



THE GRANARY
MORRIS FARM SCARRINGTON
NOTTINGHAMSHIRE NG13 9BP

Land & Estate Agents
Property Consultants



The Country Property Specialists
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THE GRANARY

A substantial residential conversion of a range of traditional farm buildings together with a connecting unconverted brick and stone barn and an open bay cart shed, offering enormous scope to create a rather special home in a pleasant village backwater approached along a shared access road from the eastern edge of this highly regarded conservation village.

SCARRINGTON

Scarrington is a small unspoilt village protected by a Conservation Area designation set in countryside on the edge of the Vale of Belvoir close to the thriving market town of Bingham which offers a useful range of amenities/professional services, high grade schooling and regular rail and bus services.

The village is accessible to the main regional centres of Nottingham and Leicester, with the surrounding market towns of Newark on Trent, Grantham and Melton Mowbray close to hand.

Fast London Rail Service

From Grantham, there is a convenient connection point to the A1 national road network and a direct rail link into London Kings Cross in a scheduled journey time of 70/75 minutes - or thereabouts.



PRICE GUIDE: £450,000 – £500,000

0.36 Acres or thereabouts

GROUND FLOOR

Entrance Hall/Snug 4.40m x 3.35m (14'6" x 11'0")

Traditional fielded front door. Tiled floor. Feature brick fireplace – fitted cast iron stove/room heated (not tested)

Main Sitting Room 6.95m x 4.40m (22'9" x 14'6")

Polished oak floor finish. Exposed brick feature wall – fitted living flame gas fire (Calor liquid gas) set to a flagstone hearth – not tested. Sealed unit double glazed French double doors connecting to the main courtyard garden. Staircase rising to first floor.

Second Sitting Room – Dining Room 4.40m x 4.40m (14'6" x 14'6")

Three sealed unit double glazed windows.

Dining Kitchen 4.65m x 4.40m (15'3" x 14'6")

A traditional country kitchen providing a range of pine cabinets complemented by a royal blue Aga cooking range (oil fired). The kitchen installation comprises a L shaped wall run of base units, drawers with formica counter tops over and a matching dresser unit with wall cupboards above. 1.5 bowl stainless steel sink unit. Three sealed unit double glazed replacement windows. Tiled floor.

Enclosed Walk in Pantry

Outer Hall

Stable doorway connecting to garden courtyard.

Utility – Boiler Room

Fitted Camray oil fired boiler installation serving to provide domestic hot water and central heating (not tested). Plumbing for automatic washing machine.

Lobby

Sealed unit double glazed replacement window.

Wet Room – Cloak Room

Walk in corner shower arrangement, wall mounted wash hand basin and low flush wc.

Boot Room 4.40m x 2.45m (14'6" x 8'0")

A traditional boot room at the southern gable end of the property offering in practice a day-to-day entrance point to The Granary, linking thorough to the main accommodation via the utility and kitchen areas.



FIRST FLOOR

Landing

Enclosed airing cupboard housing a lagged hot water cylinder. Access to the roof void. The landing is alighted from a two flight balustraded staircase with a sealed unit double glazed window over the half landing stage.

Bedroom One

4.50m x 4.35m (14'9" x 14'3") *reducing ceiling height*

Two Velux sealed unit double glazed roof lights. Range of built in oak finished wardrobes. Enclosed shelved storage closet. Two Velux sealed unit double glazed roof lights.

Bedroom Two

5.00m x 3.75m (16'3" x 12'3") *reducing ceiling height*

Bathroom

Fitted traditional white suite comprising a panelled bath, Vitra vanity unit and a large, contoured wash hand basin. Low flush wc. Chrome ladder towel rail. Velux sealed unit double glazed roof light.

EXTENSIVE SHELTERED GARDENS AND COURTYARD

The Granary has a shared approach drive from the eastern edge of the Scarrington Main Street, as one proceeds towards Aslockton out of the village along Mill Lane.

The property lies at the far end of the private access road having crossed an established farmyard, where two individual self-build detached residence's and The Granary are situated in a tranquil setting affording a great privacy.

General Purpose Farm Buildings

One of the most intriguing and attractive features of the sale is the extensive range of traditional redundant general purpose farm buildings and a cart shed barn which complement the main house.

