

BELVOIR VUE



Unrivalled Setting, Unique **Home**

Enjoy the best views in the Vale of Belvoir, from your own bedroom balcony, in an utterly unique home where modernity sits in harmony with its surrounds.

Designed to soak up the sunlight from dawn 'til dusk, stretching out over a plot of around 500 metres, Belvoir Vue takes its architectural inspiration from the Frank Lloyd Wright Prairie House style; with emphasis on length and footprint as opposed to height, maximising its elevated setting to absorb views over the vale in every direction.

Nestled on the cusp of Leicestershire and Nottinghamshire, Belvoir Vue is unrivalled in both location and design.



A **Grand** Entrance

From Sutton Lane, make your way along the private driveway, pulling through the stylish and secure, 10-ft, camera-monitored electric gated entrance, sweep onto the golden gravelled courtyard where there is abundant parking for ten or more cars, alongside a double garage and car port.

Further parking is available along the gravel road, leading down to a large, secure storage unit. High hedging ensures a sense of real privacy pervades.



Embrace **The** **Outdoors** From Within

Immediately the contemporary prairie styling of the home can be seen in the high level of glazing, ensuring views and light from sunrise to sunset.

Double doors open into the entrance hall, where views of the rear garden and lake greet you instantly via glass double doors directly opposite. Light flows down from the modern Minstrel's Gallery above, as the walnut and glass floating staircase lifts effortlessly to the first floor.



Energy **Efficient**

Underfoot, large grey ceramic tiles are warmed by underfloor heating, continuing throughout the ground floor level.

Powered by the efficiency of the Air Source Heat Pump, RHI credits at Belvoir Vue work out at £500 per quarter, courtesy of its many eco-perks including solar panels, ventilation and over insulation.



High Spec Finish

Crisp and minimal in its décor, walnut doors and cedar cladding rising up on the wall by the staircase add subtle warmth, with white walls and ceiling elsewhere. Versatile and flexible, dress this room as your dining hall, games room or reading room.

Freshen up in the handy cloakroom on the left, furnished with wash basin and WC, before making your way into the living room on the right.



Warmth And Welcome

Retaining a constant connection with the outdoors, floor to ceiling glazing accompanies you through every room at Belvoir Vue.

Contemporary shades of grey and white are lifted by the natural warmth of the cedar cladding to one wall, whilst a host of feature light fittings shower down ambient glow in the evening.

Emanating warmth and welcome throughout the room is the centrally situated log-burning stove, a welcoming beacon when returning indoors via the French doors, after dining alfresco in the summer months.





An **Abundance** of Light

Beyond the French doors, a gravel border runs around the perimeter of the home, accessorized by colourful planters. Beyond, the garden flows out down to the large pond, a haven for wildlife.

A home with such simple flow, step back out into the entrance hall and across into the open plan, clean-line Germanic kitchen.



Open Plan **Living**

Glossy white, floor-to-ceiling handleless units provide plenty of storage to one side, complemented by sleek stainless-steel fittings.

Top quality appliances include an electric oven with pizza stone drawer and warming drawer, steam oven, induction hob with disappearing extractor and Quooker steam tap, alongside an impressive single door, German industrial style fridge-freezer with ice maker and controllable temperature wine cabinet.



Heart of The **Home**

Quartz and walnut combine on the central island-breakfast bar, inviting sociable dining. The ultimate entertaining space for family and friends – both living room and kitchen contain built-in cinema sound systems, whilst the feature pendants and spotlights are all dimmable and zoned LED lights. Energy efficient, the temperature of each room is also individually and Smart controlled via thermostat.



Feast Your Eyes

From the kitchen, continue into the utility room, where there is plumbing for a washer-dryer and further storage. Off the utility room, there is access via a rear lobby into the integral garage and annex.





Make Your Way To The **First Floor**

Returning to the entrance hall, ascend the floating staircase, emerging on the light-filled landing where elevated views greet you to the front and rear, over the gardens and out over the valley.

Light pours in through the roof lantern overhead, its flow down aided by a complement of glass balustrades. French doors lead out to the balcony for heavenly afternoons spent in the sunshine, or evening aperitifs and sundowners soaking up the sunsets.

