

Grange Farm House Main Street
Gamston | NG2 6NN | Guide Price £775,000

ROYSTON & LUND

- Situated In The Heart Of The Sought After Village
- Amenities Nearby
- Council Tax Band F -Freehold - EPC Rating C

- Double Fronted Farmhouse
 One Of A Kind Property Full Of Character
 - Generous Plot Including A Driveway With EV Car Charger
 - Cellar Providing Additional Store
- Five Good-Sized Bedrooms
 D/S Shower Room Family Bathroom - En-suite
 - Viewing Recommended

















Royston & Lund are pleased to present this double fronted farmhouse (not listed) nestled in the centre of the charming village of Gamston and and is the only one of the 4 original farmhouses to look over the village green. A timeless testament to 1800s craftsmanship, stands as a beacon of historical charm and modern luxury. Meticulously cared for by its current owners over the past 27 years, the residence seamlessly blends period features with contemporary comforts. Often the case with older farmhouses, they were built with and still retain, an attached cottage. In this case there is one situated at the rear left-hand side of Grange Farm House.

The heart of the home is the modern kitchen, complete with an AGA cooker, a range of bespoke, handmade units, and a central island boasting a convenient breakfast bar. The adjacent dining room, includes French doors to the side elevation, welcomes natural light and offers ample space for hosting up to 10 guests. The well-appointed lounge, generously sized and featuring a log burner, creates a warm and inviting atmosphere, perfect for relaxation. Catering to the demands of modern living, the property includes a dedicated office and a utility room providing access to a ground floor shower room/WC.

Ascending to the first floor there is the benefit of five bedrooms. Three of the five bedrooms act as large doubles and there is a further double and a good sized single bedroom. The main bedroom comprises of bespoke fitted wardrobes and a stylish en-suite shower room/WC. The family bathroom epitomises elegance with a four-piece white suite consisting of a bidet, bath, wash basin, and WC.

The allure of this farmhouse extends beyond its interior, with a driveway accommodating three vehicles and a patio area ideal for garden furniture. The landscaped south-west facing side garden includes shrubs and a nicely-sized lawn which adds a touch of tranquility, while a charming summerhouse completes the outdoor experienc



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2002/91/EC

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2002/91/EC

EU Directive

Current Potential

83

England & Wales Not energy efficient - higher running costs

Very energy efficient - lower running costs

Energy Efficiency Rating

England & Wales

Not environmentally friendly - higher CO2 emissions

(1-20)

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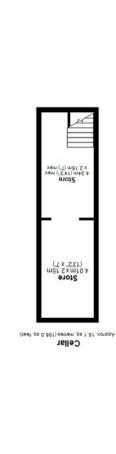
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Total area: approx. 207.6 sq. metres (2234.4 sq. feet)

moorbed 3.69m ("6'f') med.s xem ("f'f') med.b x