



**Hanstubbins Barn, Hanstubbins Road, Selston,  
Nottingham, Nottinghamshire NG16 6BL**

**£475,000**

Tel: 0115 9680268

 **jms**

- Four Double Bedrooms
- Unique Design & Build
- No Upward Chain
- Stunning Internal Finish
- Large Driveway & Garage
- Viewing Essential To Appreciate

A truly exceptional and distinctive detached family residence — offering a standard of quality and individuality rarely found on the open market.

Hanstubbin Barn is an immaculate individual professionally built home that masterfully blends the charm of a traditional barn with the comforts and sophistication of contemporary living and the furniture could be included. Thoughtfully designed by its current owners, this remarkable property achieves the perfect harmony between rustic character and modern luxury.

Highlights include full-height arched windows that echo the original barn entrance, an exposed brick double-sided fireplace with inset log burner, engineered oak flooring, and an abundance of bespoke design details throughout.

The beautifully appointed accommodation begins with a striking entrance dining hall — a spacious and versatile area that immediately sets the tone for the quality within. A large dual-aspect reception room is flooded with natural light, featuring the signature arched full-height window and French doors opening onto the rear garden. The ground floor also includes a well-positioned study, a stylish shower room, and a stunning farmhouse-style kitchen with solid wooden worktops and a granite worktop central island. A convenient utility which has a door to the side elevation.

The oak staircase ascends to a generous landing that leads to four double bedrooms, including a luxurious master suite with en suite shower room, and a beautifully finished family bathroom.

Externally, Hanstubbin Barn enjoys a commanding position behind a rustic rumbled-edge brick wall and gated entrance, on its privately owned drive which opens onto a substantial, immaculately maintained frontage. The gravel driveway offers ample parking for several vehicles and includes an electric point for a camper van. A detached oak framed double garage with twin doors provides further convenience.

The rear garden continues the theme of hard landscaped elegance, featuring an Indian sandstone patio and stone-chipped borders — all enclosed by mature hedging and secure fencing, creating a private and peaceful south facing outdoor retreat.

#### **DINING HALL**

w: 4.98m x l: 3.56m (w: 16' 4" x l: 11' 8")

A stunning entrance to this fine property having engineered oak flooring with underfloor heating, under stairs storage cupboard with lighting and dual aspect feature fireplace with brick built surround and log burner. Internal door to the lounge, study, shower room and breakfast kitchen. Solid feature wrap around oak staircase to the first floor.

#### **LOUNGE**

w: 5.99m x l: 3.53m (w: 19' 8" x l: 11' 7")

A dual aspect 20ft lounge with feature arch topped full height window to the front elevation which allows an abundant amount of natural light to pour into the property and double glazed French doors opening onto the rear garden, engineered oak flooring with underfloor heating and again enjoying that dual aspect feature fireplace with brick built surround and inset log burner.

#### **KITCHEN**

w: 4.6m x l: 4.57m (w: 15' 1" x l: 15' )

A beautifully finished and in keeping farmhouse style kitchen blending modern and timeless perfectly having a range of wall cupboards, base units and drawers with solid wooden worktops. A central island with granite working surface completes the look. There is also a Belfast sink and an integrated Neff oven. There is also space for a fridge/freezer, ceramic tiled floor with underfloor heating, feature bay with double glazed Velux window and double glazed doors opening onto the private rear garden.

#### **UTILITY**

w: 2.9m x l: 1.5m (w: 9' 6" x l: 4' 11")

A handy and well placed utility with a range of matching wall & base units with worktop incorporating an inset one and a half bowl stainless steel sink & drainer unit with tap over. There is also plumbing for washing machine and dishwasher, wall mounted combi boiler and ceramic tiled floor with underfloor heating. UPVC door to the side.

**STUDY**

w: 2.95m x l: 2.03m (w: 9' 8" x l: 6' 8")

With engineered oak flooring with underfloor heating and two double glazed windows to the front elevation.

**DOWNSTAIRS SHOWER ROOM**

w: 2.92m x l: 1.78m (w: 9' 7" x l: 5' 10")

A third shower room/bathroom perfectly placed on the ground floor with a three piece suite comprising a shower enclosure with wall mounted shower, low flush WC and an upstand wash hand basin. There is also an obscure double glazed window to the side elevation and has tiled underfloor heating.

**FIRST FLOOR LANDING**

With stained glass feature window half way separating the ground and first floor alongside a Velux window that helps a host of natural light to pour into the property.

**MASTER BEDROOM**

w: 4.57m x l: 2.9m (w: 15' x l: 9' 6")

A generous master suite with pleasant views to the rear. There are double glazed windows, additional Velux window, radiator and internal door opening into the en suite shower room.

