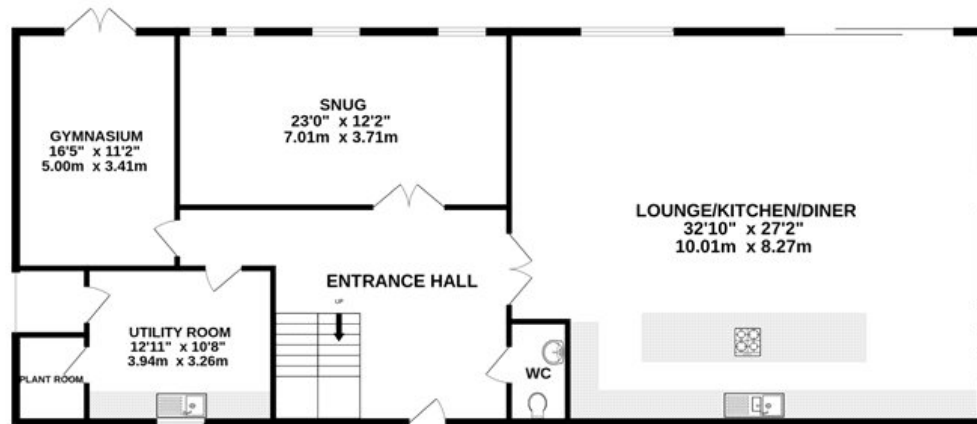




Field View Barn, Langar Lane, NG13 9HB

Guide Price: £1,500,000

GROUND FLOOR
1819 sq.ft. (169.0 sq.m.) approx.



1ST FLOOR
1706 sq.ft. (158.5 sq.m.) approx.



TOTAL FLOOR AREA : 3525 sq.ft. (327.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 ©2024





