



# Hill Farm Barns

whatton=in=the=vale, nottinghamshire

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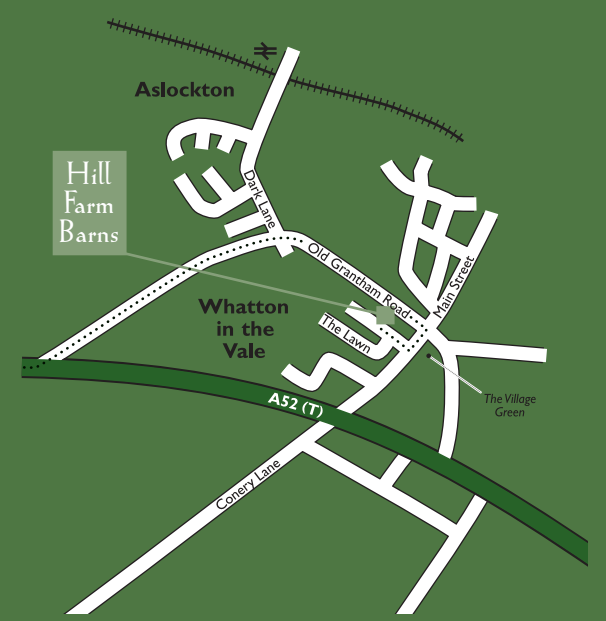
## Specification

Hill Farm Barns represent the utmost in luxury and contemporary living. Each barn is individually designed retaining original features and timbers combined with natural floorings in wood or stone.

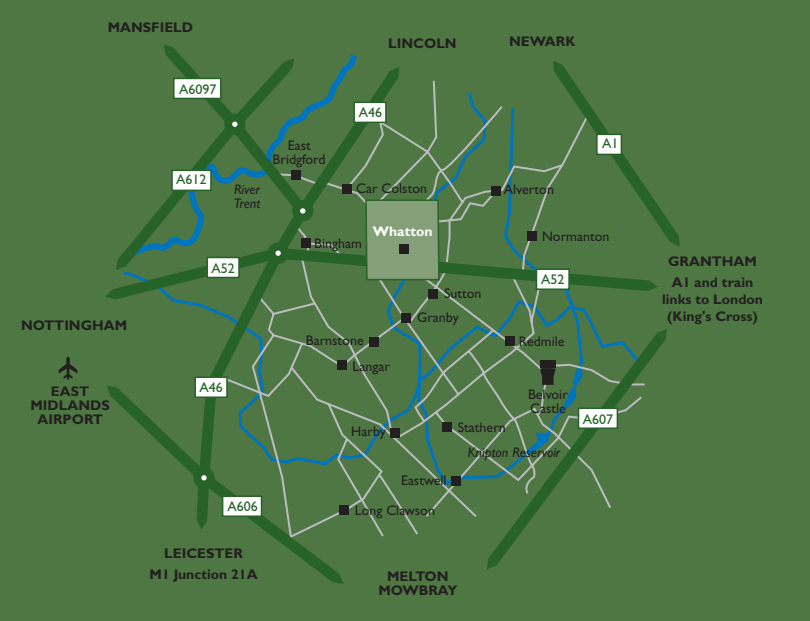
Built to the latest specification combining efficiency with unique character and style. The properties contain full gas central heating and feature fireplaces all unique to each barn,

with gas log burning stoves. The kitchen and utility are fully fitted with integrated appliances including range cooker and extractor hood, dishwasher and fridge freezer. There are outside taps, power points, lighting and burglar alarms to each property. Bathrooms and en suites fitted and tiled to a high standard.

All barns have French doors leading to patios and terraces with landscaping to gardens.



Selling Agents  
**FPDSavills**  
 0115 934 8020



Above: Artist's impression showing mature planting

Clarke Holdings offer a bespoke and varied specification on all homes, where possible. The specification may vary according to style and purchaser should not rely wholly on the descriptions given. Our policy is one of continuous development and improvement. Clarke Holdings therefore reserve the right to alter the specification of these homes without prior notice. All measurements are approximate. Although every care has been taken to ensure that the information contained within this brochure is correct, contents do not form part of, or constitute representation or any part of the contract.



## Whatton-in-the-Vale

The village of Whatton-in-the-Vale is situated in the picturesque Vale of Belvoir a rural location 13 miles from Nottingham, off the A52 between Nottingham and Grantham and 3 miles from the market town of Bingham with shops and schools.

Whatton has excellent road and rail links, with the A46 connecting to the M1 (junction 21A), Aslockton railway station is just one quarter of a mile away, connecting to Nottingham, Grantham and Newark. Grantham being 1 1/2 hours to London King's

Cross railway station. The East Midlands Airport is 25 miles away. There are several local bus services connecting to Nottingham, Grantham, Newark and surrounding villages.