**EN-SUITE**

w: 2.87m x l: 1.42m (w: 9' 5" x l: 4' 8")

A modern en suite shower room with a three piece suite comprising a shower enclosure with wall mounted shower, wash hand basin and a low flush WC. There is also a chrome heated towel radiator, ceiling lighting and an obscure double glazed window to the side elevation.

**BEDROOM TWO**

w: 3.94m x l: 3.43m (w: 12' 11" x l: 11' 3")

A second double bedroom with a radiator, ceiling light point and a double glazed window to the front elevation.

**BEDROOM THREE**

w: 3.56m x l: 3.15m (w: 11' 8" x l: 10' 4")

A third double bedroom with a radiator, ceiling light point and a double glazed window to the front elevation.

**BEDROOM FOUR**

w: 3.53m x l: 3.15m (w: 11' 7" x l: 10' 4")

A fourth and final bedroom again suitable for a double bed with a radiator, ceiling light point and a double glazed window to the rear elevation.

**FAMILY BATHROOM**

w: 2.51m x l: 2.29m (w: 8' 3" x l: 7' 6")

A modern and neutral fully tiled family bathroom with a four piece suite comprising low flush WC, vanity sink unit, whirlpool bath with internally plumbed hydro massage jets. Shower enclosure with rainfall shower, chrome heated towel rail, obscure double glazed window to the front elevation and an extractor fan.

**OUTSIDE**

Externally, the property stands magnificently well on a privately owned driveway behind a rustic rumbled edge high level brick wall with gated entrance which opens onto an extremely generous frontage which is immaculate and easy to maintain with a large area of stone chippings providing off road parking for several vehicles, there is an electric point for a camper van. There is also plenty of space for sitting and entertaining and a detached oak framed double garage with twin doors. To the rear of the property there again is a hard landscaped immaculately maintained private garden, having a split between Indian sandstone patio and stone chipped borders and is all securely enclosed by fenced and hedged boundaries.

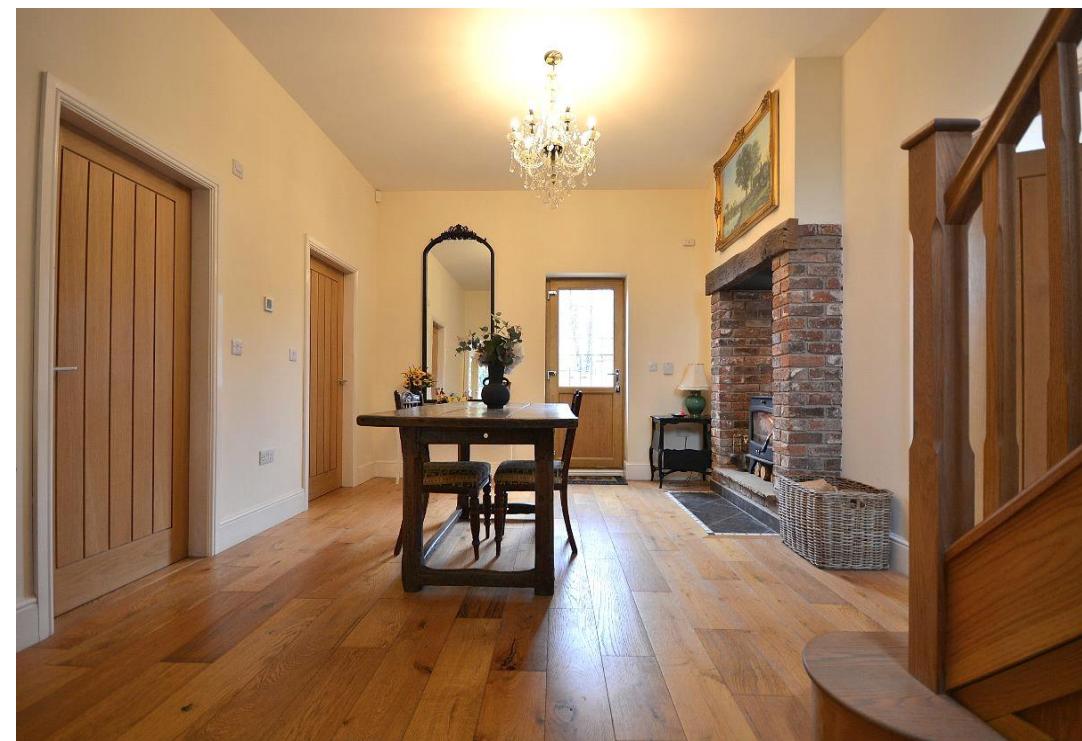
**DETACHED DOUBLE GARAGE**

w: 5.64m x l: 5.08m (w: 18' 6" x l: 16' 8")

Oak framed with twin doors. Internal power and lighting.

