



GRANGE FARM HOUSE



TIMELESS COUNTRY ELEGANCE

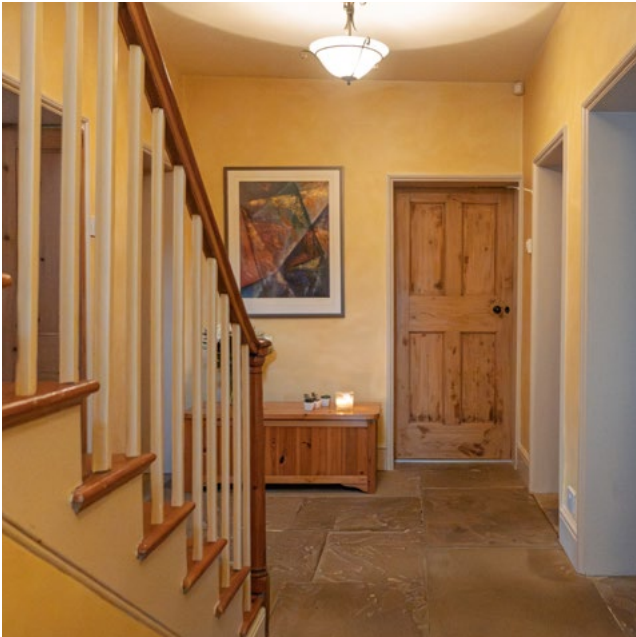
Set gracefully beside the village green, Grange Farm House is one of the original 1800s farmhouses that shaped this much-loved Nottinghamshire village. With its white-rendered façade, classic double-fronted symmetry and handsome pillared entrance, this home carries an undeniable sense of heritage, beautifully preserved and reimaged for modern living.



A GRAND
WELCOME

Lovingly cared for by its owners for almost three decades, Grange Farm house feels immediately welcoming, layered with history, warmth and quiet sophistication. Step inside the original front door beneath the stone-pillared portico and you're welcomed into an entrance hall that immediately sets the tone for this distinguished home.

The York stone floor exudes timeless character, while the sweeping staircase, its original floorboards gently worn by time, ascends with elegant poise. Beneath the stairs, a discreet door reveals the cellar — a charming nod to the home's 19th-century heritage and a practical space for wine or storage. Every detail here has been preserved with care, blending authenticity with a warm sense of welcome.



CHARACTER
& COMFORT

To one side of the hall lies the beautifully proportioned lounge; a room that captures both modern comfort and timeless character. Oak flooring extends underfoot, its rich grain bringing warmth and texture, complemented by soft neutral tones that create a calm, inviting ambience.

