



Grange Farm House Main Street
Gamston | NG2 6NN | Guide Price £795,000

ROYSTON
& LUND

- GUIDE PRICE £795,000-£835,000
- Situated In The Heart Of The Sought After Village
- Amenities Nearby
- Five Good-Sized Bedrooms
- Generous Plot Including A Driveway With EV Car Charger
- Double Fronted Farmhouse
- One Of A Kind Property - Full Of Character
- Cellar Providing Additional Store
- D/S Shower Room - Family Bathroom - En-suite
- Council Tax Band F - Freehold - EPC Rating C





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Royston & Lund are pleased to present this double fronted farmhouse nestled in the centre of the charming village of Gamston 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.

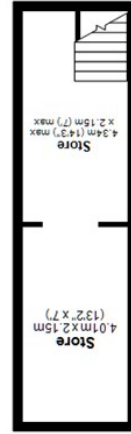
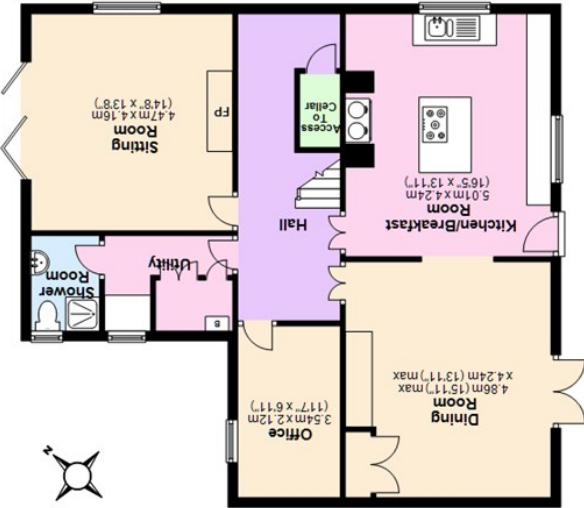
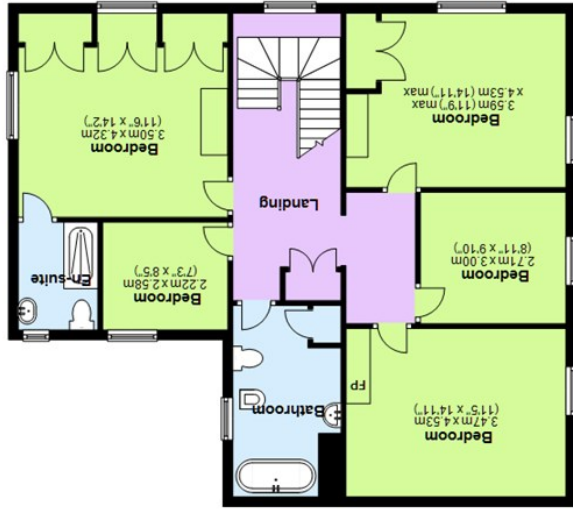
The allure of this farmhouse extends beyond its interior, with a driveway accommodating three vehicles and a patio area ideal for garden furniture. The landscaped south-west facing side garden includes shrubs and a nicely-sized lawn which adds a touch of tranquility, while a charming summerhouse completes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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plans produced using PlanIt.

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



Approx. 18.1 sq. metres (195.0 sq. feet)

England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
(1-20)	G	(1-20)	G
(21-38)	F	(21-38)	F
(39-54)	E	(39-54)	E
(55-68)	D	(55-68)	D
(69-80)	C	(69-80)	C
(81-91)	B	(81-91)	B
(92 plus)	A	(92 plus)	A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
Potential	Current	Potential	Current

EPC Rating



83

70