

GRANARY LODGE

A HOME WHERE CHARACTER

TAKES CENTRE STAGE

Set within the village of North Wheatley, Granary Lodge brings together the character of a traditional barn conversion and the comfort of a home that adapts naturally to modern life. Its handsome red brick exterior introduces welcoming interiors where exposed brickwork, substantial timber beams and characterful fireplaces give each space its own identity. Throughout, these architectural details create a sense of warmth and continuity, complemented by a beautifully landscaped south-facing garden with space to relax and entertain.

The accommodation offers space for quiet evenings and sociable gatherings alike, with three reception spaces, including a vaulted first-floor sitting room with countryside views, alongside a well-appointed kitchen. Three generous bedrooms and a versatile fourth bedroom or study provide flexibility as family life evolves.

Outdoors, thoughtfully arranged entertaining areas and an impressive detached garden room extend the living space into the garden, while generous private parking adds everyday practicality. Together, the house and its surroundings offer an inviting balance of character, comfort and village life.



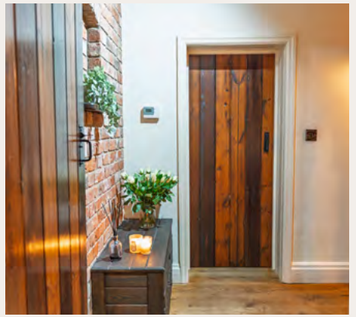




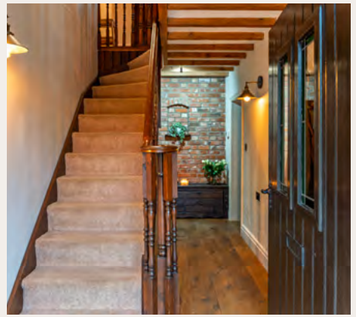
AN ARRIVAL

RICH IN HISTORY

The appeal of Granary Lodge is evident long before you step through the front door. Originally an agricultural building used as a granary barn, this handsome red brick property has been beautifully transformed into an individual home, retaining many of the architectural features that reflect its working past. A traditional clay pan tiled roof complements the warm red brick elevations, while a stone driveway leads towards the house, opening into a generous block-paved parking area with ample space for family and visiting guests.







An oak-framed entrance porch frames the front door and its attractive stained glass detailing, both within the door itself and in the glazing above. Inside, an impressive oak staircase draws the eye, creating a focal point within the welcoming entrance hall, where solid oak flooring, exposed brickwork and substantial timber beams provide a reminder of the building's agricultural origins. This combination of natural materials, traditional craftsmanship and considered finishes creates an inviting introduction to the home, setting the tone for the spaces that follow.



A COSY RETREAT

BESIDE THE FIRE

Positioned to the left of the main entrance hall, the ground-floor snug offers an inviting retreat, with generous proportions and dual-aspect windows that bring natural light into the room. An exposed brick fireplace housing a multi-fuel Stovax stove forms the focal point, with plenty of space for sofas and armchairs gathered around the fire.

Solid oak flooring complements the exposed brickwork and substantial timber beams overhead, reflecting the building's agricultural heritage and lending warmth and character to the space. It is an appealing setting for a favourite book on a winter afternoon or a quiet evening as the fire takes hold.













DESIGNED FOR

ENTERTAINING

Flowing naturally from the snug, the dining room combines solid oak flooring, exposed timber beams and charming brick nooks that offer space for display, additional storage or a drinks cabinet. The current owners' feature lighting above the dining table creates a striking focal point, adding individuality and atmosphere, while dual-aspect windows bring natural light into the room.

A glazed door opens directly onto the garden, extending the space outdoors during warmer months and creating an inviting setting for relaxed family suppers, leisurely Sunday lunches and evenings entertaining friends.



CRAFTED FOR COOKING

GATHERING AND EVERYDAY LIFE

At the heart of the home, the breakfast kitchen pairs traditional craftsmanship with the practical comforts of modern living. Bespoke cabinetry and granite worktops give the room a timeless quality, complemented by exposed timber beams that recall the building's agricultural past. The combination feels entirely at home within the barn, with natural materials bringing depth and character to an everyday setting.







A central island with an integrated breakfast bar creates a natural gathering point for morning coffee, informal family meals or keeping friends company while dinner is being prepared. It brings a sociable dimension to the kitchen, allowing conversation to continue while the cook gets on with the task at hand. Additional storage beneath the island keeps everyday essentials close by, helping the space remain organised and welcoming.









AT THE HEART

OF THE HOME

A double oven and induction hob with an extractor above cater for family meals and larger gatherings, supported by an integrated dishwasher, an under-mounted sink with mixer tap and provision for an under-counter fridge. These practical features sit comfortably within the traditional cabinetry, allowing the room's character to remain at the forefront.

