



1 OLD FARM COURT NOTTINGHAM

£1,250 PCM

This stunning three-bedroom barn conversion offers the perfect blend of character and contemporary living. Lovingly renovated to a high standard, the property beautifully combines traditional features with modern comforts.



• Barn conversion boasting plenty of character • Parking and electric charging point • High spec kitchen with integrated appliances included • Lounge with log burner • Low maintenance garden • Countryside walks and a local cafe / bistro within walking distance

Kitchen / Dining area

Beautifully presented kitchen combines modern practicality with rustic charm. It features shaker-style cabinetry in a soft neutral tone, complemented by solid wood worktops that add warmth and character to the space.

Stainless steel range cooker with a gas hob and double oven. Above it, a stainless steel extractor hood. The kitchen is fully equipped with integrated appliances, including a fridge/freezer, washing machine, and dishwasher, ensuring a seamless and uncluttered look. A large window above the ceramic sink allows natural light to flood the room, creating a bright and welcoming atmosphere.

The stone-effect tiled flooring completes the look, offering both durability and style—ideal for this stunning barn conversion that blends countryside character with modern convenience.

This kitchen also benefits from a dining area. There's ample room for a dining table and seating. The continuity of the shaker-style cabinetry and solid wood worktops flows beautifully into this area.

Additionally, there is a separate entrance into the kitchen via a modern white fitted door, providing a practical and stylish secondary access point.

Lounge

Attractively presented lounge room that perfectly combines comfort and character. The space features natural wood flooring and an exposed timber beam, adding warmth and rustic charm in keeping with the property's barn conversion style.

A log-burning stove, set within a feature fireplace with a solid wood mantel, creates a cosy focal point. The room is flooded with natural light thanks to double-glazed windows and French doors that open directly onto the garden and patio area, seamlessly blending indoor and outdoor living.

This lounge offers the perfect balance of charm and modern comfort, making it a wonderful space for both everyday family life and entertaining.



Bedroom 1

The main bedroom is a bright and generously sized space, finished to a high standard and offering a calm, contemporary atmosphere. The neutral décor and natural wood flooring create a sense of warmth, while a large window with plantation shutters allows plenty of natural light to flow in throughout the day.

The room provides ample space for a double or king-size bed, along with additional bedroom furniture, making it both practical and inviting.

Bedroom 2

Another beautifully finished room featuring the same natural wood flooring and neutral décor that flows throughout the home. A window with plantation shutters allows natural light to brighten the space while offering privacy and style.

This versatile room comfortably accommodates a double bed, with additional space for a wardrobe and office desk, making it ideal as a guest bedroom.

Bedroom 3

Single bedroom featuring the same natural wood flooring and neutral décor that flows seamlessly through the home. The window with plantation shutters provides a stylish finish while allowing plenty of natural light.

Currently used as a dressing room, this flexible space would be equally well-suited as a home office, study, or hobby/crafts room, offering excellent versatility to suit individual needs.

Bathroom

The main bathroom is finished to a high standard, featuring modern grey tiling throughout and a sleek, contemporary design. It includes a white three-piece suite comprising a panelled bath with a thermostatic shower over, a pedestal wash basin, and a low-level WC.

A glass shower screen and chrome heated towel rail add a stylish and practical touch, while the window with fitted blinds allows natural light to brighten the space. The coordinating floor and wall tiles give the room a clean, cohesive finish, creating a relaxing environment that complements the rest of the home's modern yet characterful style.



- Close to Clifton and easy access into Nottingham City Centre • Easy access to the M1, A50 and East Midlands airport • Council tax band = D • EPC Rating = D

Entrance hallway / porch

The property is entered via a welcoming porch with neutral décor and the same natural wood flooring that continues throughout the home, creating a seamless and inviting first impression.

An oak-style internal door leads into the main hallway, where the warm tones of the flooring and light colour palette enhance the sense of space and cohesion. A window with Venetian blinds allows natural light to filter in, adding to the bright and airy feel.

This thoughtfully designed hallway provides an excellent first glimpse of the home's high-quality finish and serves as a central point that flows beautifully into each of the main living areas.

External

The garden and patio area has a well-kept character that complements the traditional brickwork of the house beautifully.

The standout feature is the black arched double door with its elegant multi-pane glass design. It adds contrast against the red brick, creating a focal point.

The matching black lantern lights beside it enhance the classic cottage appeal.

