

# JOHNSONS & PARTNERS

Estate and Letting Agency



## THRESHING BARN GONALSTON LANE, GONALSTON

NOTTINGHAM, NG14 7JA

£725,000



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Hall Farm Threshing Barn, Gonalston, NG14 7JA -

4 Double Bedrooms | Exceptional Barn Conversion | Approx. 2,482 Sq Ft | Stunning Contemporary Interior | Four En-Suite Bedrooms | Magnificent Open-Plan Kitchen | Vaulted Ceilings & Exposed Beams | Versatile Annexe / Home Office Suite | Private Walled Garden | Beautiful Village Setting

There are homes that have been renovated, and then there are homes where the architecture has been allowed to take centre stage. Hall Farm Threshing Barn is very much the latter.

Recently completed and extending to approximately 2,482 sq ft, this remarkable barn conversion combines the scale, texture and character of the original agricultural building with a beautifully considered contemporary interior. Exposed brick, substantial timber beams and soaring vaulted ceilings sit alongside oak joinery, Crittall-style glazing and crisp modern finishes, creating a home that feels both dramatic and exceptionally comfortable.

The heart of the property is a superb sequence of living spaces. A striking dining hall immediately sets the tone, dominated by the barn's magnificent arched window and an oak-and-glass staircase that rises through the vaulted space. From here, the accommodation flows into an impressive kitchen, centred around a substantial island and finished with elegant cabinetry and stone-effect surfaces. Wide glazed doors can open the kitchen directly into the adjoining living room, allowing the two spaces to work together beautifully for entertaining while retaining the ability to create more intimate areas when required.

The living room itself is wonderfully generous, with oak flooring, a contemporary slatted feature wall and French doors opening onto the garden.

Bedroom accommodation is equally impressive. Four substantial double bedrooms are arranged across the barn, each offering its own sense of individuality and each benefiting from en-suite facilities. Vaulted ceilings, exposed roof timbers and carefully retained architectural details give the bedrooms a character rarely found in a modern home. The upper floor also incorporates a beautifully appointed bathroom, dressing room and extensive wardrobe space.

One of the property's most useful additions is the highly versatile supplementary accommodation. Currently shown on the floorplan as Bedroom Five, this is better considered as a study, utility and occasional living suite, incorporating its own kitchenette facilities and en-suite. Its position within the layout gives it genuine flexibility for home working, older children, visiting family or guests who would appreciate a greater degree of independence.

Outside, the garden has been designed to complement the property rather than compete with it. Enclosed by handsome brick walls, it combines lawn, planted borders and paved areas with a covered seating space, creating a private and remarkably attractive outdoor room that requires relatively little maintenance. Two additional outbuildings provide valuable storage and further practicality.

Set within the beautiful Nottinghamshire village of Gonalston, Hall Farm Threshing Barn is a home for somebody looking for something genuinely individual. It offers the atmosphere and architectural character of a traditional barn, yet the finish, layout and specification belong entirely to modern life.

Distinctive, beautifully executed and full of character, this is a conversion that feels every bit as special as the building deserved to become.

#### A Few Key Features

- 1: Underfloor heating to hallway and ground level of main barn.
- 2: Drains serviced by pumping station accessed on the drive.
- 3: Quartz worktops and splash backs to kitchen and utility. There are 2 Neff hide and slide ovens, a Neff induction hob with inbuilt extractor fan, dishwasher, a wine cooler and American style fridge/freezer.
- 4: Planning permission granted for adding window to utility/study area

#### Entrance Hallway

#### Living Room

15'11" x 15'5" (4.86m x 4.72m)

#### Kitchen

15'5" x 14'1" (4.70m x 4.30m)

#### Dining Room

16'0" x 11'11" (4.90m x 3.65m)

#### Additional Suite / Study

15'5" x 13'1" (4.72m x 4.00m)

#### Ground Floor WC

#### Bedroom 3

13'10" x 13'10" (4.22 x 4.22)

#### En-Suite

9'10" x 4'7" (3 x 1.40)

#### Bedroom 4

15'8" x 10'5" (4.80 x 3.20)

#### En-Suite

8'0" x 4'7" (2.45 x 1.40)

#### First Floor Landing

#### Bedroom 1

15'10" x 15'6" (4.84 x 4.74)

#### Dressing Room

14'1" x 7'11" (4.30m x 2.42m)

#### En-Suite Bathroom

8'7" x 7'10" (2.64 x 2.40)

#### Bedroom 2

15'5" x 10'5" (4.72 x 3.20)

#### En-Suite

5'10" x 5'10" (1.80 x 1.80)

#### Outside -

#### Outbuilding 1

17'6" x 9'2" (5.35m x 2.80m)

