



Farmer Street, Nottingham, NG11 6PE
Offers In Excess Of £1,000,000





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Liberty Gate feel privileged to be able to offer this stunning former farm house for sale in the historic village of Bradmore.

The stunning Grade II listed property offers accommodation approaching 4000 square foot, that effortlessly combines traditional finishes and features while offering a modern twist to the indoor outdoor lifestyle.

The home is located in Bradmore, a beautiful village surrounded by countryside, while being an easy commute back into Nottingham and routes to both Leicestershire and Loughborough.

Introduction

Welcome to The FarmHouse!

This beautiful Grade 2 listed home offers an abundance of well appointed accommodation spread over almost 4000 square foot.

The home, designed and built by Sir Thomas Parkyn who famously built Bunny Hall is a former farm house and Coaching Inn built in the 17th century. The property has retained many original features with sympathetically added modern additions affording the home a superb mix of traditional and open living areas.

With 5/6 bedrooms, 4 bathrooms/en-suites, both formal and informal reception rooms, an open plan Living Kitchen with wrap around bi-folds onto the garden and a plethora of stunning features, this traditional property is the perfect home for a modern family.

Entrance Vestibule

Ring the bell!

A working spring brass bell and cast iron handle to the outside offer a small insight into the feeling of this impressive home and its past.

The entrance vestibule offers a sensible and pleasant area for shoes and coats of family and friends.

Breakfast Dining Room

The first of the reception spaces is partially open to the living kitchen so creates a free flowing yet distinct area. The room has many features from its former life with one of the farm's pig sheds coupling perfectly with modern finishes nodding to its historic past.

The room has no less than 5 windows with a glazed access door directly onto the beautiful garden, the exposed brickwork, timber style flooring and high ceilings give the room an air of both tradition and space.

Lounge

WOW FACTOR!

The informal lounge is one of the many rooms in this extensive home that benefits from exposed original beams, as well as ceilings heights of around 20 feet.

The lounge again features exposed brick finishes and mixture of both Velux and standard fit windows allowing in lots of natural light, further benefitting from double doors directly onto a perfectly positioned patio area extending the living space into the garden.

Living Kitchen

The kitchen in this historic home really is the beating heart, with exposed original beams and traditional shaker units framing the gas lit Aga, juxtaposed by the modern wrap around bifold doors effortlessly joining the lounge area to the enclosed landscaped garden.

The lantern ceiling coupled with the bi-fold doors flood the space with natural light and create a superb family/entertaining space.

The kitchens white goods include an Integrated dishwasher, fridge, double oven and gas fired Aga.

Formal Dining Room

The formal dining room mixes the cosy aesthetic of a cottage, with the space of a grand dining room suitable for a table of twelve!

Notable features in this room are the original timber parquet floor and serving hatch back into the kitchen, finished with neutral decor modernising the space.

Formal Lounge

WINTER RETREAT!

The formal lounge is ideal for those winter evenings or cosy movie nights. A prominent



multi fuel burner is surrounded by the brick built fireplace and vaulted brick arches, forming one of the homes three working chimneys.

The biscuit and neutral tones coupled with the exposed brick fireplace create a cosy yet spacious room.

Utility Kitchen

The utility room offers a range of low level and wall units in a traditional style, but would be suitable as a smaller second kitchen.

Downstairs WC

Continuing on from the utility room is the downstairs WC, and an inset hand sink tucked into the wall.

Main Hall

The main hall is an essential artery linking the Living kitchen to the receptions spaces, as well as the stairs to the first floor.

The original Minton tiles are still present, and in superb condition, having the distinct Olde English Red framed with a mustard and black border.

Play Room

The playroom concludes the ground floor accommodation and offers a flexible space, currently used as a children's play room, but would also offer an ideal study/office.

Master Bedroom

The primary bedroom is spacious with dual aspect windows overlooking both the open countryside to the front of the home and the rear garden.

Prominent beams forming the original structure adorn the ceiling and two walk in cupboards offer lots of wardrobe space.

Main Bathroom

The main Bathroom oozes class with a neutral colour palette, Roll top freestanding bath, ornate towel warmer, WC, basin and walk in shower.

Bedroom Two

Entered via a listed Dairy and Cheese door originally fitted in 1798 this incredible bedroom takes full advantage of the vaulted ceiling heights on the second floor.

The exposed structure beams are prominent and give the spacious room a rustic charm.

The bedroom is serviced by a modern shower room with dual sinks and walk in shower tastefully finished.

Bedroom Three

Bedroom three is a spacious double room with a large window overlooking the garden.

The room has a raised study area and further benefits a modern en-suite shower room.

Bedroom Four

Bedroom four is another generous double bedroom, with a window to the front of the home serving views over the surrounding countryside.

Cast iron hardware and original beams add charm to the room and an en-suite shower room makes a perfect guest suite.

Bedroom 5

Bedroom five is currently formed as the owners study/ home office.

Being a spacious single bedroom the room would make an ideal children's room again with views over the surrounding countryside form the front facing window.

Gym/Bedroom Six

Positioned on the second floor of the property is the Gym/bedroom six, the room is of superb proportions and has a range of both velux and standard fit windows allowing lots of natural light.

Double Garage

The double garage is access via electrically

operated doors, with space for two family sized cars and eaves storage.

A service door allows access to the front of the property, with access also down into the homes cellar.

Garden

An Entertainers Dream!

The garden is a flat mostly laid to lawn enclosed garden, with access from various points of the home effortlessly extending the living/entertaining space.

With family in mind the inset trampoline is a lovely addition and a range of patio areas create a social environment.

Cellar

The cellar accessed via the garage runs most of the length of the original farm house. The cellar has retained the brewing vaults nodding to the properties past as a Coaching Inn dating back to around 1670!

Location

Located in the historic village of Bradmore the home occupies a prominent position.

Bradmore itself has a range of Bridle paths and footpaths into Rushcliffe country park while being an easy commute to both Nottingham and Loughborough. Bus routes also run direct into both areas with stops on the doorstep.

Children in the High School?

The renowned High Schools of both Nottingham and Loughborough's school bus also stops just outside!

SUMMARY OF ACCOMMODATION

- Grade II Listed Farm House
- 6 Bedroom Home
- Village Location
- Commute Under 30 Minutes to Nottingham City
- High School Bus Route
- Country Walks Close By
- Approaching 4000 Square Foot of accommodation
- Multiple Reception Rooms
- Traditional Features Throughout
- A True Must See Home





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APROX. GROS INTERNAL FLOOR AREA 3907.00 sq ft




Total area: approx. 367.3 sq. metres (3954.0 sq. feet)

GENERAL INFORMATION

TENURE: Freehold

LOCAL AUTHORITY:
Rushcliffe

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





1 The Gatehouse Short Stairs, Nottingham, Nottinghamshire, NG1 1JA

T. 0115 824 8333 | E. info@libertygate.co.uk

www.libertygate.co.uk

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