



ORCHARD BARN
SAXONDALE
NOTTINGHAMSHIRE NG13 8AY

Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk



ORCHARD BARN

A secure recently completed brick paviour entrance and vehicle court lead up to this wonderfully impressive individual period barn conversion, the calibre of which is rarely found.

PRICE GUIDE: £1,295,000



SAXONDALE

Saxondale Village comprises a small traditional rural community on the outskirts of Radcliffe on Trent between Radcliffe and Bingham, offering convenient and direct access to the A52/ A46 Newark to Leicester dual carriageway and thus a superb commuter location affording direct and convenient access to the main population centres of the East Midlands.

Radcliffe on Trent is an established residential settlement which lies to the south of the River Trent adjacent to the A52 Nottingham to Grantham Road. The village is particularly well facilitated and provides a comprehensive selection of day-to-day amenities and professional services/schooling. Slightly further afield, Bingham and West Bridgford provide a further range of amenities.

FAST RAIL SERVICE LONDON

There is a fast direct main line rail link from Newark Northgate Station and Grantham Station into London Kings Cross well favoured by London commuters.

ORCHARD BARN

Orchard Barn is, in our considered opinion, a very special country home in rural hamlet settlement setting offering remarkable free flowing contemporary living within a period barn conversion. Over more recent times it has been the subject of a 'no expense spared' investment to create an enviable on trend internal specification which it would be difficult to surpass. The product of recent improvements, which in summary include the installation of bespoke double glazed windows, new one off contemporary staircases, high end kitchen specification, exquisite limestone underfloor heating, luxury Villeroy Boch sanitaryware, first class electrical and heating specification and a new block paved drive and pathways has been to create one of the most immediately appealing family homes you are likely to find; viewing is therefore soundly recommended.

SCHEDULE OF DISTANCES TO MAJOR CENTRES

BINGHAM	3 miles	RADCLIFFE ON TRENT	6 miles
NEWARK	12 miles	WEST BRIDGFORD	13 miles
NOTTINGHAM	15 miles	GRANTHAM	19 miles
MELTON MOWBRAY	20 miles	LOUGHBOROUGH	24 miles

GROUND FLOOR

Entrance Hall

Featuring a full height stairwell with a gallery landing accessed from a new high grade contemporary staircase of a stunning design with glass balustrading installed by specialist bespoke manufacturers Abbott-Wade. High grade front entrance door – sealed unit double glazed side screens.

The entrance hall offers an immediate and lasting impression of the scale and calibre of this exquisite 'modern' barn with a series of split level integrated open plan living space creating a wonderful core to this rather special home; the free-flowing spaces interconnect seamlessly with an exquisite mellow Mandarin natural honed limestone floor, with underfloor heating.

Luxury Cloakroom

High grade Villeroy Boch fittings featuring a wall mounted wash hand basin and low flush wc.

Remarkable Modern Kitchen

5.15m x 3.65m (16'9" x 12'0")

A bespoke 'high end' kitchen by Bennetts of Nottingham which connects in open plan format to the day room/contemporary garden room and lower level hallway.

This fabulous 'cooks' kitchen features a range of cabinets in Farrow and Ball Purbeck Stone paint finish with a contrasting Ink coloured island complimented by exquisite, polished quartz working surfaces; the detailing and quality of cabinets can only be fully appreciated by close inspection.

Continued;



GROUND FLOOR

Comprehensive base storage cabinets and built in bespoke storage cupboards complementing integrated appliances comprising a Liebherr freezer and separate fridge, Neff dishwasher, Villeroy Boch sink with Quooker tap providing sparkling mineral water, cold filtered water with thermostatic hot, cold, warm and boiling temperature control. The focal point of the kitchen is a stunning Everhot cooking range (something rather special for the enthusiastic home cook or chef) featuring three ovens, warming drawers, top plate and integrated induction hob; electric power source. The electrical fittings and lighting are of a high calibre to complement this remarkably fine kitchen installation.

Dining Area

5.15m x 3.00m (16'9" x 9'9")

Having bi-fold doors connecting to the front terrace. Open plan to

Magnificent Day Room - Contemporary Garden Room

8.10m x 3.55m (26'6" x 11'6")

Beautifully honed Mandarin Stone Dijon Grey limestone floor with thermostatically controlled underfloor heating. High vaulted ceiling incorporating eight Velux sealed unit double glazed roof lights. Series of replacement sealed unit double glazed windows overlooking the gardens. Conventional central heating radiators to complement the underfloor heating. French doors connecting to western courtyard:



GROUND FLOOR

Elegant Main Sitting Room 5.35m x 5.15m (17'6" x 16'9")

A classically proportioned private sitting room featuring three sets of French doors, two having side screens giving access to the front courtyard and the rear decked garden terrace. The focal point of the room is a stone fireplace with fitted living flame gas fire.

