

THE OLD THRESHING BARN

WALTHAM LANE

EATON

NOTTINGHAMSHIRE NG32 1SH



Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk



THE OLD THRESHING BARN

A unique opportunity to purchase a rather special detached contemporary period barn conversion constructed with mellow limestone and brick elevations complemented by a remarkable 21st century extension, located in one of the most wonderful settings we have seen in the Vale of Belvoir, nestling on high ground bordering to open fields with stunning views, capturing the picturesque village of Eaton itself in the near distance.

This property was completed by respected local developer Willett Homes to their renowned high standards to an exceptional specification and offers a wonderfully versatile and interesting family residence, the like of which are rarely found – internal viewing is genuinely recommended.

EATON VILLAGE

Eaton is a quiet and sought after village, situated in the heart of the Vale of Belvoir. Eaton is situated 10 miles from Grantham & Melton Mowbray which both offer a good range of shops, restaurants, pubs & also benefits from being within the catchment area for the Ofsted Outstanding Rated primary school. Accessible to excellent secondary and renown Lincolnshire grammar schooling. Grantham also having a mainline railway station with access to London King Cross in just over an hour.

Bottesford, which lies to the north, is the largest village in the Vale of Belvoir and is served by a rail system on the Nottingham and Grantham line.

Mileages to Local Population Centres

BOTTESFORD 8 miles

MELTON MOWBRAY 8 miles

GRANTHAM 10 miles

BINGHAM 12 miles

WEST BRIDGFORD 18 miles

NOTTINGHAM 20 miles

LEICESTER 24 miles

EMA 27 miles

PRICE GUIDE: £1,475,000

3.57 Acres or thereabouts



GROUND FLOOR

Stunning Primary Entrance Hall

5.15m x 4.85m (16'9" x 15'9")

The remarkable main entrance hall to The Old Threshing Barn is one of several signature features of this exceptional country property featuring opposing arched profile floor to ceiling glazing sections incorporating central doors one of which opens into the sheltered internal courtyard of the property with the main front door opening onto the western guest vehicle court. High grade contemporary design open oak staircase with glass balustrading rising to first floor landing gallery – high open vaulted ceiling lines extending into the main roof at first floor level. Useful enclosed storage cupboard – media hub.

A series of attractive boarded oak doors connect the internal rooms throughout the property.

Inner Hall

Two sealed unit double glazed windows with plantation shutters to front courtyard.

Ground Floor Bedroom Four

3.85m x 3.75m (12'6" x 12'3")

Sealed unit double glazed French door connecting to internal courtyard – plantation shutters.

Fully Tiled En Suite Bathroom

Having a fitted NK Porcelanosa freestanding contoured bath, side pedestal mixer tap, contemporary washstand and a deep square wash basin with square chrome mixer tap and storage cabinet beneath. Fitted low flush wc. Chrome ladder towel rail. Separate doorway returning to the hall.

Ground Floor Bedroom Three

4.70m x 3.90m (15'6" x 12'9")

Offering a stunning guest suite featuring an arched profile French door with plantation shutters and a high vaulted ceiling.

Dressing Room

Range of contemporary design light oak wardrobes with matching dressing table fixture. Sealed unit double glazed window – fitted plantation shutters.

Fully Tiled Luxury En Suite Shower Room

A high grade fitted NK Porcelanosa suite comprising a large walk-in shower with glazed side screen and overhead rain shower – separate hand shower, contemporary wash basin – striking design with handle less cabinets beneath and a low flush wc. Open vaulted ceiling. Chrome towel radiator. doorway to:

Occasional Bedroom Five – Private Sitting – Home Office

4.25m x 3.70m (14'0" x 12'0")

Arched profile French door with plantation shutters opening to the landscaped internal courtyard. Exposed feature stone wall section and reclaimed period cross beam lending interesting character to the room.





Large Sitting Room

6.40m x 4.95m (21'0" x 16'3")

A fabulous room with a framed view over the rural landscape through sealed unit double glazed doors and fixed glazing sections – something rather special. A heavy sliding oak door separating this room from the connecting day room- kitchen. In practice for family gatherings and social occasions on extensive free flowing open space can be created if desired. A warming focal point for the room has been created by a floating elliptical profile wood burning stove.



Wonderful Open Plan Kitchen – Day Room
12.35m x 5.65m (40'6" x 18'6")

This remarkable and extensive open plan living space is arguably the most memorable feature of this fabulous family home. Creatively designed and fitted to an exceptionally high specification, the room features wonderful far reaching uninterrupted views over adjacent Vale of Belvoir countryside with Eaton village in the near distance. A real sense of volume and scale is created by a high open vaulted ceiling revealing exposed solid oak roof truss formations and a feature brick end wall.