Thoughtful finishing touches add texture and atmosphere throughout. Feature stone-effect wall tiles contrast beautifully with the granite worktops and traditional cabinetry, while ceramic floor tiling provides a practical and attractive finish. Dual-aspect windows allow natural light to fill the room during the day, giving way to the warm ambience of subtle plinth lighting in the evening.





PRACTICALITY THOUGHTFULLY

CONSIDERED

A step down from the kitchen leads into the boot room, providing a convenient place to leave coats and outdoor essentials after countryside walks or time in the garden. This useful transition between the main accommodation and the home's working spaces helps keep everyday clutter neatly contained.

The adjoining utility room offers ample storage for laundry and household necessities, housing the property's boiler alongside plumbing for a washing machine and tumble dryer. A separate WC provides convenience for family and guests, while the study lies a further step down from the boot room.



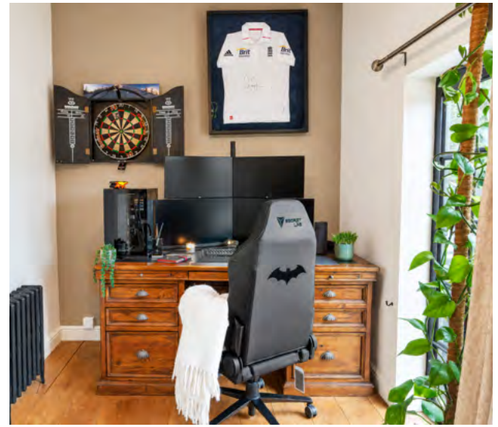


WORK AT YOUR

OWN PACE

Currently arranged as a home office, the study enjoys a sense of separation from the principal living spaces, making it a comfortable setting for focused work or quiet pursuits. Solid timber flooring lends warmth, while a glazed door brings in natural light and opens directly onto the rear garden, offering a welcome change of scene between tasks.

The room's versatility also allows it to serve as a fourth bedroom, creative studio or hobby room as needs evolve. Whether used for working from home, accommodating guests or making time for a favourite pastime, its position within the house provides a degree of independence while keeping the kitchen and everyday amenities close by.









A PRINCIPAL SUITE DESIGNED

FOR RELAXATION

Positioned to the right of the main entrance hall, the principal bedroom offers a wonderfully indulgent retreat, combining generous proportions with the warmth and architectural beauty of the original barn.

Beautifully spacious, the room currently accommodates a super king-size bed alongside freestanding wardrobes, with ample room to move comfortably around the furniture. Soft carpeting underfoot adds an extra layer of comfort, creating a luxurious and restful atmosphere.

Exposed timber beams add warmth and individuality, while dual-aspect windows allow natural light to filter through the room throughout the day, offering attractive views across both the front and rear of the property.

Imagine slow weekend mornings, enjoying a coffee in bed as the sunlight fills the room, or retreating here at the end of a busy day to enjoy the peace and privacy of your own sanctuary.



GENEROUS PROPORTIONS AND

THE LUXURY OF PRIVACY

The adjoining en-suite shower room completes the suite beautifully, fitted with a generous walk-in shower, vanity wash hand basin and WC. Contemporary tiling complements the exposed beams, bringing together modern comfort and traditional craftsmanship. With its ground-floor position, impressive proportions and private en suite, this is a principal bedroom designed to be enjoyed, offering a beautiful balance of everyday practicality and understated luxury.















ORIGINAL PROPORTIONS

LASTING CHARACTER

The first-floor sitting room captures the architectural beauty of Granary Lodge, making full use of the building's original proportions with a dramatic vaulted ceiling and exposed timber beams. Windows on three elevations fill the room with natural light and frame views across the surrounding countryside, enhancing the sense of openness beneath the soaring roof.

Solid oak flooring adds warmth, while an exposed brick fireplace complements the timbers overhead. Generous yet welcoming, the room comfortably accommodates substantial sofas and armchairs, providing an inviting setting for relaxed family evenings and entertaining friends.



GENEROUS SPACE,

GENTLE SECLUSION

A door opens onto the traditional granary steps, providing direct access down to the garden and a distinctive reminder of the building's working past. During the warmer months, this connection makes it easy to move between the sitting room and outdoor entertaining spaces, extending gatherings into the garden.

Its elevated position also provides a sense of separation from the accommodation below, lending itself equally well to a family lounge or a quieter retreat. Impressive without feeling formal, the room draws its appeal from the balance of generous space, natural materials and far-reaching outlooks.











