bath, twin wash hand basins in wall hung cabinet, walk-in shower area with full height glazed screen, tiled flooring, wall hung low suite W.C and Alca fittings, hand finished concrete polished walling. Remote controlled LED lighting.

There are four further bedrooms, one with a mezzanine area over and a refitted high quality en suite shower room and W.C, an adjoining study set off the landing.

There is a well presented family bathroom with a cast iron roll top bath, low suite W.C and hand basin and an en suite from one of the additional bedrooms of generous proportions with separate shower cubicle.

Outside

Coach house/garage with separate driveway accessed off the main drive to a walled courtyard area. Triple garaging with remote controlled doors leading through to a large workshop and storage area, adjoining office, with direct garden access.

Gymnasium of generous proportions with brick fireplace and a solid fuel stove, bespoke floor coverings. Lobby area with large fitted utility, separate cloaks and W.C.





Note this separate coach house/annexe has considerable additional potential.

Barn

This is a period wide detached barn fronting directly onto College Street of traditional brick and pantile construction currently arranged as three substantial stores, one with an integral Eurocave wine cellar and a central drive thru remote controlled gated open barn area into the sweeping principal driveway.

The property enjoys a long walled frontage to College Street with twin remote controlled period style gated entrances, there are mature gardens surrounding the property and including lovely paved terraced areas for private seating and entertaining including a multi-level stocked pond with filtration and pump system. The rear gardens are set adjoining the local cricket ground and tennis courts and have a stunning main lawned area with superbly maintained mature borders. In all about 0.83 of an acre.

Tenure Freehold

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

Viewing

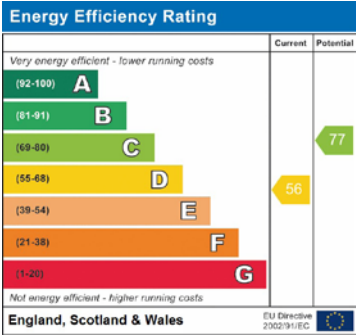
Strictly by appointment with Savills.

The Barn, East Bridgford, Nottingham

Main House gross internal area 3,615 sq ft / 336 sq m
Triple Garage gross internal area 904 sq ft / 84 sq m
Coach House gross internal area 997 sq ft / 93 sq m
Barn 2 gross internal area 626 sq ft / 58 sq m
Total gross internal area 6,142 sq ft / 571 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ Denotes restricted head height
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8401474/MSZ



For identification only. Not to scale. © 191025CB

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Photographs taken May 2019.