Study 5.05m x 3.00m (16'6" x 9'9")

A first class private study having sealed unit double glazed French doors connecting to rear walled garden courtyard and patio area. Recess low voltage ceiling lighting. Two sealed unit double glazed windows.

Laundry/Utility Room 2.65m x 2.25m (8'9" x 7'3")

Having a range of units supplied by Bennetts of Nottingham featuring an L-shaped work station, granite worktop and Belfast sink unit with oak drawers to either side. Vertical cupboard unit enclosing a built in washer and dryer. Stable doorway connecting to rear decked courtyard. Underfloor heating.

Annex Wing

From the outer extremity of the garden room/day room, a doorway connects to:

Outer Hall and Annex Wing

A staircase rises to the first floor with a fitted contemporary oak glass balustraded staircase.

Internal access to the garage.

Upper Private Landing – Study Area

Vaulted ceiling line – Velux sealed unit double glazed roof light.

Annex Bedroom Five 4.10m x 3.95m (13'6" x 13'0")

Built in mirror fronted wardrobes. Vaulted ceiling lines – Velux sealed unit double glazed roof lighting.

Luxury Villeroy Boch Bathroom

Round ended free standing bath, wall mounted chrome mixer tap, corner shower with thermostatically controlled twin head shower installation and curved glass enclosure and a wall mounted wash hand basin with mirror cabinet above. Chrome ladder towel rail, translucent sealed unit double glazed window. High grade polished grey porcelain tiling.



FIRST FLOOR

Lower Landing

The focal point of the stairwell/landing area is the stunning contemporary glass balustraded oak staircase. Excellent natural lighting is ensured by a sealed unit double glazed dormer window and a high vaulted ceiling which incorporates a Conservation sky light above the stairwell itself.

Upper Balustraded Landing

Exposed roof timbers – high mono-pitch vaulted ceiling lines. Enclosed shelved walk in closet. Enclosed linen cupboard.

Access from the lower landing to:

Rear Bedroom One

5.05m x 3.00m (16'6" x 9'9")

Sealed unit double glazed window overlooking the gardens and sealed unit double glazed dormer window overlooking adjacent open countryside. Comprehensive range of high grade built in furniture with matching dressing table fixture and bedside cabinets. Entrance recess with large built in mirror fronted wardrobe having interior lighting.

Luxury Villeroy Boch En Suite Shower Room – fully tiled

Fitted corner shower with curved glass enclosure, thermostatically controlled overhead rain shower and separate hand shower, striking contemporary wash basin with cabinet drawer fixture beneath and low flush wc having a concealed cistern. Velux Conservation roof light. Chrome ladder towel rail. Thermostatically controlled underfloor heating.

Access from the upper landing area to:

Front Bedroom Two

4.32m x 2.85m (14'2" x 9'4")

High vaulted ceiling – exposed roof purlins. sealed unit double glazed window overlooking the garden. Full room breadth mirror fronted wardrobe range. Velux Conservation roof light.



FIRST FLOOR

Bedroom Three 5.35m x 3.15m (17'6" x 10'3")

High vaulted ceiling with exposed structural timbers. Sealed unit double glazed dormer window and gable end window. Velux Conservation roof light. Contemporary wood grain finish bedroom furniture comprising a large wardrobe unit and corner dressing table fixture.

Middle Bedroom Four 3.75m x 2.75m (12'3" x 9'0")

Monopitch ceiling – exposed structural timbers.

Stunning Villeroy Boch House Bathroom – Wet Room

An exquisite indulgent space featuring a corner shower area with overheat rain shower, separate hand shower and glass screen enclosure, superb bath with side chrome mixer tap and hand shower, wash hand basin with cabinet cupboard beneath and mirror light panel above and a low flush wc with concealed cistern. Chrome ladder towel rail. Translucent sealed unit double glazed dormer window. Full pastel tone grey and stone wall and floor tiling design. Underfloor heating.