Whatton is closely connected with the neighbouring village of Aslockton the birthplace of Thomas Cranmer, Archbishop to King Henry VIII. He was born at Cranmer House in 1489 and worshipped with his father at St John of Beverly, Whatton's Parish Church. Aslockton has a local infant school, public houses, a shop and post office.

Since 1919 Whatton Manor has been the home of the Player family of the tobacco company John Player and Son, and home to the Whatton Stud. The Player family donated the village Jubilee Hall to Whatton where social activities such as concerts, harvest suppers and the general village gatherings take place.

Set in the countryside Whatton is ideal for the sporting enthusiast with horse riding, walking, tennis, golf and shooting all within the surrounding area.

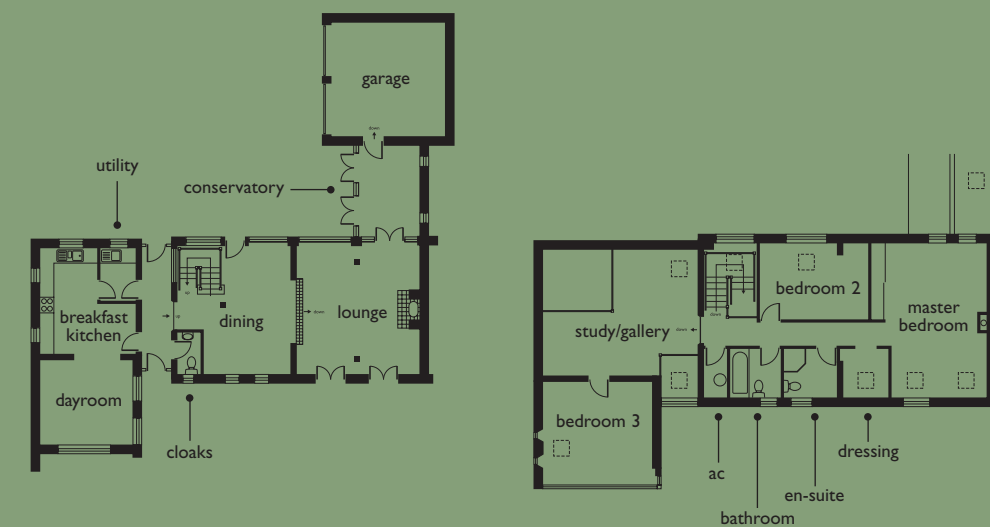
### i Hill Barn

#### GROUND FLOOR

Lounge/Dining	10.8m x 5.8m	35' 6" x 19' 0"
Dayroom	4.2m x 3.8m	13' 10" x 12' 6"
Kitchen/Utility	4.6m x 4.4m	15' 1" x 14' 6"
Conservatory	4.5m x 2.8m	14' 9" x 9' 3"

#### FIRST FLOOR

Master Bedroom	4.1m x 3.4m	13' 6" x 11' 3"
Bedroom 2	4.1m x 2.8m	13' 6" x 9' 3"
Bedroom 3	4.8m x 4.2m	15' 9" x 13' 10"



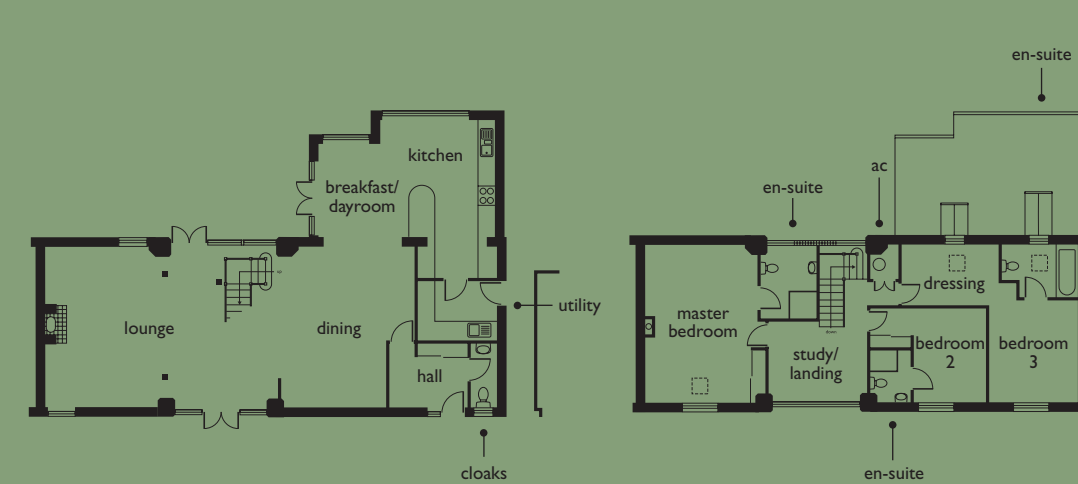
### ii The Granary

#### GROUND FLOOR

Lounge/Dining	12.4m x 5.3m	40' 9" x 17' 6"
Kitchen	6.2m x 4.0m	20' 4" x 13' 1"

