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your property experts

The Old Farmhouse

Main Street, Nailstone

- Substantial period former farmhouse
- Beautifully upgraded and modernised throughout
- Impressive formal sitting room with a multi-fuel stove
- Spacious farmhouse-style kitchen/diner
- Useful boot room and a pretty sun-filled conservatory
- Six double bedrooms and three bathrooms
- Double-width driveway and a generous double garage
- Lovely secure south-facing gardens

General Description

Smiths Property Experts present to market 'The Old Farmhouse', a fine and substantial period former farmhouse that has seen considerable upgrading and modernisation under the current owner's tenure. Positioned on the Main Street in the heart of the highly regarded village of Nailstone, just three miles from Market Bosworth, the property has an imposing double-fronted façade with low-maintenance front borders set behind low-level walls.

Internally, the accommodation is UPVC double-glazed and centrally heated throughout, boasting no less than six bedrooms, three and a half bathrooms, and three generous reception areas with the addition of a dining kitchen. There are pretty and secure south-facing gardens to the rear, and double-width parking with a generous double garage.





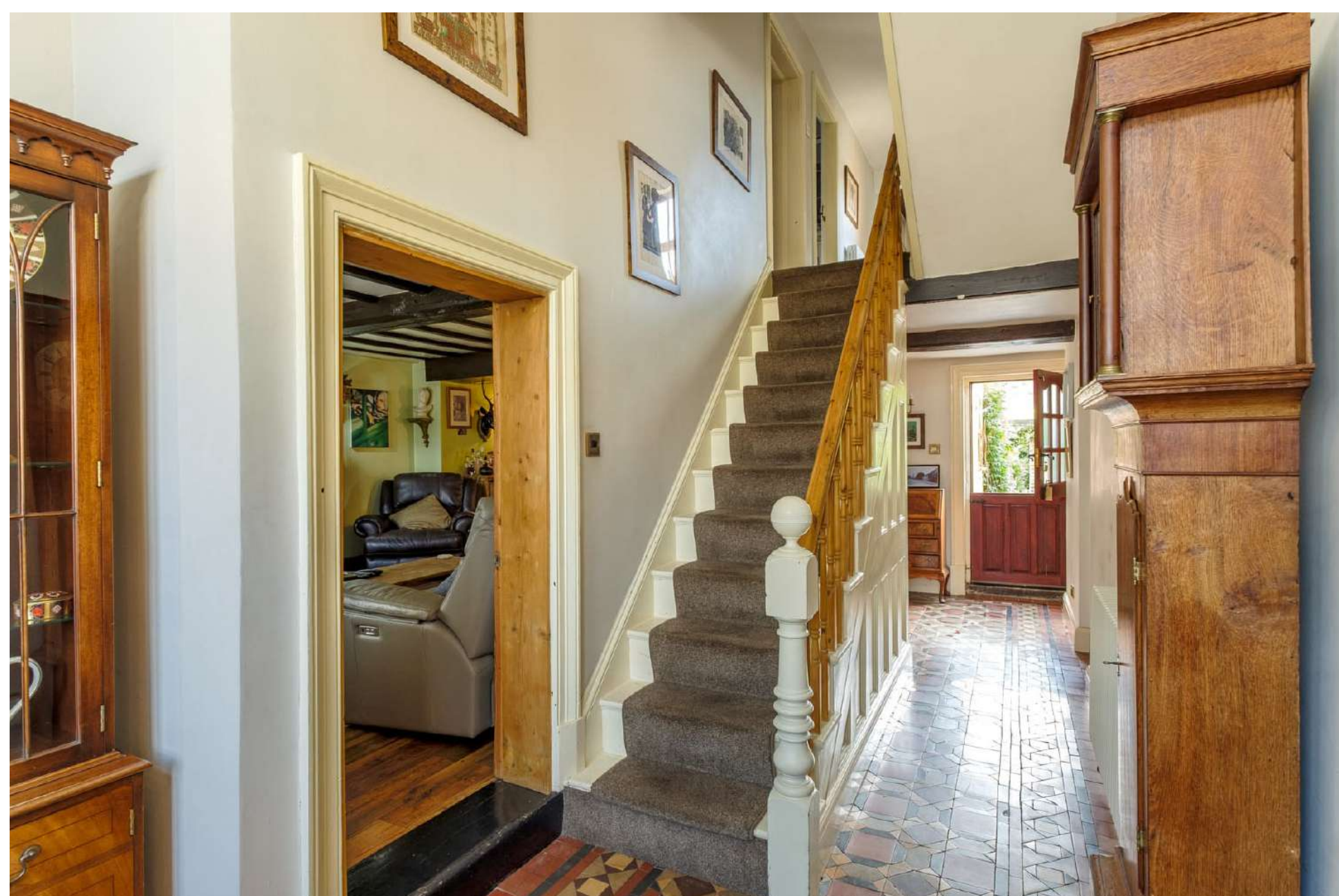
Main House

Boasting an impressive 3,244 square feet (approximately) of floor area including the double garage and useful cellar, the property offers a wealth of spacious accommodation ideally suited to a family purchaser. A large entrance hall with vaulted ceiling and stained-glass window to the front gives access to the first floor, down to the cellar, and to the main living accommodation. There is an impressive formal sitting room with dual fenestration and a multi-fuel stove to the right-hand side of the floor plan, and to the left, a family room that opens through to a large farmhouse-style kitchen/diner to the rear. Behind the kitchen is a useful boot room with WC, and there is also a pretty sun-filled conservatory that looks across the rear gardens. Upstairs and laid across both the first and second floors are no less than six double bedrooms, a four-piece family bathroom, and a separate shower room. The principal bedroom has en-suite facilities, and the bedroom to the rear of the first floor also has a small room with plumbing for a WC and sink.

Gardens and Outside

Set back from the street and elevated behind low-level walls with low-maintenance borders, the property is instantly attractive. There is access down the private shared driveway to the left-hand side to private double-width parking and a substantial double garage with lighting and power behind the gardens.

The rear gardens are a particular feature of the property. Secure and south-facing, opening directly from the conservatory and kitchen/diner, the gardens are landscaped in a courtyard style with a pond, cobbled paths, low-maintenance planting and a large seating terrace. There is potential for the addition of lawn should the eventual purchaser wish.





The Location

Nailstone lies on the border of Leicestershire and Warwickshire, just 3 miles from the historic and highly regarded market charter town of Market Bosworth. Whilst a peaceful setting, there is excellent commuter access to Leicester, Loughborough, Ashby-de-la-Zouch and Derby. There are numerous countryside walks on the doorstep, and an excellent choice of local state and independent schooling.

Property Information

EPC Rating: E.

Tenure: Freehold. Council Tax Band: C.

Local Authority: Hinckley and Bosworth Borough Council

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 3244 sq.ft. (301.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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