

VILLAGE FARM UPPER BROUGHTON







Village Farm is attractively set on the edge of this popular village with excellent access to the A46 and Nottingham, whilst being in an idyllic rural setting with South-facing views out the Leicestershire Wolds beyond.

Available with paddock land of approximately 2.7 acres, WITH FURTHER 30 ACRES AVIALABLE BY SEPARATE NEGOTIATION IF DESIRED.

This three-storey character country home has been owned by the same family for some years and lovingly looked after and fitted to a high standard. The property offers accommodation comprising a large entrance hall, drawing room opening out to more recently built garden room with underfloor heating, family room/snug adjoining Shortland fitted kitchen with breakfast bar and views over the stable yard and paddocks, dining room and home office. The first floor offers a spacious landing leading to a large master bedroom with dressing area and ensuite, two further double bedrooms and main family bathroom.

The second floor offers two further double bedrooms, one with walk-in wardrobe and ensuite.

Externally, the property offers a brick built stable block with covered walkway and tack room which has been designed to convert to an annexe bungalow, full planning permission was granted and works were commenced. A brick garage block giving garaging for five vehicles, plus further brick built stabling. Post and rail fencing to adjoining holding paddock which then opens out to five well-fenced and hedged paddocks with planted woodland copses and area of woodland alongside a stream.

This is a rare opportunity to acquire a village home with adjoining land.

Offered to the market with NO CHAIN.

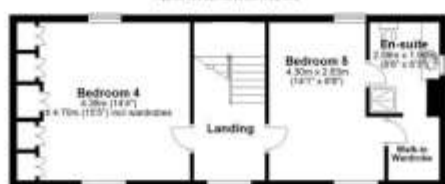
Ground Floor
Approx. 150.7 sq. metres (1465.5 sq. feet)



First Floor
Approx. 164.2 sq. metres (1752.0 sq. feet)



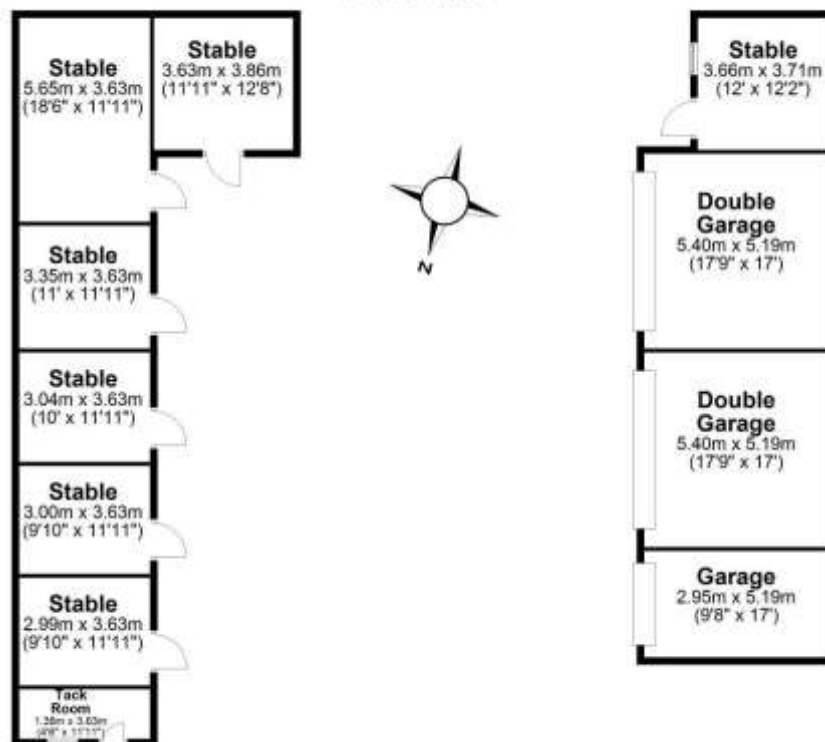
Second Floor
Approx. 69.9 sq. metres (747.4 sq. feet)



Total area: approx. 310.8 sq. metres (3345.9 sq. feet)

The floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors. Measurements using Disto.

Ground Floor
Approx. 175.0 sq. metres (1862.2 sq. feet)



Total area: approx. 175.0 sq. metres (1862.2 sq. feet)

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