Day Room – Living Area

This part of the room features a floating corner JC Bordelet wood burning stove which is suspended above a glass hearth and creates a striking visual corner feature as well as serving as a comforting room warmer on chilly winter days. A series of sliding floor to ceiling sealed unit double glazed aluminium doors open onto the rear garden terrace frame the dramatic views and serving to provide perfect natural lighting. Further separate floor to ceiling window. Sliding sealed unit double glazed doors opening to the internal; courtyard and outdoor kitchen – recreation area.

This room is full of natural light and offers a real sense of drama and scale which must be seen to be fully appreciated.

Central Breakfast – Dining Area

Kessler Kitchen Installation

A high-grade Kessler kitchen with contrasting cabinets in complementary Farrow and Ball colour tones – Palm and Manor House Grey complemented by granite countertops. Long main wall run incorporating Villeroy Boch double Belfast sink unit, Neff integrated dishwasher and a Fisker and Paykel American style fridge – ice maker, Neff microwave oven, and a concealed butler's pantry.

Central culinary island – breakfast bar again having a granite countertop. Stoves Range cooker – with five plate induction hob and warming drawer – bread proving oven. Sealed unit double glazed French door to garden terrace, fixed sealed unit double glazed window to rear terrace – again capturing the wonderful views. Two further fixed sealed unit double glazed windows. Integrated Caple wine fridge to the island.





Gym – Home Office – Occasional Bedroom Six
6.15m x 3.30m (20'3" x 10'9")

High mono pitched vaulted ceiling line. Sealed unit double glazed French door and fixed window – fitted plantation shutters with far reaching rural views to the rear. Interesting faux living wall feature. Sliding glazed door incorporating storage facility – wardrobes.

Outer Hall – Secondary Entrance

In practice this entrance forms the main day to day access point to The Old Threshing Barn from this end of the house.

Superb Cloakroom WC – Fully Tiled

Feature Krion cylindrical freestanding wash basin by Porcelanosa – fitted pedestal mixer tap and a low flush wc with concealed cistern. This beautifully appointed cloakroom is a statement feature which hallmarks the quality in evidence throughout this property.

Well Appointed Utility – Ground Floor Shower

Further range of fitted Kessler cabinets in an L shaped formation providing useful general-purpose storage. Franke resin bonded sink. Granite countertop. High vaulted ceiling. Recessed shower cubicle with glass door enclosure and fitted thermostatically controlled shower installation.



FIRST FLOOR

Striking Central Landing Gallery Bridge

Alighted from the glass balustraded solid oak staircase rising in two flights from the main entrance hall beneath. Open full height vaulted ceiling extending into the main roof lines. Enclosed airing cupboard housing a Tempest pressurised hot water cylinder.

Remarkable Main Bedroom Suite

Principle Bedroom

4.95m x 4.15m (16'3" x 13'6")

Large 'A' frame sealed unit double glazed window, Juliet balcony with plantation shutters and truly exceptional and uninterrupted far reaching open views. Range of built in wardrobes. Vaulted ceiling.

An opulent feature of the main bedroom suite is the fitted freestanding NK Porcelanosa bath adjacent to the window served by a pedestal tap – hand shower – an indulgent place from which to relax and enjoy the views.

En Suite Shower Room

Fitted NK Porcelanosa suite comprising a large corner shower with glass enclosure, overhead rain shower and separate hand shower, rectangular contemporary wash basin and low flush wc with concealed cistern. Graphite contemporary design radiator – towel rail. Vaulted ceiling – Velux sealed unit double glazed roof light.



En Suite Bedroom Two

Bedroom

4.95m x 3.55m (16'3" x 11'6")

High open vaulted ceiling. Three sealed unit double glazed windows with plantation shutters, two overlooking the internal courtyard. Walk through dressing room – study area.

En Suite Bathroom

High grade NK Porcelanosa suite comprising a contemporary square wash basin – vanity unit with mixer tap and storage cabinets beneath and mirror fixture above, panel bath with chrome mixer tap and wall mounted and overhead rain shower with glass splash screen enclosure and a low flush wc with concealed cistern.



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

GARDENS GROUNDS AND GRASSLAND PADDOCKS

Proposed Stable Building and Field Store (planning Permission Granted)

Ref 22/00747/FUL – Melton Borough Council

The sellers have obtained planning permission from Melton Borough Council for a general-purpose equestrian building which will compliment the existing property and grassland for those with an interest in equestrian pursuits.

Sheltered Internal Walled Landscaped Courtyard

Outdoor Kitchen – Small Party Barn

Offering covered seating and recreation area with flagstone flooring and exposed original thralls.

Large Enclosed Storeroom

Triple Bay Garage

Having light and power facility and three hardwood double doors of a traditional cart shed design.

Main Entrance Courtyard

This delightful internal quadrangular courtyard is accessed from a shared drive through solid timber gates and offers a level landscaped courtyard area, perfect for relaxed informal entertaining and alfresco dining.

General Outside Description

The Old Threshing Barn has a long frontage to Waltham Lane and enjoys two vehicular entrance points. The primary outer entrance drive is a shared arrangement, and an inner turning space has a solid gated entrance into an internal vehicle – entrance court which in turn gives access to the triple garage.

