

SUPERIOR HOMES

ROYSTON & LUND



The Granary Blackcliffe

Bradmore | NG11 6PD

Guide Price £700,000

****GUIDE PRICE £700,000 – £725,000****

Royston and Lund are pleased to market this beautiful, Grade II listed barn conversion forming part of Blackcliffe Farm Mews, a boutique development comprising just four conversions in the highly sought after village of Bradmore.

Believed to date back to 1777, 'The Granary' has been sympathetically converted to retain a wealth of period features and is presented in good order throughout with the internal accommodation comprising a welcoming entrance hallway which leads to a downstairs w/c, utility room, and a dining room boasting a stunning floor-to-ceiling window (originally where the barn doors are believed to have been) with a recently fitted kitchen, reception room and lounge/study completing the ground floor. To the first floor, a galleried landing gives access to a dual aspect, full length master bedroom complete with en-suite shower room and dressing area with three further double bedrooms and a family bathroom.

To the front of the property a gated, gravel driveway provides off-street parking for multiple cars leading to a detached double garage. Walled gardens to the front of the property are accessed via an arched walkway or from a pathway to the side with the garden mainly laid to lawn with a selection of mature shrubs, trees and bushes plus vegetable patches. To the side of the property is a block-paved courtyard area with pedestrian door to the garage and wood store. To the rear of the property is a paved passageway which is accessed from the utility area giving access to the rear of the property.

Bradmore is a beautiful village on the borders of Nottinghamshire and Leicestershire just off the A60 with easy access to Nottingham, Loughborough and Leicester as well as the A46, A52, M1 and East Midlands Airport.





- Barn Conversion
- Circa Late 1700's
- Grade II Listed
- Detached Double Garage
- Four Bedrooms/Three Reception Rooms
- Gated Driveway
- Beautiful Mature Garden
- En-Suite & Dressing Area to the master
- Village Location
- Council Tax Band: G





R
&L





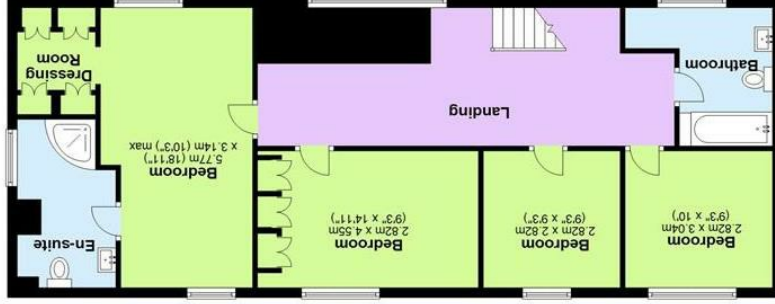


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Total area: approx. 218.9 sq. metres (2356.5 sq. feet)



Ground Floor
Approx. 129.2 sq. metres (1391.2 sq. feet)



First Floor
Approx. 88.7 sq. metres (954 sq. feet)

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

Environmental Impact (CO ₂) Rating	
England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Current	
Potential	

EPC

