



**The Granary**  
Browns Lane, Stanton-on-the-Wolds, Nottingham, NG12 5BL



The property is within easy reach of Nottingham, Leicester and the M1. London is an hour and a half away from East Midlands Parkway and East Midlands Airport opens up national and international air travel. There are good primary and secondary schools locally as well as a choice of independent education. Stanton-on-the Wolds has its own golf club and in near-by Plumtree, there is the highly rated Perkins Bar & Bistro. The village of Keyworth offers all the usual local amenities including local shops, doctors, dentists, a rugby, football & cricket club.

- Stunning Italian Designed State Of The Art Kitchen with Under Floor Heating
- Three Reception Rooms with Under Floor Heating
- Blend of Contemporary Luxury and Period Features
- Stylish Interior
- Three Bathrooms
- Secluded Garden Area
- Parking for up to Six Cars
- Double Garage

As you approach this barn conversion, you immediately become aware that there is something special behind the electric gates which open up to reveal a spacious and private courtyard. The courtyard hints at the luxury beyond with plenty of parking for up to 6 cars (plus double garage) as well as offering a secluded garden area and space for a great alfresco breakfast area.

On entering this family home you are struck by the stylish interior and quality fittings. The open plan Living Room has a blend of contemporary luxury and period features. The exposed brickwork and solid oak beams are complemented by under floor heating and Porcelanosa marble tiled flooring throughout. This spacious room can easily be zoned to suit the needs of the family, for example a quiet reading area, a dining area and a beautiful sitting area with a Charnwood multi-fuel stove as a magnificent focal point. The original barn openings have been beautifully incorporated as windows making this a light and airy space with the wow factor, yet having all the modern practicalities to make this a 21st century living room.

Forming part of a recent extension, the large Family Room Kitchen has been transformed into a sleek and substantial modern living space providing a state of the art Italian styled cook's paradise. The Kitchen units are bespoke Italian stained brushed oak and handleless, with electronic touch open mechanisms. In built are the latest Gaggenau dishwasher, fridge and freezer with a temperature controlled drawer for delicate produce and motorized shelves to optimize space. There is also a Gaggenau oven with a multitude of functions including rotisserie spit, baking stone, defrost and dough proofing. This is complimented by a Gaggenau combi-steam oven with grill and two warming drawers. The Gaggenau coffee machine has a memory for personalized drinks. The Gaggenau full-surface induction hob is so clever you can even set individual cooking times for each piece of cookware. The extensive Kitchen island unit has a handmade Foster brushed stainless steel worktop with a seamlessly welded sink and incorporates a waste disposal unit and a Quooker tap meaning you never have to wait for the kettle to boil.

Along with this beautifully equipped Kitchen is space for family dining or a soft furnishing area adding to the versatility of this space. The under floor heating and bespoke diamond polished concrete floor with expertly exposed aggregate, together with the beautiful oak framed, floor to ceiling windows, Guzzini incorporated LED Italian

lighting make this space an excellent entertaining area providing a true 'wow factor' for entertaining.

There is a further reception room that could make a further bedroom, Study, Playroom, TV Games Room or even Music Room showing the versatility of this modern yet period home.

Downstairs there is also a Bedroom Suite comprising of a Porcelanosa En-suite and Dressing Room / Study with beautifully crafted joinery. The ground floor location makes this ideal for anyone who finds the stairs difficult or it could be used as the Master Suite or equally as a teenage escape.

The accommodation on this level is completed with a Porcelanosa Guest Cloakroom / WC.

On the first floor is a beautiful oak galleried landing which leads to the large Master Bedroom with quality fittings and a Porcelanosa En-suite with a walk-in shower.

There are two further spacious Double Bedrooms and a Family Bathroom, once again with a Porcelanosa suite plus Porcelanosa wall and floor tiles throughout.