At the far end of the shared entrance drive there is a tractor farm gate which leads into the connecting grass meadow – approximately 3.57 acres / 1.44 hectares (or thereabouts) and a lower wildflower meadow area. There is a lower parking court where the location for the approved stable building and field store is to be positioned.



Secondary Entrance

A secondary vehicular entrance on the northern end of the frontage opens into a useful guest – overspill parking court with pedestrian access to the main formal entrance previously described.

Picturesque Discretely Landscaped Rear Garden

The rear garden is impressive in its simplicity which captures the remarkable open country views from a breathtaking elevated position.

An upper flagstone terrace and a grass banked lawn bounded by a state railing extending to a wildflower meadow beyond creating a relaxing integration between formal garden and open countryside reflecting the contemporary trend for rewilding and informal garden planting.

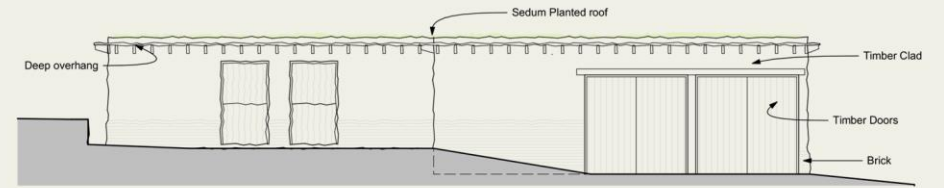
Stunning Outdoor Flagstone Terrace



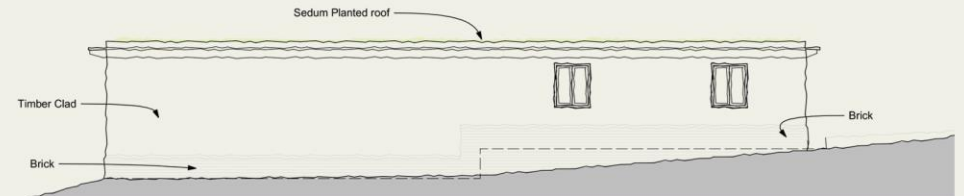
PROPOSED SITE PLAN



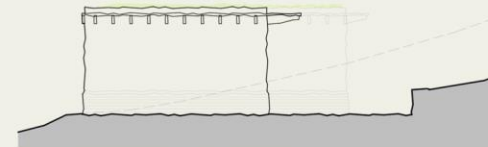
PROPOSED ELEVATIONS



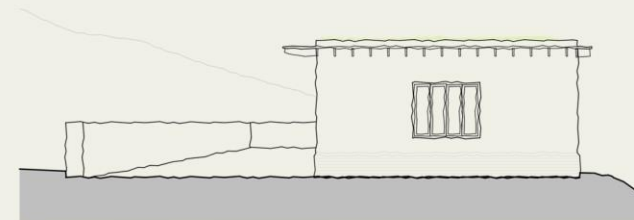
Proposed Front / Stable Elevation



Proposed Rear Elevation



Proposed Side Elevation



Proposed Side Elevation

Approved Proposed Stable Building & Field Store (Planning Reference 22/00747/FUL – Melton Borough Council)

GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES - NOT TO SCALE

SERVICES

Mains water and electricity are connected. Drainage is to a private sewage treatment system. Underfloor central heating circulation to ground floor and radiators to first floor levels. 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.

Available Broadband

Standard 9 Mbps

Available Mobile Coverage (based on calls indoors)

O2 - ✓ Vodafone - ●

EE - ● Three - X

✓ = Likely ● = Limited X = Poor

LOCAL AUTHORITY

Council Tax Band G

Melton Borough Council

The Council Offices

Nottingham Road

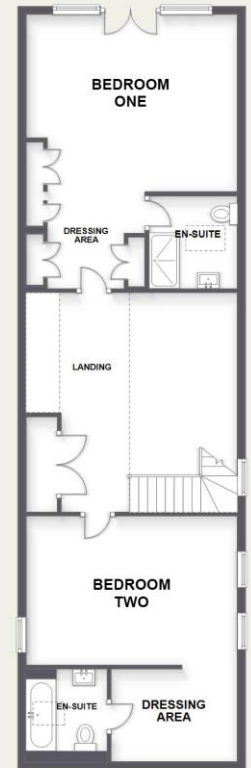
Melton Mowbray

Leicestershire

LE13 0UL

www.melton.gov.uk

01664 502502



FIRST FLOOR

VIEWING ARRANGEMENTS

If you are interested in The Old Threshing Barn and would like to arrange a viewing, please contact us on 01636 815544
www.smithandpartners.co.uk

SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

MAPS & ENERGY PERFORMANCE RATINGS

S REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



LOCATION PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



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ENERGY PERFORMANCE CERTIFICATE RATINGS

A copy of the EPC can be viewed at
<https://www.epcregister.com/searchReport.html>
 Ref No: 0300-2122-7340-2224-1781

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.





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