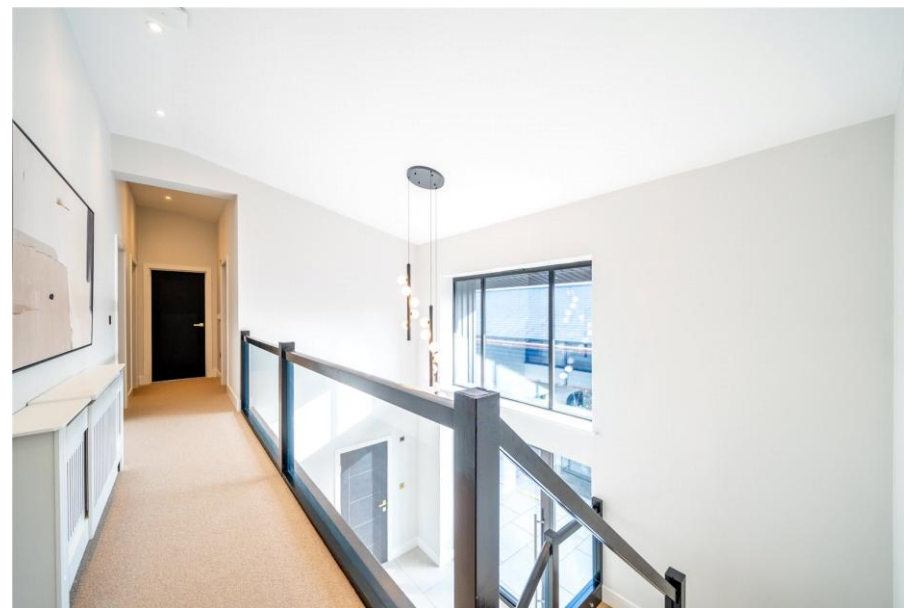
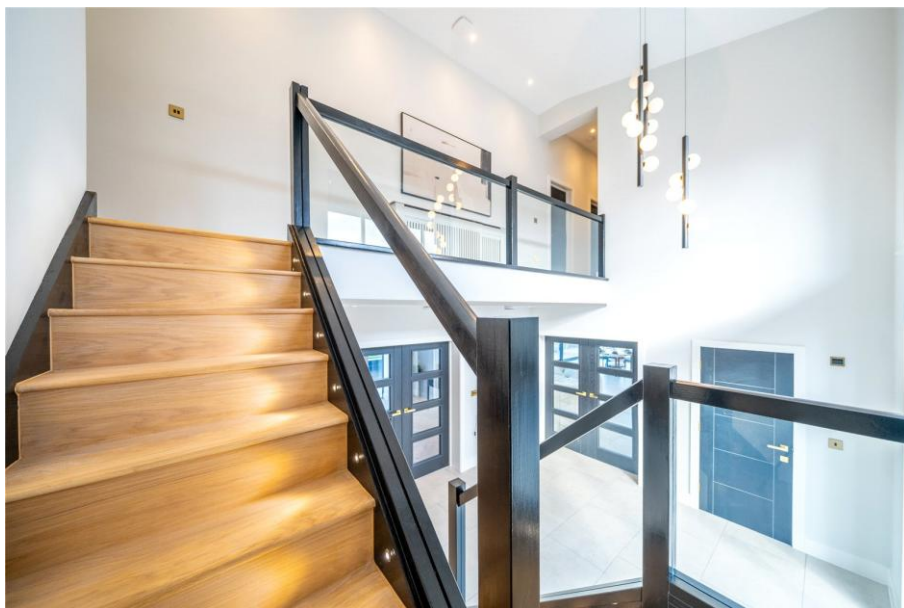
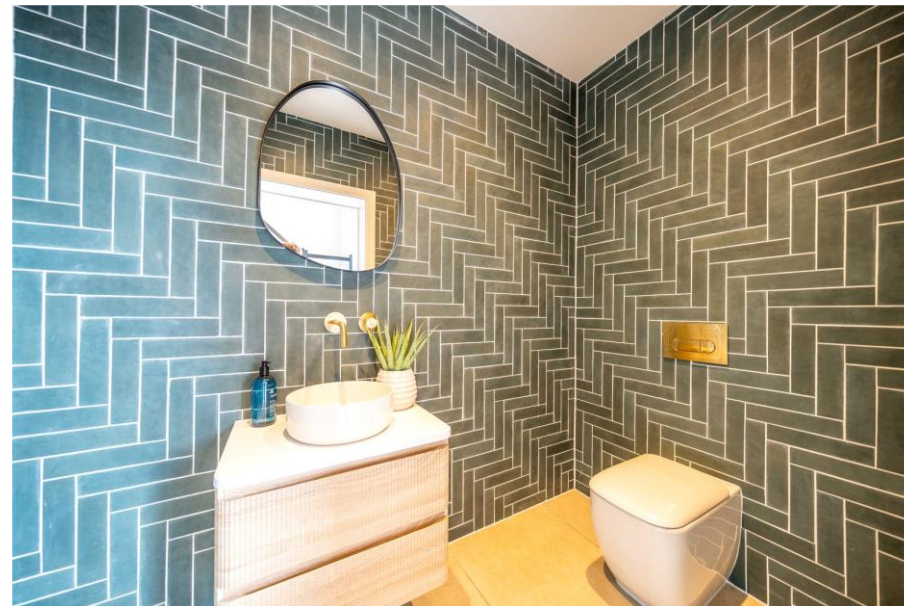


