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Rectory Farm  
Widmerpool Road | Wysall | Nottinghamshire | NG12 5QW

# Rectory Farm

**An attractive Grade II listed former farmhouse with superb self-contained annexe, situated within the heart of Wysall.**

- ATTRACTIVE GRADE II LISTED VILLAGE HOME
- WEALTH OF PERIOD FEATURES THROUGHOUT
- FOUR RECEPTION ROOMS
- BREAKFAST KITCHEN
- GARDEN ROOM
- FIVE BEDROOMS & THREE BATHROOMS
- SUPERB SELF-CONTAINED ANNEXE
- DELIGHTFUL GARDENS & GROUNDS
- LARGE GRAVELLED FORECOURT WITH P/P GRANTED FOR THREE CAR GARAGE
- SOUGHT AFTER SOUTH NOTTINGHAMSHIRE VILLAGE

## DESCRIPTION

Rectory Farm is an attractive period farmhouse being Grade II listed and having the benefit of a superb self-contained annexe to the rear. The property has been a well loved family home for approaching the last three decades and offers well presented accommodation arranged over three levels with a wealth of period features throughout. When viewing the property you instantly appreciate the character features on display including heavily beamed ceilings, feature fireplaces and exposed stonework. It presents a lovely opportunity to purchase a comfortable family home which is ideal for modern day occupation. The self-contained annexe to the rear also provides a unique opportunity to accommodate extended family or to provide a rental income.

## GROUND FLOOR ACCOMMODATION

The property is entered via an original front door leading into an entrance hallway which provides access to two front reception rooms, currently providing a home office and sitting room, both of which showcase feature fireplaces housing log burning stoves and heavily beamed ceilings, as well as dual aspect to the front and side. As you continue to the rear you enter a









third reception room which is currently utilised as a dining room which flows nicely into the adjacent breakfast kitchen which is well equipped with wall and base mounted units and integrated appliances. In turn this continues round to an impressive vaulted family room which showcases exposed roof trusses, feature stonework and a brick feature fireplace housing a log burning stove. These three interconnecting rooms provide the perfect flow and environment for modern day family living. Completing the ground floor accommodation is a delightful garden room providing instant access to the gardens. There are also practicalities including a utility room, guest cloakroom and good sized store/ boot room.

#### FIRST FLOOR ACCOMMODATION

A traditional staircase rises to the first floor where a split level landing provides access to a lovely main bedroom with heavily beamed ceiling which has the benefit of a high quality Jack and Jill en suite bathroom. This floor also provides two additional double bedrooms as well as a family bathroom.

#### SECOND FLOOR ACCOMMODATION

To the second floor are two attic bedrooms sharing the use of a shower room. This floor again provides a wealth of original features and would be ideal for providing a teenager with their own space.

#### SELF-CONTAINED ANNEXE

The self-contained annexe is located to the rear of the plot and benefits from independent access with its own front door. It currently consists of three reception rooms consisting: sitting room, dining room and conservatory. There is a well equipped kitchen which provides access to a rear courtyard. The annexe is currently set up to provide one good sized double bedroom with built in wardrobes which benefits from an adjacent bathroom and study area. This annexe would easily suit a dependent relative or provide options for rental income or could be suitable for those with a requirement to work from home.

#### GARDENS & GROUNDS

Rectory Farm sits within the heart of the village and benefits from mature south west facing gardens. The gardens are extremely nicely maintained with shaped level lawns and a variety of terrace and seating areas benefitting from sunlight at different times throughout the day. The gardens enjoy heavily stocked borders providing seasonal colour and offer a degree of privacy. The property is accessed via an initially shared driveway which continues to the rear of the plot to an extensive gravelled forecourt which provides parking for a number of vehicles. It should be noted that the property has the benefit of Planning Permission granted for a detached oak framed three bay garage which would also have the benefit of solar panels to the roof. Rushcliffe Borough Council planning reference number: 21/01706/FUL.

