

DISTINCTIVE  
HOMES

by



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# The Old Farmhouse

Bunnison Lane, Colston Bassett, NG12 3FF

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FHP Living are pleased to offer to the market this stunning home within Nottinghamshire's most sought after village. Offering flexible accommodation and over 1.5 acres of land, this home is sure to be a popular offering to the market.





- Five-bedroom detached farmhouse
- Three-bedroom newly converted cottage
- Nottinghamshire's most sought-after village
- Circa 1.5 acre plot
- Income producing cottage circa £4,000 PCM (Air Bnb)
- Stunning property with great flexibility
- Quiet but central location
- Freehold property
- Viewings highly recommended
- Contact FHP Living for more information





FHP Living are thrilled to offer to the market this stunning 8 bedroom 6 bathroom property within Nottinghamshire's most prestigious and sought after village, Colston Bassett.

Colston Bassett is a stunningly beautiful village with an award winning pub, an excellent independent primary school, great transport links and local amenities and it is home to the world famous Colston Bassett Stilton cheese.

The Old Farmhouse is located on a quiet country lane within the centre of the village and is surrounded by stunning countryside. The Old Farmhouse property comprises a refurbished 5 bedroom 4 bathroom detached period farmhouse plus a newly converted 3 bedroom 2 bathroom contemporary barn style annexe, The Barn.

The property sits within extensive mature "cottage" gardens of circa 0.5 acres plus there is a further secure paddock of circa 1 acre complete with 3 associated stables to the rear of the property with its own independent vehicular access.

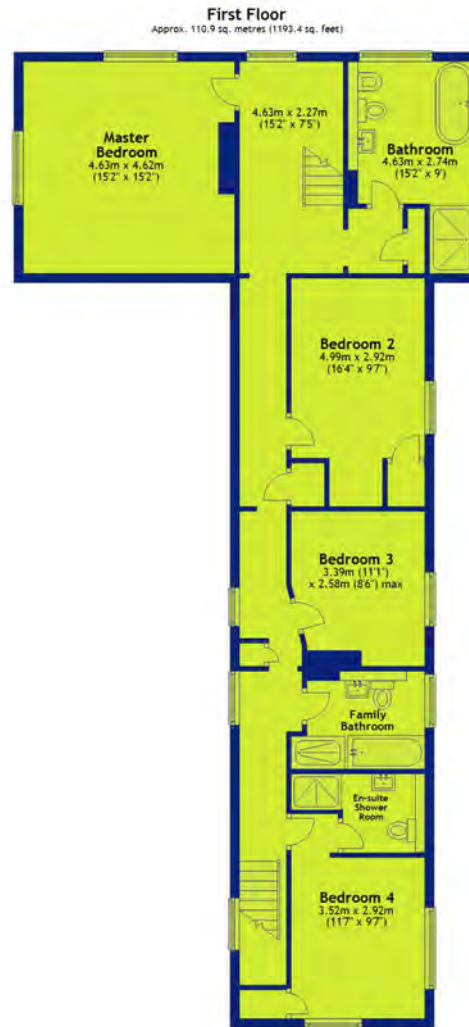
The property offers any potential purchaser a great deal of flexible accommodation having been designed such that the newly converted Barn can become physically connected to the main farmhouse following implementation of the final (approx. 500 sq ft gross internal area) rear extension phase of planning consent ref 20/00121/FUL if required. The Old Farmhouse can function equally well in its current configuration as both a 5 bedroom main farmhouse plus a stand-alone 3 bedroom Barn annexe, each having their own separate private garden areas which are fully separate from each other. The approved 'as proposed' plans can be explained in person by the current architect owner on viewing the property if required. There is ample off street parking for up to six cars and an EV charging point.

On the topic of the property's inherent flexibility, the Barn has been operated by the owners successfully as an Airbnb with proven income of approximately £4,000 net per month on average since October 2021. The income levels can of course vary depending on the time of year and levels of demand, however with the strong draw of the village, its proximity to main arterial roads and the ever-increasing demand for short term lets, this proven income generating use represents an attractive optional feature to what is already a stunning and large family home.

Viewings of the property are highly recommended to fully appreciate the scale, flexibility and scope of the extensive accommodation available.







Total area: approx. 352.7 sq. metres (3796.2 sq. feet)





## Distinctive Homes by FHP Living

A collection of some of the best properties available in the most sought-after areas of Nottingham, and its surrounding suburbs and villages.

[www.fhpliving.co.uk](http://www.fhpliving.co.uk)



## Interested in this home?

Call the FHP Living Distinctive Homes Team

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