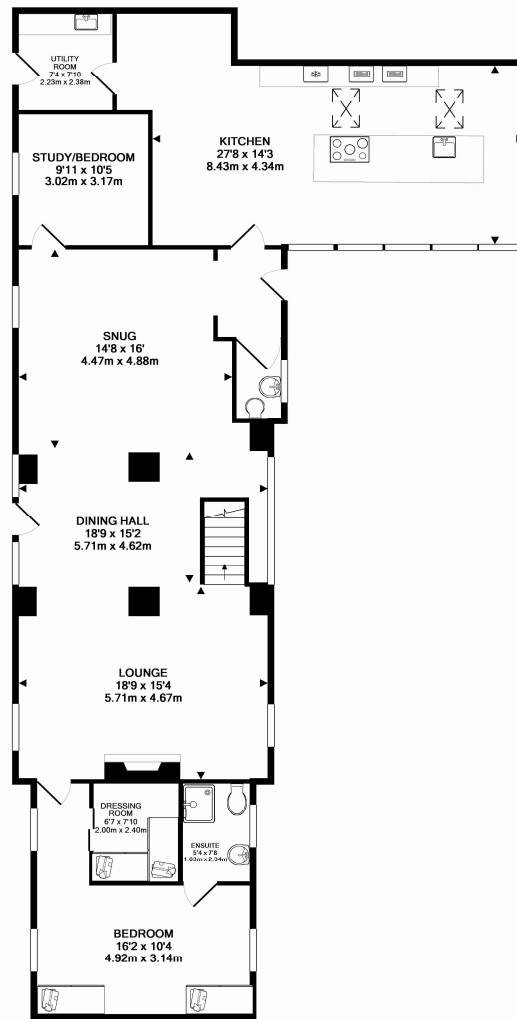
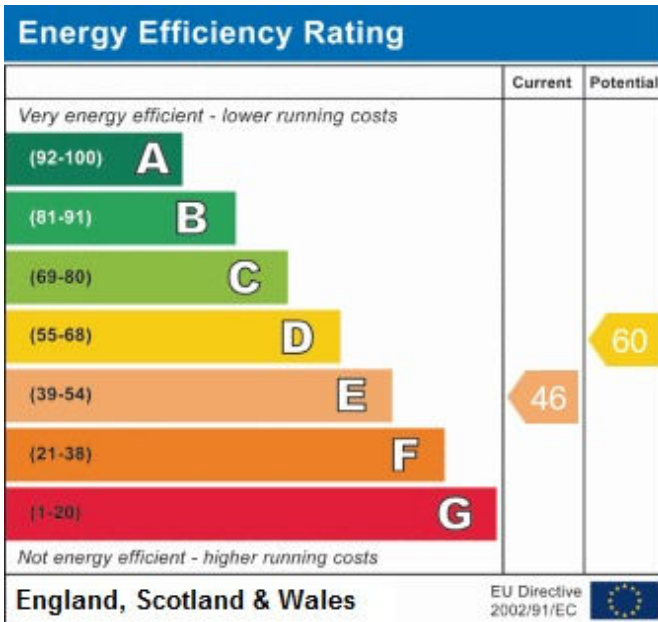
Outside is a well thought out garden space with numerous established trees; a beautiful water feature, solid oak sleepers cleverly incorporated around the patio areas make this an excellent extension to the house and a wonderful, south facing & secluded entertaining space. Together with the front courtyard, this family home has areas of sun and shade throughout the day.

A Double Garage with individual electric doors offers plenty of storage space for cars, bikes and outdoor sporting equipment. Further external storage is available adjacent to the garage and behind the building itself. The property comes with an advanced security system with digital cameras providing remote viewing/operation and ultrafast optical fibre internet connection providing up to 200Mbps.

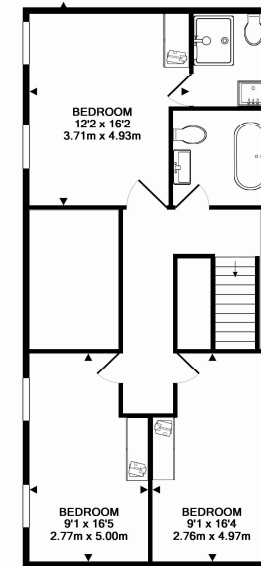




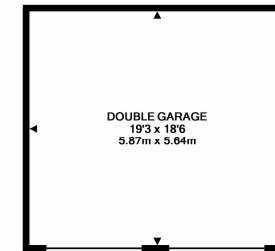




GROUND FLOOR



1ST FLOOR



GARAGE

TOTAL APPROX. FLOOR AREA 3295 SQ.FT. (306.1 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix ©2016

4 Millenium Way, Phoenix Centre  
 Nottingham NG8 6AS

Tel: 01159 068 074

Elite Homes and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to Elite Homes has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents.



**ELITE HOMES**  
 a consultative approach to selling or renting your home