Planning Considerations

Subject to statutory planning and building regulation considerations there is enormous potential to expand the existing residential living accommodation into a connecting granary barn and cart shed barn to provide tremendous living space capable of meeting a variety of needs.

Brick Cart Shed Barn

An open fronted brick barn oriented at right angles to the granary barn and to the connecting granary barn and The Granary itself.

Redundant Granary Barn

A large double height period barn of brick and stone construction with flagstone flooring beneath a pantile roof with original structural timber formations.

Open Sided Dutch Barn

A large timber framed barn structure with a corrugated asbestos sheet roof. In our opinion intending purchasers may consider this structure superfluous and demolish it creating a large open internal courtyard with the above-mentioned granary barn and cart shed barn facing into it.



Detached Brick Garage and Garden Room

A brick garage with an up and over door and side door provides covered parking. Attached to the garage there is a separate garden room which would serve as a crafting studio or home office arrangement if required.

Polytunnel

Fascinating Overgrown Landscaped Gardens

Although overgrown there is a verdant extensively planted walled garden which could be rejuvenated to provide a rather special garden setting.

The main landscaped garden area was conceived in a low maintenance design and features a host of specimen shrubs with the original planting scheme having a Japanese theme, which is still much in evidence. An inspired approach may once again transform the gardens into a picturesque sheltered and private garden, serving as a first class complement to The Granary and associated buildings.



GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE



SERVICES

Mains water, electricity and drainage are available. No mains gas. Oiled fired central heating circulating to radiators.
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

Basic 15 Mbps / Superfast 80 Mbps

Available Mobile Coverage

(based on calls indoors)

O2 - ● Vodafone - ●

EE - X Three - X

✓ = Likely ● = Limited X = Poor

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

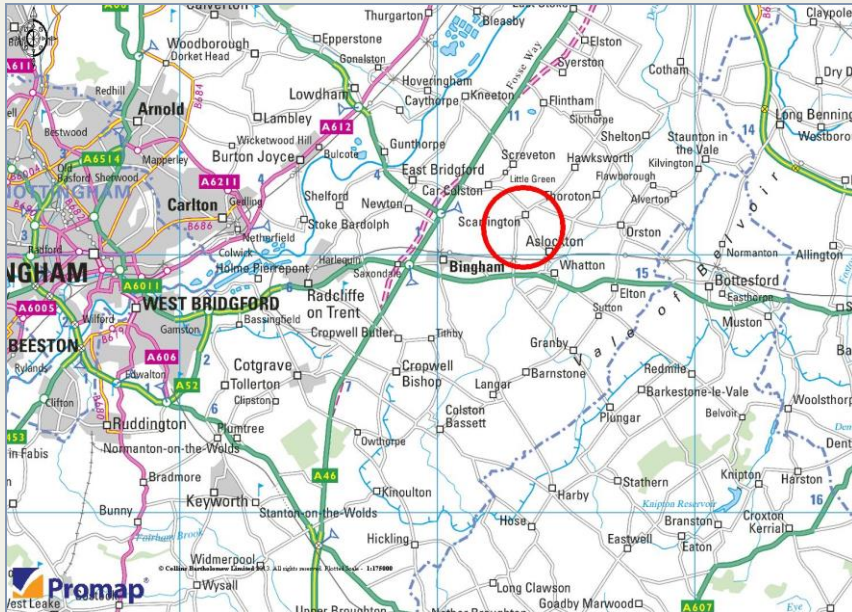
If you are interested in The Granary and would like to arrange a viewing, please contact us on 01636 815544
www.smithandpartners.co.uk

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MAPS & ENERGY PERFORMANCE RATINGS

REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



LOCATION PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



Blue arrow indicates access road down to Main Street heading towards Mill Lane

ENERGY PERFORMANCE CERTIFICATE RATINGS

A copy of the EPC can be viewed at <https://www.epcregister.com/searchReport.html>
Ref No: 0380-2649-2310-2097-4041

O.S. Business Copyright Licence Number: ES100003874

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.



SMITH & PARTNERS
LAND & ESTATE AGENTS

16 MARKET PLACE SOUTHWELL
NOTTINGHAMSHIRE NG25 0HE

01636 815544

sales@smithandpartners.co.uk



www.smithandpartners.co.uk