**TENURE**

The property is being sold as a freehold. With vacant possession on completion. The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific detail.



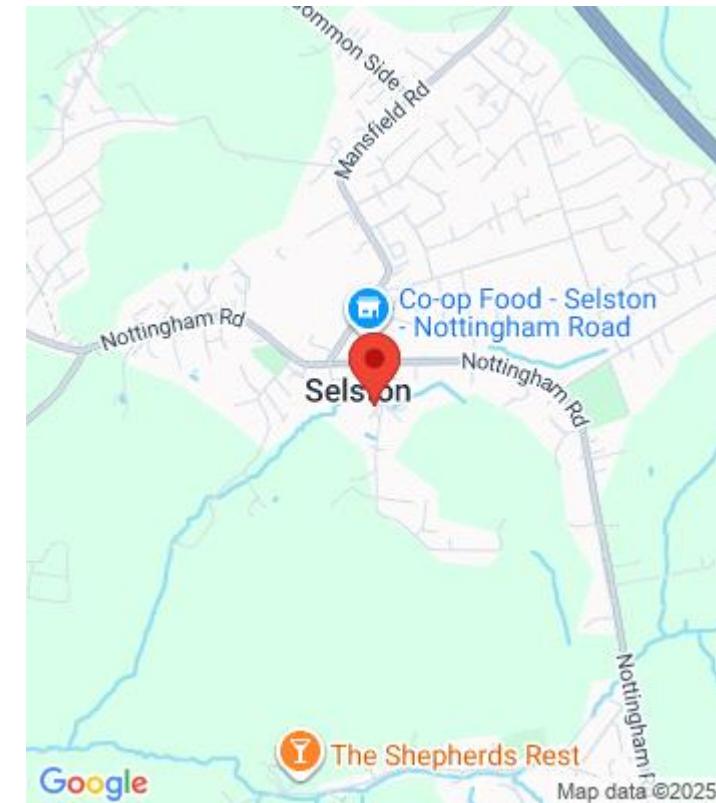
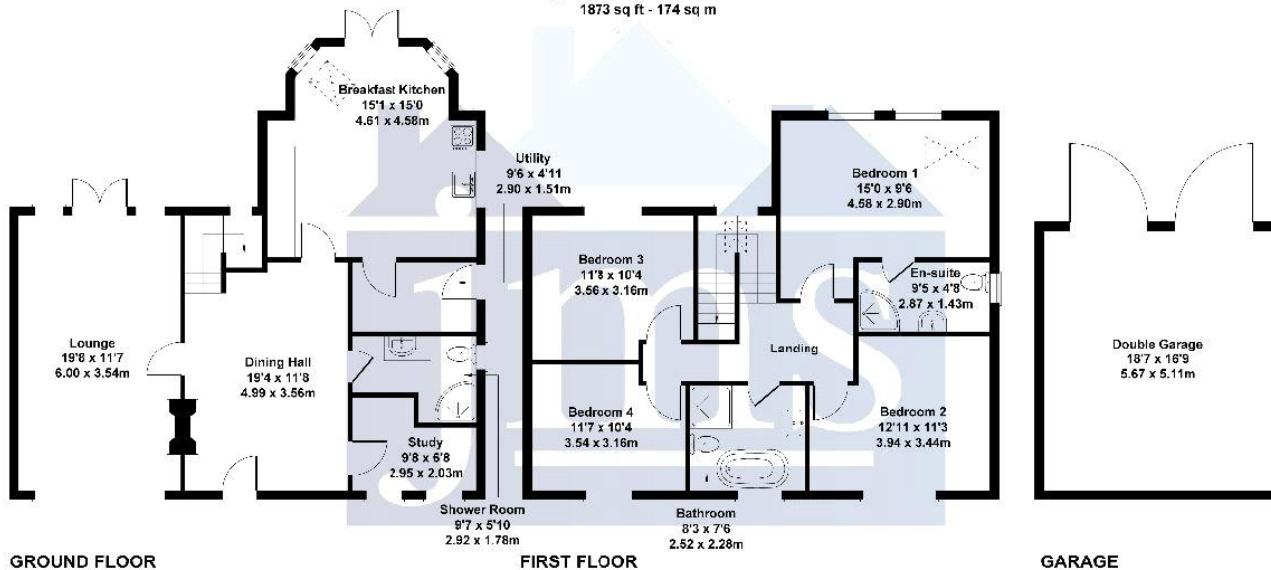






## Hanstubbin Road, Selston, Nottinghamshire, NG16 6BL

Approximate Gross Internal Area  
1873 sq ft - 174 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	85
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only  
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