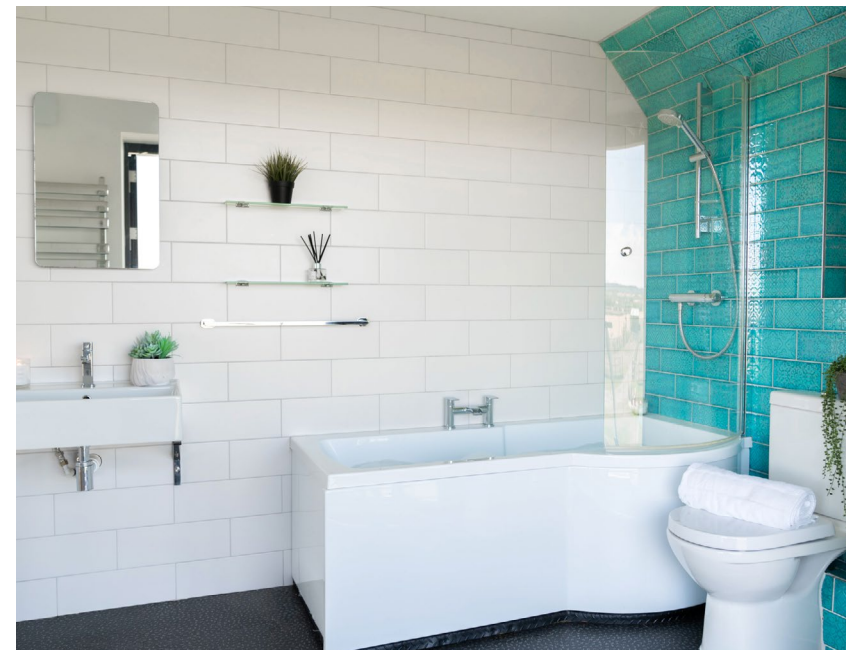


Bedroom **Bliss**

Sense the warmth from beneath your feet, as conductive carpet allows the underfloor heating to emanate.

Make your way through into the main bedroom, where walnut, mirrored wardrobes provide plenty of storage in the dressing room. Views of the garden and pond and rolling countryside serenade you instantly as you emerge into the sleeping area, where a super-king-size bed offers a sound night's sleep, set to a walnut backing with low key bedside lighting.





Relax and **Unwind**

Step out onto the cantilevered 'floating' terrace and sense the connection with the outdoors and fields below. Facing due south, follow the sun as it charts the day's progress from east to west.

Balcony doors also open from the ensuite. Furnished with a wash basin, WC, bath with overhead shower and Turkish-style ceramic tiles, soak up the light and views as you soak away the aches of a busy day.



Room For **The Family**

Also nestled to the rear of the home, is the second bedroom, where a corner of floor to ceiling glazing once more connects you to the outdoors.

A copper motif plays out in the lighting and furnishing for a warm and retro feel amidst the modernity. Freshen up in the ensuite, with walk-in shower, wash basin vanity unit and WC, with far reaching views to the hills from the wide window above.



Sweet **Slumber**

A Jack 'n' Jill bathroom containing a deep, centrally filling bath with showerhead attachment, two-drawer vanity unit wash basin and WC also opens into bedroom three. Spacious, bright and neutral, the third bedroom also benefits from a storage cupboard.

A fourth double bedroom looks out over the grounds and fields beyond, with an outlook to the large outdoor storage unit too. Consider its potential for use as a home office for those wishing to work from home.





Ann-**extra income**

Accessed via the rear lobby, stairs lead up to a large bedroom. Herringbone flooring warmed by underfloor heating extends underfoot, whilst patio doors open to the garden from the rear. Light flows in through large skylights above.

Below, there is a luxurious bathroom with large walk-in shower, wash basin and WC. Consider the potential to convert the entire garage into an Airbnb let. Fully plumbed, insulated and wired, the scope – and potential revenue – is enormous.

With the flexibility to mould Belvoir Vue to your needs, add a swimming pool, equestrian centre or hot tub terrace. Create your own way of living in an efficient home, designed to embrace modern living in the peaceful countryside setting of the Vale of Belvoir.



Grounds, Garden and **Outbuildings**

Outside, step out into the 4.5 acres of formal garden with large lawn, ideal for ball games and summer fun. To the rear, a large pond is a haven for wildlife, with red cranes and mallards visiting. Watch out for all manner of birdlife, including barn owls, bats and kestrels.

With two additional paddocks, spy the roe deer and fast-paced antics of visiting hares. Animal welfare units have also been constructed; ideal for those with equestrian interests.



Along the gravel lane, arrive at the 1200 sq ft maintenance unit, an industrial warehouse clad in timber with its own mezzanine level. Currently used for storage, there is future potential to convert this building into additional accommodation.

A large shed between the carport and hedge is the ideal place to stash your logs. Securely watched over by a 13-camera CCTV system connected to the alarm system, there is a sense of privacy and comfort at Belvoir Vue within its rural seclusion.



