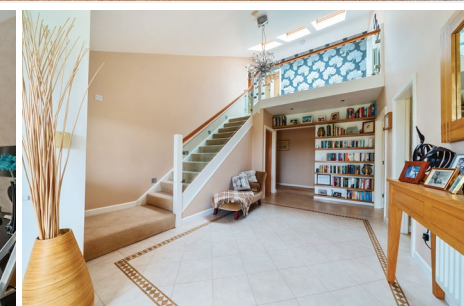
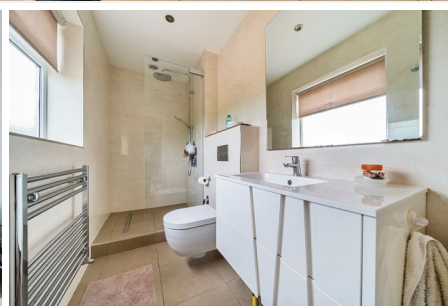


FIVE OAKS STABLES

WYSALL







Welcome to Five Oaks Stables, a beautifully appointed farmstead nestled in the heart of the Nottinghamshire countryside. This unique property spans approximately 12 acres and combines luxurious rural living with significant business potential, making it an exceptional find for discerning buyers.

The ranch-style home is exquisitely designed, offering expansive living spaces that perfectly blend comfort and elegance. The property features both ground floor and first-floor bedrooms, providing versatile accommodation options. The ground floor includes a stunning reception room measuring 24'7" x 19'6", a spacious kitchen and breakfast room, a dining room, utility room, and two well-proportioned bedrooms both with ensuite bathrooms. The first floor boasts a large master bedroom with an ensuite and another generously sized bedroom which is serviced by the separate main family bathroom, making it ideal for family living or hosting guests.

Equestrian and Business Facilities; Five Oaks Stables is perfectly equipped for equestrian use, with a modern barn measuring 50'2" x 45'2" and an impressive mezzanine level of 45'2" x 20'2", ideal for a variety of business purposes. The brick-built stable yard includes 9 spacious boxes plus a foal shed/tack room, each meticulously maintained, ensuring the highest standards for equine care. Additionally, there's a well-sized hay store and several outbuildings, including a workshop and storage rooms, plus a 20 x 40 flood-lit menage.

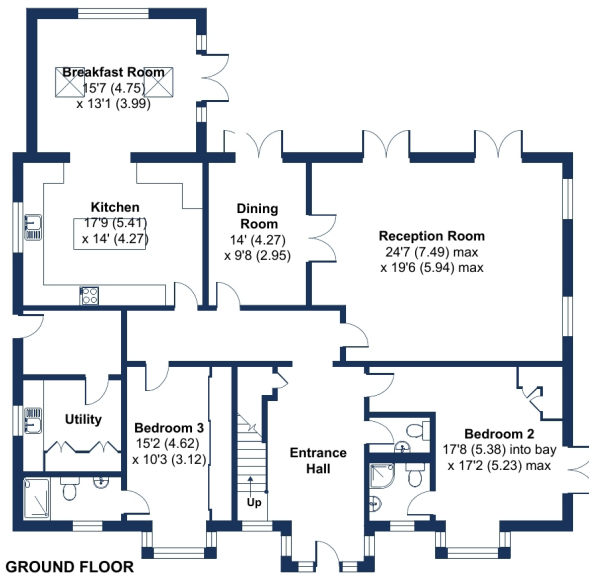
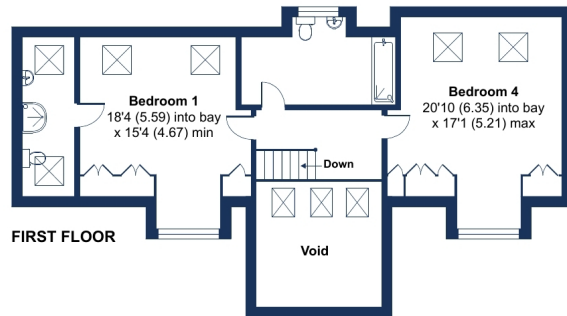
Picturesque Grounds, the estate is surrounded by well-fenced and watered paddocks, offering safe and secure grazing. A picturesque lake, spanning approximately 2 acres and featuring charming islands, adds to the natural beauty of the grounds. The property also includes a lovely orchard area, perfect for those who appreciate the tranquillity of rural life.

Prime Location Located in Wysall, this property benefits from excellent transport links, with easy access to both Nottingham and Leicester, as well as Loughborough (approximately 15 minutes by car) with mainline trains to London. Also nearby is the M1 motorway, and major airports, making it convenient for commuting and travel.

Rempstone Lane, Wysall, Nottingham, NG12

Approximate Area = 3032 sq ft / 281.6 sq m

For identification only - Not to scale



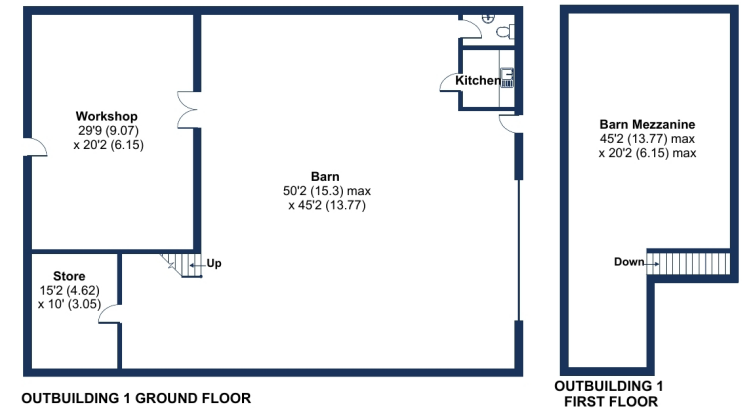
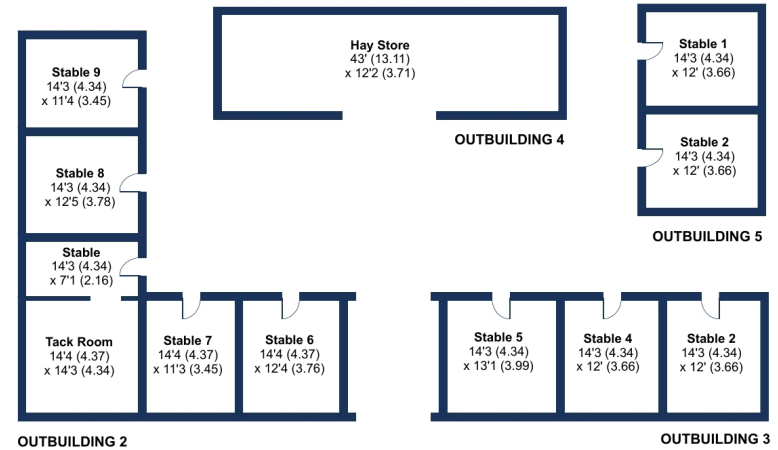
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Moores Estate Agents. REF: 1173806



Rempstone Lane, Wysall, Nottingham, NG12

Outbuildings = 6104 sq ft / 567.1 sq m

For identification only - Not to scale



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