EXTENSIVE COUNTRY GARDEN

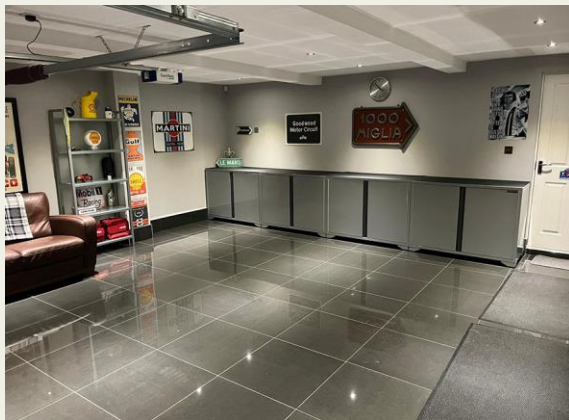
Surrounding the property on all sides affording a high degree of privacy and attractive open aspects, the sheltered well managed country garden compliment the property extremely well.

Orchard Barn is approached through remote controlled solid timber gates across a recently laid brick threshold opening on to a new extensive block paved drive.

There are a number of seating areas which afford vantage points of both the gardens, surrounding fields and Orchard Barn itself.

SUPERB INTEGRAL HEATED GARAGE FACILITY

A high grade limousine quality luxury garage arrangement with up and over access door, side personnel door and replacement sealed unit double glazed side window. Tiled flooring. Light and power facility and heating. Internal access to main residence.



GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE

SERVICES

Private drainage arrangement. Gas fired central heating circulating to radiators complemented by underfloor electric heating to the wet rooms and the main kitchen day room area of the house. Mains electricity and water are available. Broadband connection.

Handmade bespoke replacement sealed unit double glazed windows by Derwent Windows.

Please note that none of the mains service connections, appliance installations or appliances have been tested by the selling agents and no warranties are given or implied.

LOCAL AUTHORITY

Council Tax Band F

Rushcliffe Borough Council

Civic Centre, Pavillion Road, West Bridgford

Nottingham NG2 5FE

www.rushcliffe.gov.uk

0115 981 9911



VIEWING ARRANGEMENTS

IF YOU ARE INTERESTED IN ORCHARD BARN AND WOULD LIKE TO ARRANGE A VIEWING, PLEASE CONTACT US ON 01636 815544

www.smithandpartners.co.uk



GROUND FLOOR

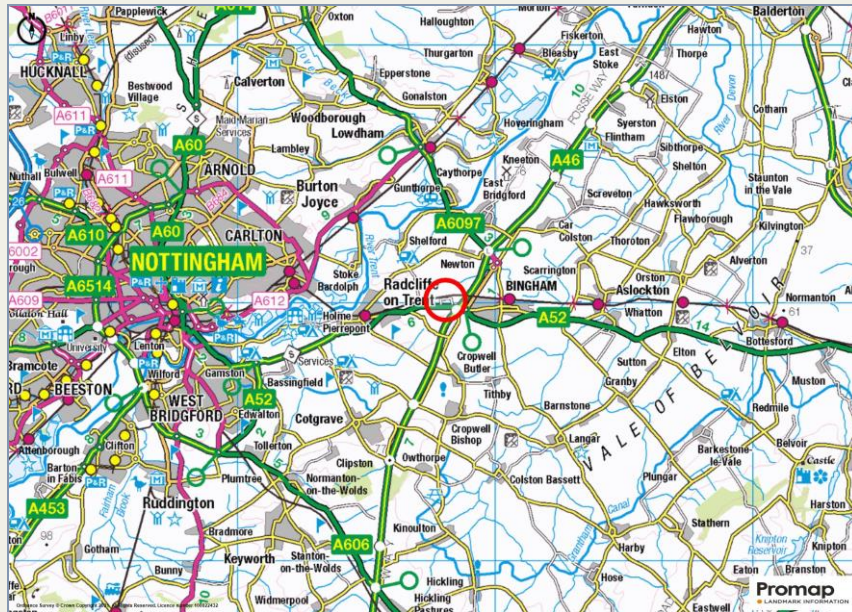
FIRST FLOOR

SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

MAPS & ENERGY PERFORMANCE RATINGS

REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



ENERGY PERFORMANCE CERTIFICATE RATINGS

A copy of the EPC can be viewed at
<https://www.epcregister.com/searchReport.html>
Ref No: 7709-5026-5030-0037-4226

Conditions of Sale

These particulars are issued on the distinct understanding that all negotiations are conducted through Smith and Partners. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility can be accepted for any loss or expense incurred in viewing. Smith and Partners for themselves and for the vendors of this property whose agents they are, give notice that: 1 These particulars do not constitute, nor constitute any part to, an offer or contract. 2 None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. 3 Any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of the statements contained in these particulars.

LOCATION PLAN

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