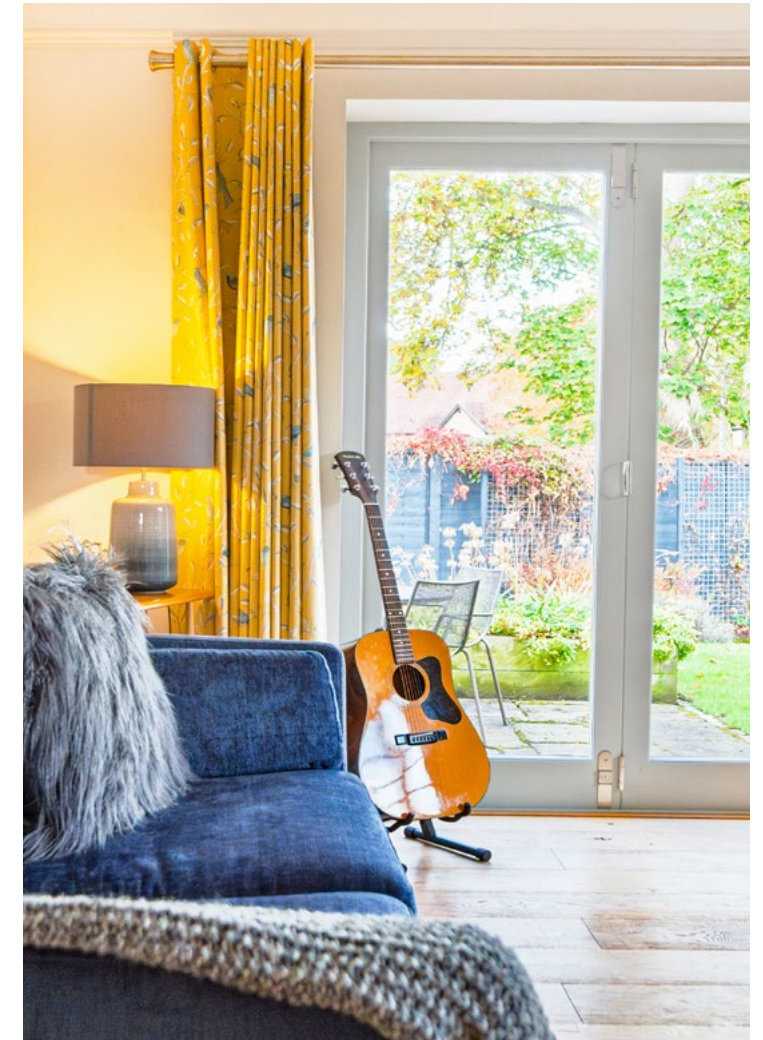
Generously sized bi-folding doors open onto the garden, drawing in an abundance of natural light and offering a seamless connection between indoors and out, it's the perfect backdrop for relaxed entertaining or quiet reflection.





UNWIND OR ENTERTAIN

As the seasons turn and evenings grow cooler, the room takes on a different charm. With extensive insulation ensuring warmth throughout, the log-burning stove becomes the heart of the space, casting a gentle glow that invites you to unwind. Whether enjoyed with family gatherings or a quiet night in, this is a room that captures the true essence of home — comfortable, characterful, and effortlessly welcoming.





TOGETHER AT THE TABLE

Opposite the lounge, the formal dining room feels both grand and inviting, its warmth enhanced by French Maritime pine flooring and a restored open fireplace — a timeless focal point. Generously proportioned, it accommodates a large dining table for family gatherings or leisurely dinners with friends.

French doors open to the south-facing patio courtyard, where indoor and outdoor living merge effortlessly, the scent of herbs and late golden light creating an idyllic backdrop for summer entertaining.

An arched opening leads naturally to the kitchen, continuing the home's graceful sense of flow and sociable design.





THE HEART OF THE HOME

The kitchen is an exceptional example of hand-crafted design, blending country character with considered luxury. Bespoke handmade cabinets line the walls, complemented by elegant marble and beech-wood worktops. A deep double sink sits perfectly beneath the window, framing peaceful garden views.

