

SUPERIOR HOMES

ROYSTON & LUND



15 Post Office Lane

Redmile | NG13 0GG

Guide Price £1,150,000

There is a guided video tour of this property. Please contact Royston and Lund directly to view it

A truly exquisite barn conversion that has been finished to an extremely high standard throughout. Having exposed bricks and wooden beams with a beautiful central courtyard, perfect for entertaining family and friends. The property is set over 5700 sq ft within private electric gated grounds on a beautiful 1/2 acre plot.

The property has been meticulously designed and briefly comprises a large entrance hall, WC, beautiful modern kitchen, with two double ovens, induction hob and integrated appliances with central island overlooking the rear courtyard. Further Downstairs accommodation includes, lounge, dining room with feature fireplace, living room with stunning vaulted ceiling and galleried landing and log burner, two conservatories with walkway linking the two, games room, snug and a separate annex with it's own bedroom, kitchenette, office & shower room.

To the first floor the master bedroom has wooden beams overhead, an ensuite double shower room with his & hers sinks. The galleried landing over the living room allows access to the dressing room which could also make a fantastic nursery room. There are three further good sized bedrooms and a four piece family bathroom.

The property is accessed via electric gates and benefits from a double detached garage with converted hayloft, central courtyard with sheltered seating area, a patio to the rear and vast private garden with mature shrubs and trees.





- Barn Conversion
- Immaculately finished
- Bi-fold doors, log burner, exposed bricks and wooden beams
- Double detached garage
- Self contained annex with kitchenette & shower room
- Beautiful central courtyard
- Approx 1/2 acre plot in electric gated grounds
- Situated in the quaint village of Redmile
- EPC Rating C - Freehold
- Council Tax Band G











Redmile is a delightful village set in the renowned and much sought after Vale of Belvoir. There is easy access to a wide range of regional centres via the A52 Nottingham to Grantham Road which provides an easy link to the A1 and Grantham East Coast mainline station with regular connections to London and the South East and York and Leeds to the north.

The historic village of Redmile enjoys easy access to the surrounding countryside including the Belvoir Castle Estate with the recently opened Engine Yard offering a range of retail, eating, drinking and shopping opportunities. Within Redmile village itself is also the historic Windmill public house serving food and drink. There is a popular local public primary school with a Ofsted rating as good (as of 2019).

Close by are the market towns of Grantham and Bingham. Bingham is a much sought after location which lies approximately 7 miles away and offers a wide range of shops from the butcher, baker, grocer, to the Sainsburys and Co-op food stores and Boots alongside Costa and other independent businesses. Bingham is home to a host of bars, restaurants, public houses, coffee shops and a deli.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO2 emissions	
(1-20)	G	(1-20)	G
(21-38)	F	(21-38)	F
(39-54)	E	(39-54)	E
(55-68)	D	(55-68)	D
(69-80)	C	(69-80)	C
(81-91)	B	(81-91)	B
(92 plus)	A	(92 plus)	A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO2 emissions	
Current	Potential	Current	Potential
	71		74

EPC

THE **PROPERTY GUILD** PROFESSIONALS



Approx. 163 sq metres (1763 sq feet)
First Floor



Approx. 369 sq metres (3979 sq feet)
Ground Floor

Total area approx. 535 sq metres (5765 sq feet)