



The Old Bothie, Broadgate Lane

Kelham, NG23 5RZ

Guide Price £600,000 to £650,000



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A CHARACTERFUL FAMILY HAVEN IN HISTORIC KELHAM Guide Price £600,000 - £650,000
Discover a truly exceptional family home nestled within the charming conservation area of Broadgate Lane, a peaceful enclave once part of the prestigious Kelham Hall Estate. This exquisite detached residence masterfully blends comfort with incredible versatility, offering an abundance of space for modern living. Step inside and be greeted by four spacious reception rooms, providing an ideal setting for every occasion. Whether you envision elegant dinner parties, cosy family evenings, a dedicated home office, a convenient downstairs bedroom, or a vibrant playroom, the adaptable layout caters to your every need.

The heart of the home, a generous kitchen diner, invites culinary creativity and joyful family meals. Completing the ground floor are a welcoming reception hall, a delightful garden room, a practical utility area, and a convenient shower room and WC.

Upstairs, three beautifully appointed double bedrooms await, each designed as a serene retreat for restful nights. The master bedroom boasts a five-piece ensuite, while a well-appointed family bathroom serves the additional two bedrooms, ensuring comfort for all.

The true highlight of this remarkable property lies in its extensive, private wrap-around gardens. This mature outdoor oasis is a gardener's dream, featuring secluded seating areas, a rich array of mature trees, and vibrant, well-stocked borders. Imagine savoring your morning coffee amidst the tranquility or hosting memorable alfresco dining experiences. The garden also features a large greenhouse measuring over 47ft with brick built upstands and a mechanical louvre roof system. Ample off-road parking for several vehicles leads to a one-and-a-half-sized garage, complemented by a detached brick building that offers useful storage or workshop space, forming part of the charming entrance structure.

Set in the idyllic village of Kelham, just three miles northwest of Newark, you'll enjoy beautiful walks in the historic countryside. The village boasts the Fox Inn bar & restaurant. Kelham offers easy access to Newark's amenities and excellent transport links, including the A1, A46, and A52, making it perfect for commuters. Newark Northgate train station provides a fast connection to London King's Cross in just 1 hour and 15 minutes.

More than just a house, this is a place where cherished memories are made. Kelham is renowned for its strong community spirit and picturesque surroundings, offering a tranquil lifestyle without sacrificing convenience. This impressive detached house on Broadgate Lane is a rare find, presenting an unparalleled opportunity to invest in a truly beautiful family home. Do not miss your chance to make this splendid property your own.





Entrance Porch
7'4 x 7'7 (2.24m x 2.31m)

Shower Room
7'7 x 8'4 (2.31m x 2.54m)

Inner Hall

Kitchen Diner
9'2 x 28'11 (2.79m x 8.81m)

Utility Area
3'9 x 5 (1.14m x 1.52m)

WC
5'1 x 4'11 (1.55m x 1.50m)

Garden Room
9'11 x 9'1 (3.02m x 2.77m)

Reception Hall
11'2 x 10'11 (3.40m x 3.33m)

Lounge
11'3 x 24'8 (3.43m x 7.52m)

Dining Room
9'6 x 21'5 (2.90m x 6.53m)

Study/Bedroom
14'0 x 10 (4.27m x 3.05m)

Landing

Master Bedroom
11'6 x 24'6 (3.51m x 7.47m)

Ensuite
9'2 x 13'10 (2.79m x 4.22m)

Bedroom Two
11'0 x 10'1 (3.35m x 3.07m)

Bedroom Three
9'11 x 11'2 (3.02m x 3.40m)

Bathroom
9'10 x 7'5 (3.00m x 2.26m)

Garage
15'2 x 20'9 (4.62m x 6.32m)

Outbuilding
10'2 x 12'9 (3.10m x 3.89m)



Ground Floor Building 1

- Kitchen/Clerk: 10' x 10' (3.05 x 3.05 m)
- Dining Room: 10' x 10' (3.05 x 3.05 m)
- Lounge: 10' x 10' (3.05 x 3.05 m)
- Bedroom One: 10' x 10' (3.05 x 3.05 m)
- Bedroom Two: 10' x 10' (3.05 x 3.05 m)
- Bathroom: 5' x 5' (1.52 x 1.52 m)
- Hall: 5' x 5' (1.52 x 1.52 m)
- WC: 5' x 5' (1.52 x 1.52 m)
- Storage Area: 5' x 5' (1.52 x 1.52 m)
- Entrance Porch: 5' x 5' (1.52 x 1.52 m)
- Inner Hall: 5' x 5' (1.52 x 1.52 m)
- Outer Hall: 5' x 5' (1.52 x 1.52 m)
- Study Bedroom: 5' x 5' (1.52 x 1.52 m)
- Garden Room: 5' x 5' (1.52 x 1.52 m)
- Panoramic Hall: 5' x 5' (1.52 x 1.52 m)

Floor 1 Building 1

- Bedroom One: 10' x 10' (3.05 x 3.05 m)
- Bedroom Two: 10' x 10' (3.05 x 3.05 m)
- Bathroom: 5' x 5' (1.52 x 1.52 m)
- Hall: 5' x 5' (1.52 x 1.52 m)
- Storage Area: 5' x 5' (1.52 x 1.52 m)
- Entrance Porch: 5' x 5' (1.52 x 1.52 m)
- Inner Hall: 5' x 5' (1.52 x 1.52 m)
- Outer Hall: 5' x 5' (1.52 x 1.52 m)
- Study Bedroom: 5' x 5' (1.52 x 1.52 m)
- Garden Room: 5' x 5' (1.52 x 1.52 m)
- Panoramic Hall: 5' x 5' (1.52 x 1.52 m)

Ground Floor Building 2

- Garage: 10' x 10' (3.05 x 3.05 m)

Ground Floor Building 3

- Building: 10' x 10' (3.05 x 3.05 m)

Approximate total area ⁽¹⁾
2754 ft ²
255.7 m ²

Reduced headroom
11 ft ²
1 m ²

(1) Excluding balconies and terraces.

Reduced headroom:
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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A map of Kelham, Nottingham, showing the area around Broadgate Ln and Kelham Ln. An orange pin marks a location on Broadgate Ln. The map also shows Ollerton Rd, the A617, and St Wilfrid's Church. The Google logo and 'Map data ©2025' are visible at the bottom.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		60	77
England & Wales		EU Directive 2002/91/EC	