#### Outbuilding 2

13'10" x 8'0" (4.22m x 2.45m)

#### Agents Disclaimer

Disclaimer - Council Tax Band Rating - Newark and Sherwood Council – Tax Band F

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

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Road Map



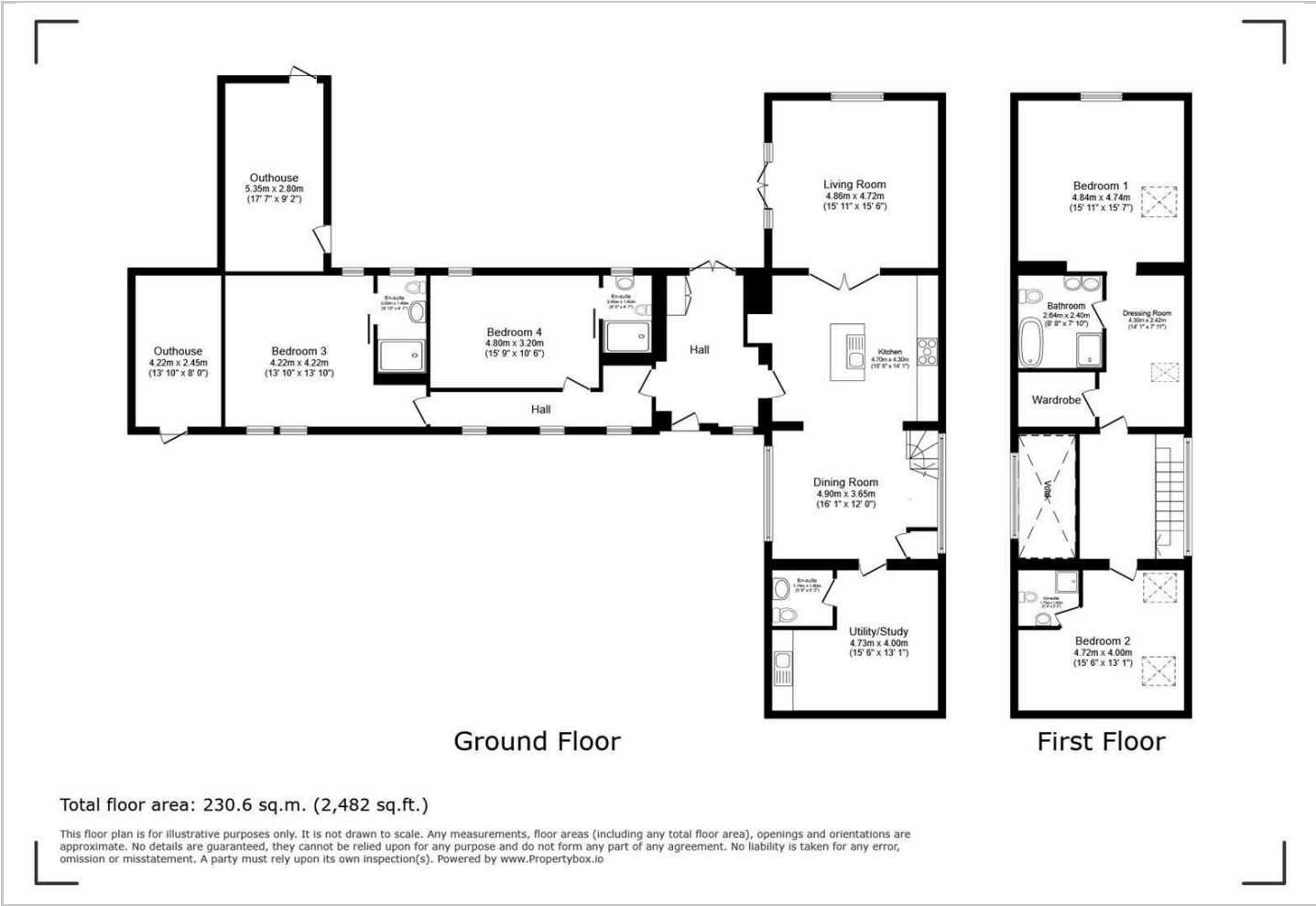
Hybrid Map



Terrain Map



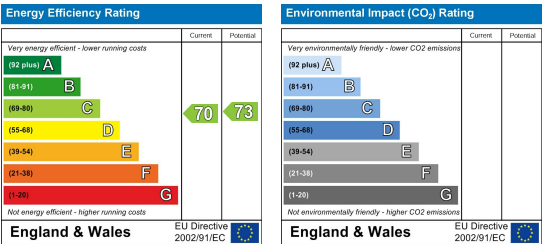
Floor Plan



Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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