#### FIRST FLOOR

Master Bedroom	3.4m x 3.2m	11' 3" x 10' 6"
Bedroom 2	2.8m x 2.4m	9' 3" x 7' 11"
Bedroom 3	5.3m x 4.1m	17' 5" x 13' 6"



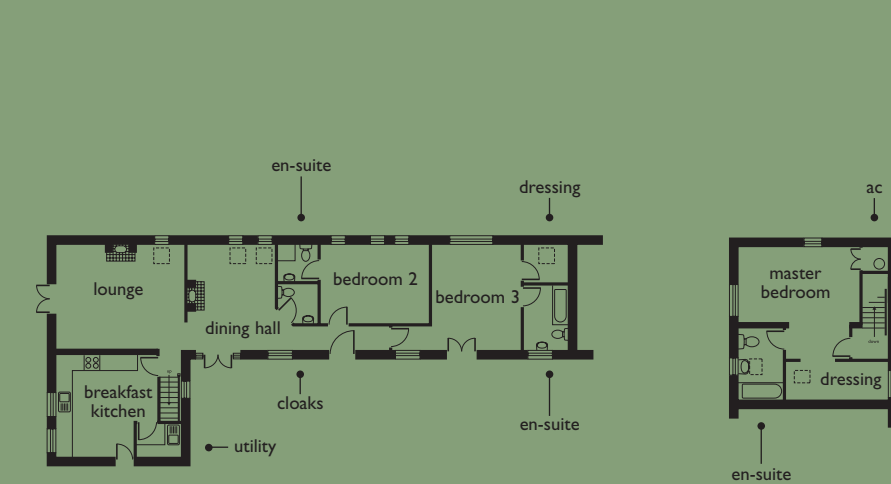
### iii The Shires

#### GROUND FLOOR

Lounge	5.7m x 5.6m	18' 9" x 18' 5"
Dining Hall	5.0m x 4.0m	16' 6" x 13' 1"
Kitchen	5.0m x 4.5m	16' 6" x 14' 9"
Bedroom 2	4.5m x 2.8m	14' 9" x 9' 3"
Bedroom 3	4.8m x 3.8m	15' 9" x 12' 6"

#### FIRST FLOOR

Master Bedroom	4.7m x 3.6m	15' 6" x 11' 10"
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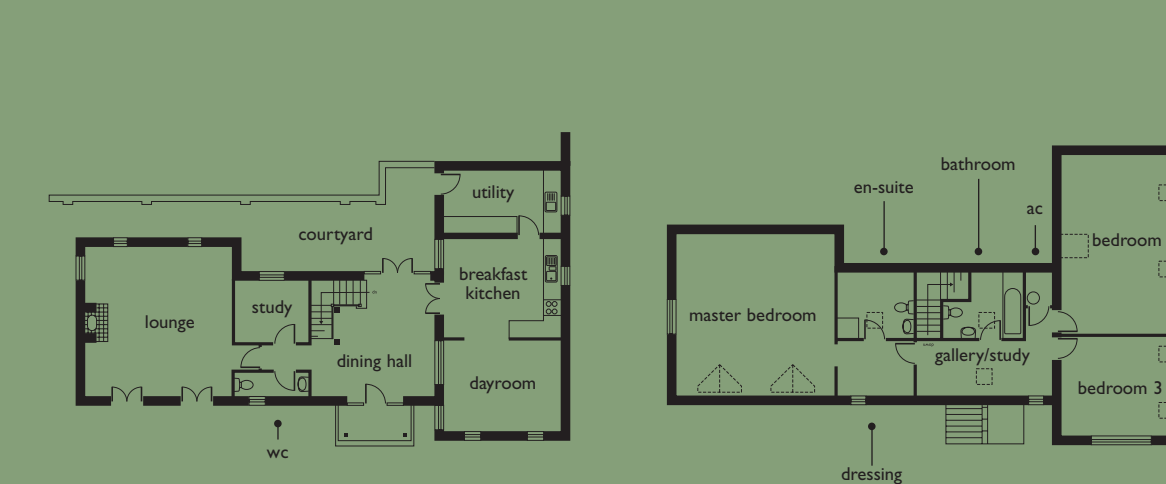
### iv Fleet Cottage

#### GROUND FLOOR

Lounge	5.6m x 5.4m	18' 5" x 17' 9"
Dining Hall	4.7m x 4.5m	15' 6" x 14' 9"
Kitchen	4.1m x 3.6m	13' 6" x 11' 10"
Study	2.3m x 2.3m	7' 6" x 7' 6"
Dayroom	4.2m x 3.4m	13' 10" x 11' 3"

#### FIRST FLOOR

Master Bedroom	5.6m x 5.4m	18' 5" x 17' 9"
Bedroom 2	6.1m x 4.0m	20' 0" x 13' 1"
Bedroom 3	4.0m x 3.3m	13' 1" x 10' 10"



Photographs of Whatton-in-the-Vale and surrounding area

All dimensions are approximate

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