

# Wysall Lane

Keyworth, Nottingham, NG12 5AR

John   
German





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Guide Price £800,000

With a superb elevated position, New Holme Farm offers fantastic views over the surrounding countryside. This sizeable family home sits prominently on what is a spacious plot, with a gated driveway as well as front and rear garden.



Located just outside the village of Keyworth which offers a range of local amenities, the property is also convenient for those commuting to Nottingham, with the city centre under 10 miles away.

This executive detached property boasts a wealth of space and is truly one of a kind.

The plot itself has a gated driveway with there being ample off road parking and vehicular access to the side and rear of the property, with countryside views offered in all directions.

Internally, the property has an impressive and welcoming entrance hallway with stairs rising to the first floor and doors to the lounge, kitchen/diner and guest WC. Underfloor heating runs throughout the ground floor.

Spanning the length of the property, the kitchen/diner has a double glazed window to the front as well as patio doors to the rear. The kitchen area comprises a range of timeless oak units and accompanying granite worksurface and integrated appliances including a microwave, oven, electric hob, overhead extractor, fridge/freezer and inset sink and drainer unit. The utility offers further storage space, as well as plumbing for white goods.

The impressive lounge is over 25ft long with the underfloor heating once again creating a cosy and homely space. With a triple aspect, there is a timber framed bay window to the front as well as windows to the side and rear. The fireplace with limestone surround provides a focal point to the room.

Accessed from the kitchen, stairs lead down to the cellar which offers potential for a variety of uses, including storage.

Upstairs, the spacious landing features a window which enjoys the far reaching countryside views that are offered to the front of the property. From here, doors lead off to the four large double bedrooms. The property has been designed in such a way that all of the bedrooms are an excellent size with two also having the benefit of their own en suites. The windows are positioned in such a way that views are offered in all directions.

The family bathroom incorporates both a shower cubicle and sunken bath with tiling to both the walls and floor. There are two heated towel rails, in addition to a sink and low level WC.

Externally, in addition to the front lawn\* and driveway, there is vehicular access to the side and rear which forms the boundary to the rear of the property. This offers views out over fields with the patio an ideal space for sitting out and enjoying this peaceful location.

\*The front lawn will be split from the adjacent plot, further information is available by contacting the office.

For any buyers looking for something a little more special, there is the option to purchase either additional land by negotiation, or the whole site, which incorporates approximately 5.25 acres and a large barn which has granted planning permission for residential conversion, with the opportunity to create a truly exceptional home in this stunning location. Alternatively, this would be well suited for those who need a large amount of storage space or those looking to have a dedicated space from which to run their own business. The guide price is £2,000,000 with any prospective purchasers invited to contact the office on 01509 856 006 to discuss this option in greater detail.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/29/11/23

**Local Authority/Tax Band:** Rushcliffe Borough Council / Tax Band F





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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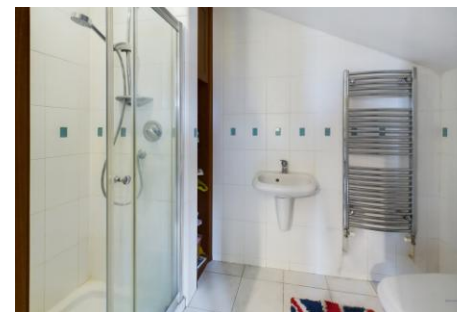
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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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