



ELITE HOMES

Consultative Estate Agents with Integrity



The Rectory, Church Lane, Barton-In-Fabis, Nottingham
NG11 0AG

Key Features

- Impressive 5 bedroom detached Rectory which has been beautifully refurbished set in 2/3 of an acre plot in a beautiful village location.
- A wealth of character features throughout the property including original beams and wood panelling.
- Expansive breakfast kitchen and open plan dining and living area that blends vintage charm and modern open plan living with underfloor heating.
- Elegant sitting room and separate lounge with feature log burners and bay windows enjoying garden views.
- Separate study, utility room, walk in pantry and downstairs wc.
- Spacious bedroom accommodation comprising 5 generous double bedrooms, luxury family bathroom and 3 en-suites
- Luxurious master bedroom suite including stylishly fitted ensuite and dressing room.
- Traditional formal gardens and large patio areas.
- Gated entrance, sweeping driveway and detached double/triple garage with room for Gym / Games Room.
- Close to good road and transport links

Description

A fine and substantial Grade 11 listed Rectory, standing in an enviable location in the centre of the village of Barton-in-Fabis. This exquisite family residence has been fully refurbished over recent years and now offers a beautiful character home along with all the luxuries of modern day living. The Rectory, constructed circa 1680, has been skilfully restored, retaining and enhancing original features.

The property is set in a superb 2/3 acre (circa) walled garden, with electric gated access, sweeping gravel driveway and triple garaging (one end of which has been converted into a gym / office).

Accommodation

The ground floor comprises of an impressive entrance hall with its generous dimensions and beautiful wide board oak flooring, which offers a sense of arrival, setting the tone for the stylish interior accommodation on offer within the home. With original Edwardian wooden wall panelling dating back to circa.1810 with window overlooking the church, cloaks cupboard with hanging space, stairs rising to the first floor and under stairs storage cupboard.

The kitchen breakfast room is the heart of the home! It is a fantastic expansive open place space, with large square concrete style flooring, exposed beams and oak famed French doors to the patio and garden. The kitchen is fitted with a comprehensive range of wall, base, drawer and display units in a bespoke painted Oak and double Belfast sink. There is a large central island with marble worktop and breakfast bar seating, this whole area has an underfloor wet heating system. Integrated appliances include fridge freezer, 2 dishwasher's large inset 'Ilve' electric oven and five ring gas hob and hot plate. The open plan living and dining space is filled with natural light and is a large flexible space which can be used as a great everyday family area. There is a second staircase leading up to bedroom five with en-suite, which is perfect for more private guest accommodation.

Off the kitchen area is a good size walk in pantry offering additional kitchen units and storage, with space for more appliances if required. Next to this there is a utility room offering double Belfast sink, space and plumbing for a washing machine and vent for tumble dryer. There is an array of storage shelving and window to the front elevation. The downstairs wc is situated off this room.

The sitting room is a spacious elegant room with log burner, with dual aspect with a window overlooking the 'Parterre' formal garden and bay window enjoying the main garden.

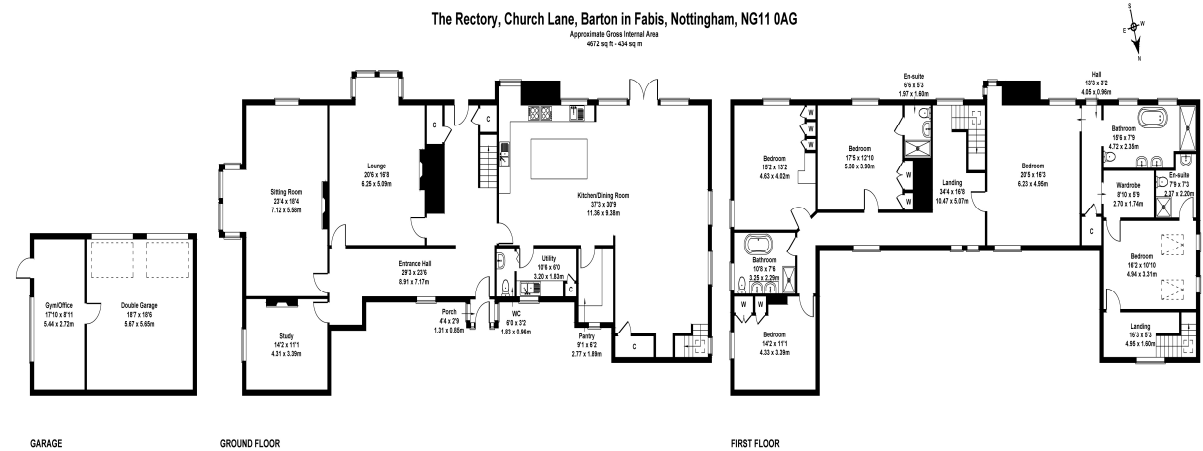
The Lounge is a fabulous relaxing day room, with plenty of space for the family to enjoy. It has a feature bay window lovely aspect over the main garden, log burner and wooden flooring.

The third reception room is currently being used as a study, with window overlooking formal garden with original feature fireplace with Victorian surround, built in bookcase and cupboards.

This property boasts five large double bedrooms each with their own built-in wardrobes and three of these bedrooms having their own en-suites. There is also and a generous family bathroom. All of the bathrooms are fitted to a high standard offering rainfall showers, towel rails, beautiful tiling and electric underfloor heating. The main bedroom suite is a particular highlight, with high ceilings and exposed beams, dual aspect enjoying views of the church and gardens. There is a separate dressing room and stylish en-suite offering stand-alone roll top bath, large walk in rainfall shower and double sinks with vanity units.

The Rectory boasts extensive gardens reaching circa 0.6 acre, which include a large walled patio area, ornamental gardens including a large water feature, a superb Parterre Garden and sweeping lawns. There are established trees, box hedging and shrub beds to enjoy.





Not to Scale. Produced by The Plan Portal 2023
 For illustrative purposes only.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

4 Millennium Way, Phoenix Centre
 Nottingham NG8 6AS

Tel: 01159 068 074



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