BENEATH

THE BEAMS

Continuing along the first floor, Bedroom Two is a generously proportioned double, with exposed timber beams lending warmth and architectural interest. Dual-aspect windows bring in natural light and frame views across the surrounding countryside, creating a peaceful setting.

Bespoke fitted wardrobes provide excellent storage while leaving ample room for additional furniture, making this a comfortable bedroom for family or guests. Traditional craftsmanship sits naturally alongside everyday practicality, retaining the character of the original barn.



CLASSIC LINES AND

CONTEMPORARY COMFORT

The family bathroom combines traditional elegance with contemporary comfort, centred around a freestanding roll-top slipper bath that invites a long soak at the end of the day. Its distinctive shape creates an elegant focal point, complemented by ceramic tiling that lends a timeless finish and keeps the room practical for everyday use. A vanity wash hand basin provides useful storage, while a WC and chrome heated towel rail complete the fittings. Together, these details create a welcoming space for daily routines, with a touch of indulgence when there is time to linger.











A PEACEFUL THIRD

BEDROOM

Completing the first-floor bedroom accommodation, Bedroom Three combines generous proportions with exposed timber beams and wooden flooring, retaining the warmth and character of the original barn. Dual-aspect windows bring in daylight and frame views towards the surrounding landscape, creating a bright, comfortable double bedroom for family or overnight guests.

Access to useful eaves storage makes good use of the space beneath the roofline, keeping seasonal belongings, luggage and household essentials neatly tucked away.

The room could also serve as a peaceful hobby room or an additional home office, providing flexibility as the needs of the household change.





LANDSCAPED

FOR LEISURE

The south-facing garden at Granary Lodge extends the living space outdoors, bringing together landscaped terraces, established planting and quieter corners to enjoy throughout the day.

A generous lawn provides room for children to play or an afternoon in the sunshine, bordered by greenery that adds colour, texture and seasonal interest while lending a sense of privacy. A raised decked terrace offers ample space for a dining table and comfortable seating, making it a natural gathering place for leisurely summer lunches or evening drinks.















BEYOND THE LAWN, MORE

POSSIBILITIES AWAIT

From here, the garden's different levels lead to a sunken seating area with its own outdoor fire pit, creating an intimate setting where conversation can continue as daylight fades. There is space to entertain friends, settle beside the fire or find a quiet seat among the planting.

The balance of open lawn and thoughtfully arranged seating areas gives the garden a varied yet connected feel, with somewhere to enjoy each part of the day.

A more recent addition, the garden room offers a versatile setting separate from the main house. Currently used as a home gym, it is fully insulated and equipped with electricity, heating and Wi-Fi boosters for year-round comfort.

Generous bi-folding doors fill the interior with natural light and open directly onto the garden. Equally suited to a home office, creative studio, hobby room or quiet retreat, this adaptable space provides welcome separation from the activity of the house while keeping the outdoors close at hand.



ON YOUR
DOORSTEP

North Wheatley is one of those villages that feels quietly special, combining the tranquillity of rural Nottinghamshire with a wonderfully welcoming community and a surprising variety of amenities right on the doorstep.

Village life centres on the hall, cricket pitch, tennis courts, bowls club and playing fields, offering opportunities to join local clubs, watch a summer match or spend time outdoors.

A well-stocked village shop provides everyday essentials, while the café serves homemade produce and offers somewhere to meet friends over coffee. Regular pop-up events, visiting food trucks and community evenings bring neighbours together, from pizza nights to seasonal celebrations, with plans for a future microbrewery.

For families, North Wheatley Primary School previously achieved an Outstanding Ofsted rating, while secondary options include The Elizabethan Academy in Retford and Queen Elizabeth's Grammar School in Gainsborough. Beyond the village, rural footpaths and quiet lanes invite walking and cycling, with woodland trails, open parkland and lakeside walks at nearby Clumber Park.

Retford offers independent shops, cafés, restaurants and everyday amenities around its historic market square, making it an appealing destination for a leisurely weekend visit. Gainsborough provides further shopping, dining and leisure facilities within easy reach.

Direct mainline services from Retford to London King's Cross support commuting, while convenient access to the A1 provides connections across Nottinghamshire, Lincolnshire and South Yorkshire. Together, these links allow village life and countryside surroundings to sit comfortably alongside community, convenience and connectivity.



FLOOR
PLAN

Approximate Gross Internal Area = 159.9 sq m / 1721 sq ft. Cellar = 19.2 sq m / 206 sq ft. Garden Room = 28.9 sq m / 311 sq ft.

Total = 208.0 sq m / 2238 sq ft. (Excluding Eaves Storage) Illustration for identification purposes only. Measurements are approximate. Not to scale.



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