#### TENURE

Freehold.



**Rectory Farm, Widmerpool Road, Wysall**  
**Approximate Gross Internal Area**  
**Main House = 313 sq.m/3369 sq.ft**  
**Annexe = 99 sq.m/1066 sq.ft**  
**Total = 412 sq.m/4435 sq.ft**

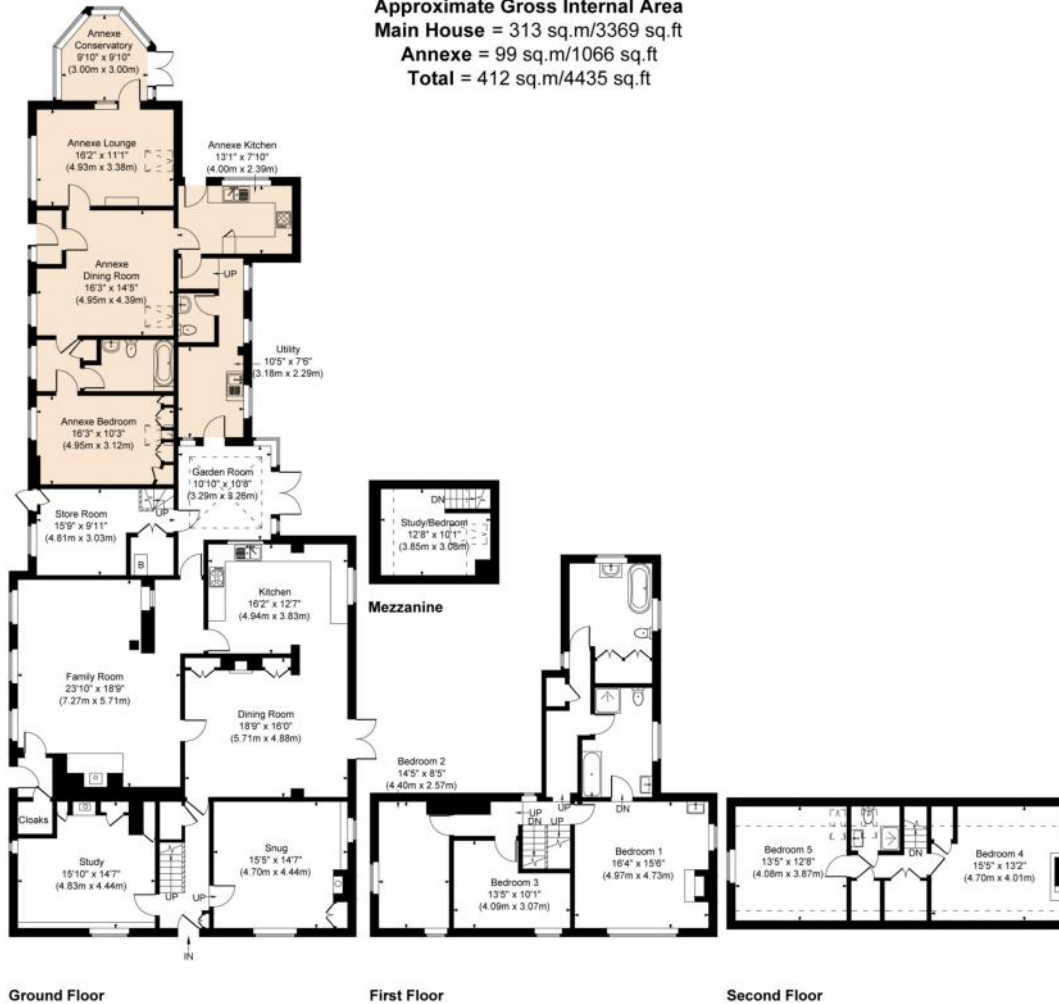
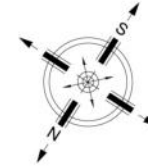


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