Country **Calm** City Links

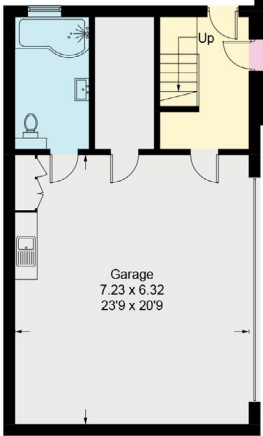
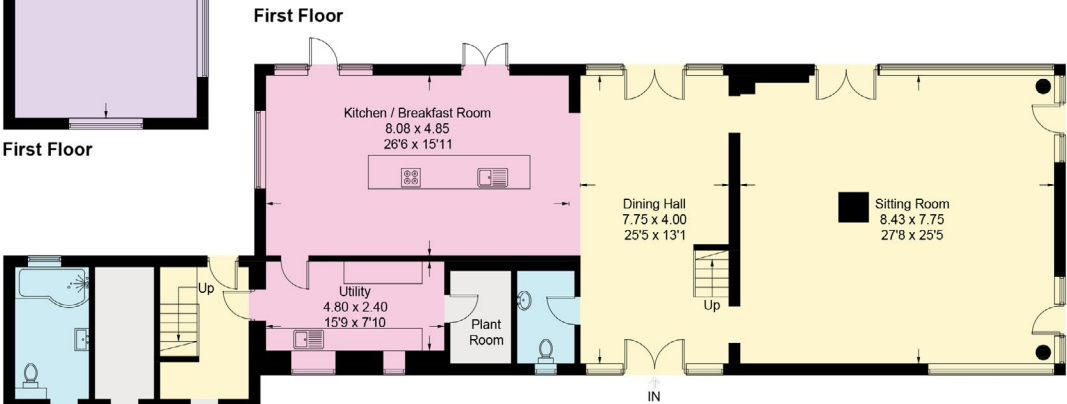
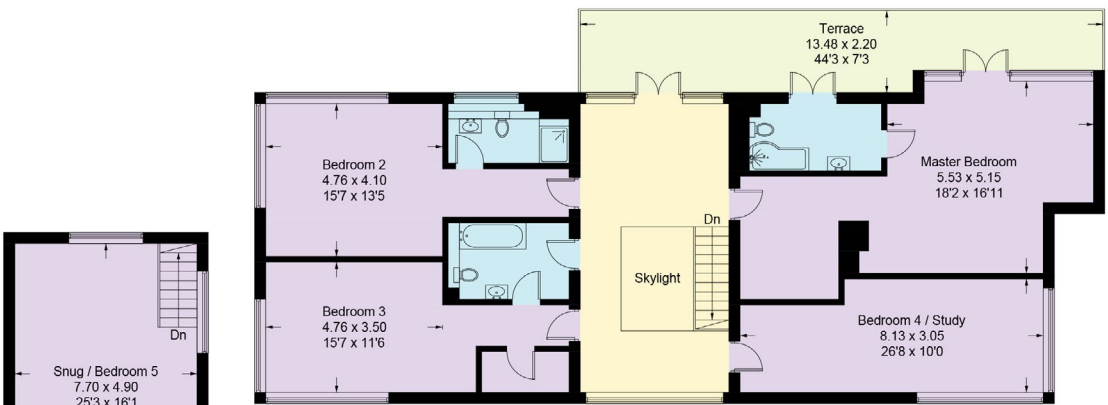
With countryside views in every direction as far as the eye can see, make the most of this rural setting and explore the myriad footpaths and country lanes delivering you through the bucolic surroundings into the local villages.

Follow the public footpath across the whole of the vale and discover the many cycle tracks. Enjoy a visit to nearby Belvoir Castle or head into Nottingham for a dash of culture at the arenas, theatres and cinemas.

Walk to the nearby village of Granby and enjoy a thirst-quencher at local pub the Marquis of Granby, or visit the Grade-I listed Anglican All Saints Church.

Belvoir Castle is home to The Engine Yard, a pleasant collection of shops, bars, pizzerias and cafes. The nearby village of Bingham is home to several supermarkets alongside a leisure centre and train station.

Families are ideally placed with Grantham Grammar Schools on the doorstep and a number of local state schools nearby rated in the top 10% of schools nationally.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor **Plan**

Approximate Gross Internal Area - 440.6 sq m / 4742 sq ft (including garage) Illustration for identification purposes only, measurements and approximate, not to scale

Presented By

Smith & Co.
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Unwin Suite, Innisdoon, 1 Crow Hill Drive, Mansfield NG19 7AE

To view Belvoir Vue, call our team on 01623 392352 or email info@smithandcoestates.co.uk



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