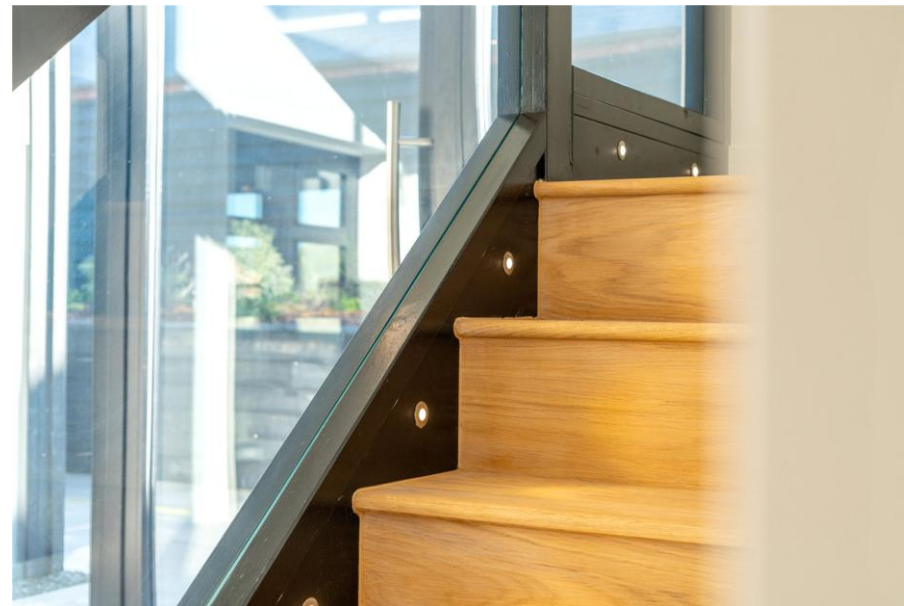




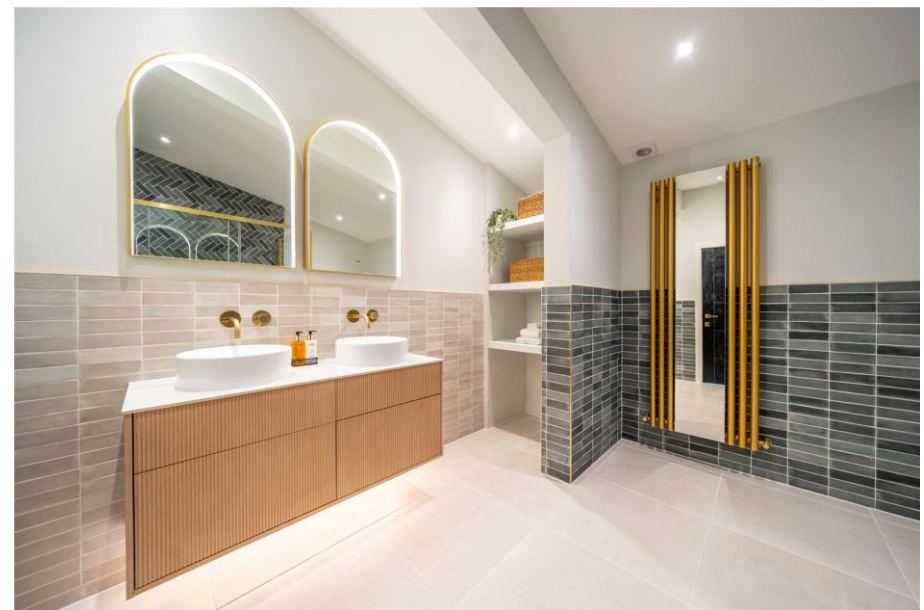
















Field View Barn, Langar Lane, NG13 9HB

Field View Barn is a brand newly completed grand design home completed to an incredibly high specification throughout and enjoying spectacular open countryside views. The property scores an impressive B rating (83/83) on the EPC and has underfloor heating throughout the ground floor. Located in the highly regarded village of Langar behind electric gates the plot extended to 0.5 acres with an insulated detached double garage with electric composite door. The property also has a 360-degree CCTV system with remote monitoring capability and gate entry system. The landscaped grounds and gardens have dusk mood lighting and an outdoor kitchen with granite worktops and a fire pit.

The impressive entrance hall has a vaulted ceiling with feature staircase and a galleried landing. The fabulous open plan kitchen diner and living space has floor to ceiling picture windows enjoying those lovely countryside views. The high specification kitchen has Miele appliances and is completed by Materia corchia gold worktops. Separate living room with parquet flooring and built in units with a window seat. There is a second reception room currently arranged as a home gymnasium that would also make a great playroom/home office or snug. There is also a large utility room/boot room with Miele appliances and a downstairs wc.

Upstairs the master bedroom is impressive in size and offers incredible views from floor to ceiling picture windows. There is a fitted dressing room and an ensuite bathroom. Two further ensuite bedrooms, one which also has a fully fitted dressing room. Two further bedrooms and the family bathroom. Offered for sale with no upward chain, Field View Barn offers a rare opportunity to acquire an individual and unique new home in a lovely location and finished to an exceptionally high standard.

Accommodation & Amenities

- Exclusive Development Opp. Langar Hall
- Secure Electric Gated with CCTV & Video Entry
- Newly Completed, High Spec. Grand Design Home
- Fabulous Landscaped Grounds & Gardens of 0.5 Acres
- Lovely Views from Large Windows Across Open Fields
- 83/83 EPC B Rating with Underfloor Heating
- Impressive Entrance Hall with Galleried Landing
- Incredible Open Plan Kitchen Diner & Living Space
- Two Further Reception Rooms & Boot Room/Utility
- Three En-suite Bedrooms & Two Further Bedrooms
- Miele Appliances & Air Conditioning
- Highly Regarded Village Location
- No Upward Chain