

DISTINCTIVE
HOMES
by



Glebe Farm

Browns Lane, Keyworth, NG12 5BL

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This substantial detached property is situated in a sought-after semi-rural area of south Nottingham, just off the A606 Melton Road.



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Believed to date back 150–200 years, this two-storey home features a combination of traditional solid and cavity brick/block construction, renovated and updated 6 years ago with energy saving cavity fill, complemented by pitched clay-tiled roofs. Internally, the structure consists of a mix of solid and stud walls, plasterboard ceilings, and timber and solid flooring. The layout is detailed on the attached Ordnance Survey Sheet. Meticulously externally renovated with antique hand held bricks and antique roof pantiles to compliment and match the age of the building.

On the ground floor, the spacious hall extends to 5.51m x 2.44m and includes a guest WC and utility area, both benefiting from underfloor heating. The guest WC features a low-flush WC and a double-glazed window. Adjacent is the dining hall, sized at 1.95m x 1.96m, which incorporates twin wash basins and a shower/dog wash area, also with underfloor heating. The playroom or gym, provides additional flexible living space.

The heart of the home is the open-plan kitchen and living room, spanning 8.82m x 6.20m. It features an island unit, pantry, underfloor heating, and a double-glazed window. The sitting room and stairwell, an impressive 13.90m x 4.37m, boasts a cast iron stove, striking two-storey windows, and underfloor heating. A cosy TV snug room, measuring 5.95m x 3.90m, offers courtyard access.





Three ground-floor bedrooms provide comfortable accommodation, each measuring approximately 4.15m x 2.90m and 4.15m x 2.82m, with fitted wardrobes and underfloor heating. The en-suite bath and shower room is generously proportioned at 3.88m x 3.62m, featuring a bath, twin basins, WC, and a walk-in shower with underfloor heating. A well-equipped utility/washroom, 4.16m x 1.75m, includes fitted cupboards, a sink, and underfloor heating. The family bathroom, measuring 4.15m x 1.97m, features a bath, Jack and Gill basins, and a WC, also with underfloor heating.

Upstairs, the master bedroom suite is an impressive 8.76m x 6.24m and includes an en-suite bathroom with a bath, WC and walk-in shower. A separate WC, measuring 1.50m x 0.81m, is also located on this floor. Bedroom three, sized at 3.72m x 3.51m, features a radiator and a double-glazed window, while a study, measuring 3.83m x 3.63m, overlooks the main living area. A plant room, 2.70m x 2.25m, houses gas and electric boilers along with a hot water cylinder. The total floor area of the property is approximately 380 square metres.

Set within 1.94 acres, the property is accessed via automated twin entrance gates. The grounds include an oak-framed gazebo measuring 4.20m x 4.20m, a gym sized at 9.60m x 3.80m, a foundation slab of 18.00m x 5.00m, a tractor barn measuring 8.40m x 5.24m, and a triple carport of 9.00m x 7.00m. The outdoor space is beautifully landscaped, featuring a natural swimming pond, a sundeck, a sauna, a vegetable garden, a worm composter, and a swim hot tub. Security and access are well considered, with a six-foot perimeter fence, keypad entry gates, and an EV Tesla charger.

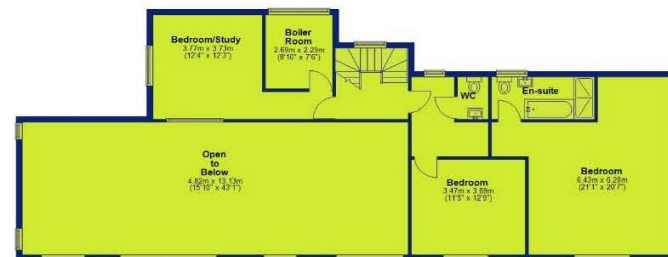
Extensive modernisation has been carried out, including roof renewal, new rainwater fittings, and partial wall reconstruction. The windows, doors, ceilings, and flooring have been upgraded, along with full redecoration throughout. The kitchen and bathrooms have been modernized to a high standard. A timber staircase has replaced the previous spiral stairs, and air conditioning has been installed in the master suite.

The landscaping has been enhanced with automated gates and a central courtyard. The barn has been converted into a gym, the tool shed has been renovated, and a triple carport has been added. The property has also undergone an energy-efficient transformation, with the LPG system removed and converted to electric heating.





First Floor
Approx. 105.6 sq. metres (1146.9 sq. feet)



Main area Approx. 521.2 sq. metres (5610.2 sq. feet)
Floor to ceiling approx. 19.2m (63'0")





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