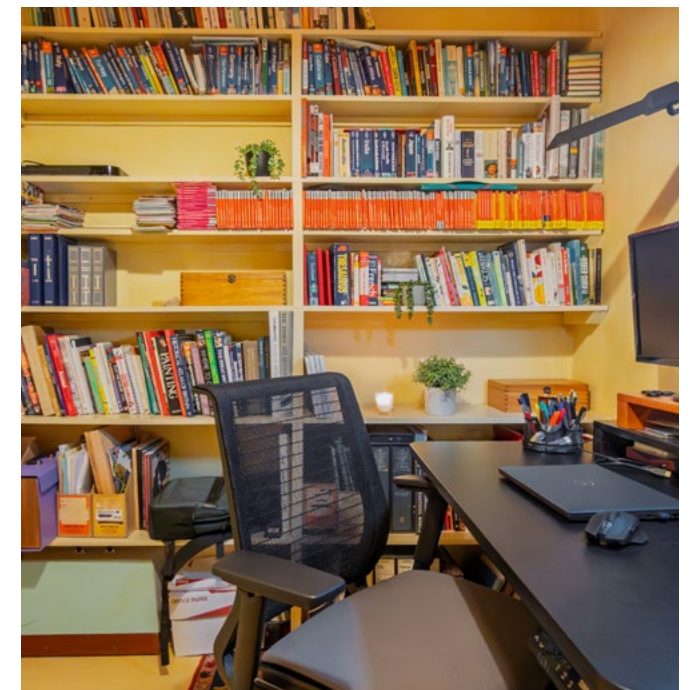




FOOD FOR THOUGHT

At its centre, a curved island with breakfast bar invites gathering and conversation, softly illuminated by feature lighting overhead. Pine flooring continues throughout, adding warmth and unity, while the tiled inglenook housing a traditional AGA forms the visual and emotional heart of the room. Beside it, a conventional electric oven and integrated dishwasher introduce modern practicality, ensuring the kitchen is as functional as it is beautiful. A stable-style door opens to the driveway and side courtyard — ideal for morning coffee, effortless access after a countryside walk, or bringing in groceries.

Beyond, the former scullery has been thoughtfully transformed into a dedicated home office, combining farmhouse character with contemporary purpose. To the rear, a utility and ground-floor shower room further enhance the home's ease, balance and considered design.





UPSTAIRS TO THE PRINCIPAL SUITE

The grand staircase leads to a light-filled landing, where five bedrooms unfold with generous proportions and graceful charm. The principal bedroom is a serene and elegant retreat where period character and quiet luxury meet. Original flooring flows underfoot, and dual-aspect windows frame views across the gardens and village, filling the room with gentle light from morning to afternoon.





EFFORTLESS HARMONY

A full wall of bespoke fitted wardrobes provides an abundance of storage while maintaining clean lines and a sense of calm.

Step up into the en suite, a beautifully composed space with a walk-in shower, towel rail, wash basin and WC. Neutral tiling adds to the feeling of simplicity and balance, creating a space that feels restful and indulgent in equal measure.





FAMILY & GUEST BEDROOMS

Bedrooms Two and Three are both generous doubles, each with a charming feature fireplace that speaks to the home's farmhouse heritage. Bedroom Three is currently enjoyed as a first-floor sitting room, a wonderful retreat with soft light and quiet views, ideal for reading, working or simply unwinding.





SWEET SLUMBER

Bedroom four forms an excellent guest suite, a spacious and welcoming room offering privacy and comfort for visitors.

The fifth bedroom sits conveniently close to the principal suite and would make an ideal nursery, dressing room or upstairs office, a lovely private space that could evolve effortlessly with family life.





EVERYDAY INDULGENCE

All four bedrooms are served by the beautifully appointed family bathroom, a space that blends traditional charm with understated luxury. Styled in gentle green tones and complemented by panelling, it captures the essence of relaxed country living.

The elegant claw-foot bath takes pride of place, inviting long, indulgent soaks, while the classic pedestal wash basin, WC and bidet complete the room's considered design. Practical as it is delightful, a linen cupboard warmed by the water tank provides a cosy nook for towels and linens, adding both function and a quiet touch of homely charm.





GARDENS TO TO SAVOUR

Outside, the garden feels beautifully private, enclosed by mature hedging and trees that bring shape, shelter and a changing palette of colour through the seasons. From the first blossom of spring to the deep tones of autumn, it's a garden that feels alive all year round.

A gently sloping lawn leads to a charming sun room with power, the perfect spot to read in the sunshine on late afternoons or retreat with a glass of wine as the day fades. The south-west aspect fills the space with light, while the mix of greenery and open sky gives the garden a wonderfully calm, secluded feel. The generous driveway provides ample parking and includes an EV charger, a thoughtful nod to modern living that blends effortlessly with the period aesthetic.