The patio itself is thoughtfully designed with curved stone pathways bordered by decorative gravel and neatly edged planting beds, leading onto a small lawned area with a shed tucked neatly at the back. The mix of paving, gravel, and greenery gives the space both texture and structure.

Overall, it's a picturesque, low-maintenance garden with the black arched door serving as a bold architectural centrepiece.

Additional Information

Barton-in-Fabis is conveniently accessed via the A453 (Remembrance Way), providing quick links to the M1, the A50, and East Midlands Airport. Countryside walks and a local village café/bistro are within walking distance. The neighbouring town of Clifton is nearby and offers a wide range of amenities. Nottingham city centre can be reached either by tram from Clifton or by car, just 7 miles away.

EPC Rating = D. Council Tax Band = D (Rushcliffe). Costs to move in to this property = £288.00 Initial holding deposit, equivalent to 1 weeks rent (not a fee and will go towards balance of move in monies if tenancy goes ahead) Tenancy deposit, equivalent to 5 weeks rent, being £1442.00. First months rent in advance.

Kingswood Residential Investment Management are residential lettings specialists and members of ARLA Propertymark, The Property Ombudsman, Propertymark Client Money Protection Scheme and Tenancy Deposit Scheme.

Material Information

Flood risk: River and Sea: Very low; Surface Water: Very Low; Groundwater: Unlikely; Reservoirs: Unlikely

Planning permission: Please see <https://www.rushcliffe.gov.uk/planning-growth/planning>

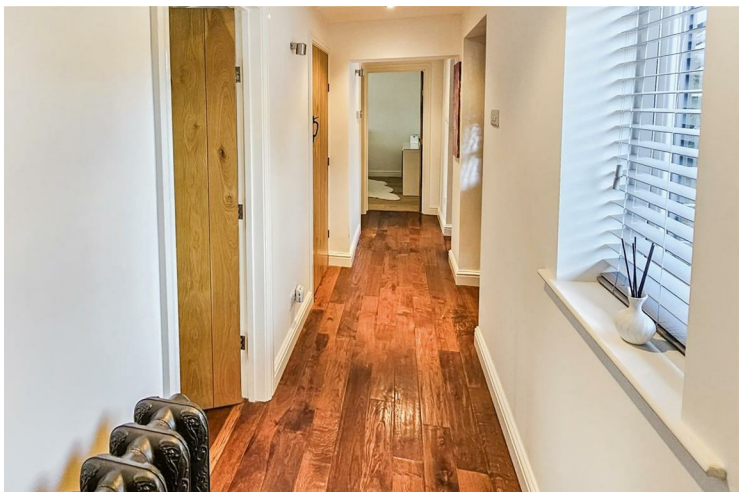
Electricity supply: mains connection.

Water and sewerage status: Mains connection for water, Shared Cesspit Septic tank for waste. (cost to empty due to tenant)

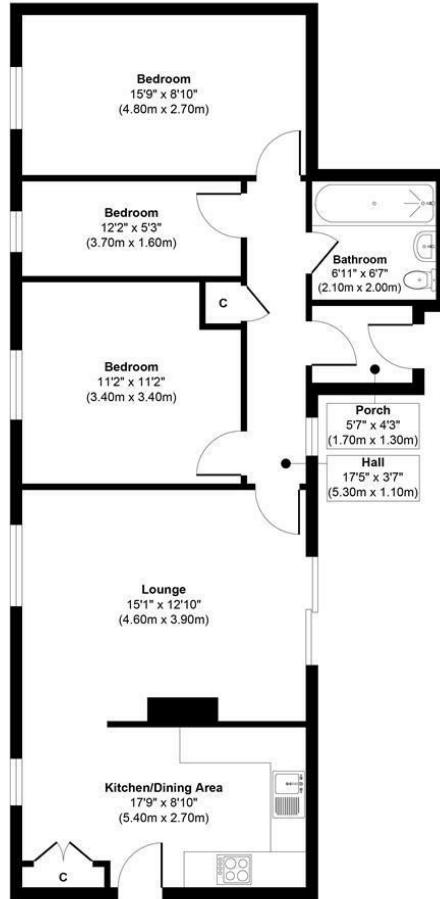
Heating and hot water status: Gas central heating

Broadband and mobile phone coverage: see checker.ofcom.org.uk.

Coal mining area location: Off the coalfield.



1 Old Farm Court Barton-In-Fabis NG11 0AN



Floor Plan

Approx. Gross Internal Floor Area 833 sq. ft / 77.48 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100+
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: D Council Tax Band: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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