A SETTING TO CHERISH

Overlooking Gamston's village green, Grange Farm House enjoys one of the most enviable positions in this sought-after village. The location balances countryside charm with excellent connections, a setting that feels peaceful yet beautifully practical for family life.

Tucked away in one of Nottinghamshire's most quietly desirable locations, Gamston is a little-known village with a wonderfully private feel. Centred around a cul-de-sac, it enjoys almost no passing traffic, creating an incredibly peaceful and safe environment for family life.

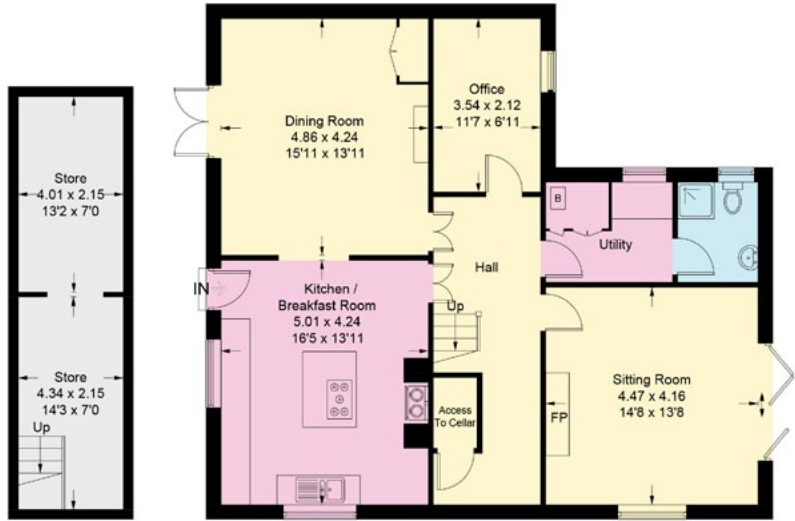
A handful of excellent schools are within walking distance, and the home sits comfortably within the catchment for the highly regarded Rushcliffe High School. The local village hall hosts a wide variety of community events and classes throughout the year, adding to Gamston's friendly, close-knit feel.

For families, there's a children's play park just at the end of the cul-de-sac, a lovely, safe space for outdoor play, and regular bus services run every ten minutes into Nottingham, linking you with the city's cultural venues, theatres and sports grounds. West Bridgford's boutiques, cafés and restaurants are just minutes away, while Holme Pierrepont's open countryside and lakes offer beautiful walks and weekend adventures.

Grange Farm House is a home of quiet substance, full of character, beautifully appointed and perfectly positioned within this sought-after village. Its thoughtful blend of period charm and modern comfort creates a property that feels timeless, versatile and ready for its next chapter.

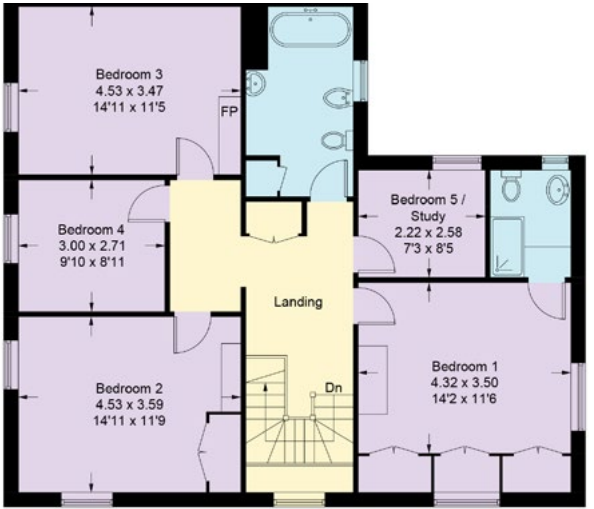
FLOOR PLAN

Approximate Gross Internal Area = 207.6 sq m / 2234.4 sq ft. Illustration for identification purposes only. Measurements are approximate. Not to scale.



Cellar

Ground Floor



First Floor



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Presented By

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