

Emma Terry Homes

moving made personal



The Byre Cotton Mill Farm

Southwell Road, Farnsfield, NG22 8ED

Asking price £435,000



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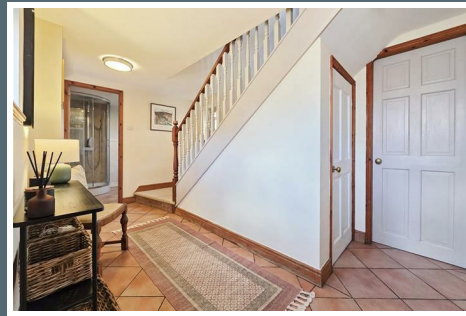
Tucked away within an exclusive cluster of just three homes, this individual barn conversion offers the perfect blend of character, space, and countryside living. Positioned on the edge of Farnsfield with open rural views and a peaceful setting adjacent to a working farm, this is a home that truly embraces its surroundings.

Inside, the property is beautifully appointed and thoughtfully laid out, offering approximately 1,500 sq ft of versatile accommodation. The heart of the home is the impressive farmhouse-style kitchen/diner, designed for both everyday living and entertaining. The spacious lounge is full of character, featuring a semi-vaulted ceiling with exposed timber beams and a striking log burner, creating a warm and inviting atmosphere. A second reception room provides flexibility as a bedroom, home office, snug, or hobby space, complemented by a useful utility room and ground floor shower room.

Upstairs, there are three well-proportioned bedrooms and a 4-piece family bathroom, offering comfortable accommodation for a range of buyers.

Externally, the property continues to impress with driveway parking, a single garage, and a lovely enclosed rear garden - perfect for enjoying the peaceful surroundings and countryside outlook.

A rare opportunity to acquire a unique and characterful home in a sought-after village location, early viewing is highly recommended to fully appreciate all that this exceptional barn conversion has to offer.



ENTRANCE HALL

Entrance door to property, a central heating radiator, UPVC double glazed window to front, UPVC double glazed window to rear, understairs storage cupboard, doors through to kitchen/diner, utility, shower room and lounge and stairs to first floor.

KITCHEN/DINER

17'1" x 14'11" (5.22 x 4.57)

A variety of wall and base units, an inset ceramic dual bowl sink with mixer tap, a Siemens five zone electric hob with extractor hood over, integrated Hotpoint eye level double oven with grill and an integrated Bosch dishwasher, a central heating radiator, UPVC double glazed window to front, UPVC double glazed window to rear and UPVC double glazed French doors onto the rear garden.

UTILITY ROOM

8'9" x 6'3" (2.69 x 1.92)

An inset stainless steel sink, plumbing for a washing machine, a central heating radiator, UPVC double glazed window to rear and door to the rear.

SHOWER ROOM

Low level flush WC, wash hand basin, a corner shower cubicle, a central heating radiator and UPVC double glazed obscured window to rear.

LOUNGE

15'8" x 19'10" (4.78 x 6.06)

Two central heating radiators, a feature exposed brick chimney breast with brick hearth and timber mantle housing a chunky cast-iron burner, two Velux windows and three UPVC double glazed windows to the side.

BEDROOM 1

15'8" x 9'11" (4.78 x 3.03)

A central heating radiator and a UPVC double glazed window to side.

LANDING

A central heating radiator, UPVC double glazed window to front and doors through to Bedroom 2, 3, 4 and Bathroom.

BEDROOM 2

11'1" x 14'11" (3.38 x 4.56)

A central heating radiator and UPVC double glazed windows to front and rear.

BEDROOM 3

9'4" x 11'8" (2.85 x 3.56)

A central heating radiator and UPVC double glazed window to rear.

BEDROOM 4

10'0" x 6'5" (3.05 x 1.97)

A central heating radiator and UPVC double glazed window to rear.

BATHROOM

8'2" x 8'0" (2.49 x 2.44)

A four piece suite including low level flush WC, wash hand basin with hot and cold tap, a bath with hot and cold taps and a separate shower enclosure, a central heating radiator, UPVC double glazed obscured window to rear and a built-in storage cupboard.

OUTSIDE

To the front, a gravelled driveway provides off-street parking for multiple vehicles, alongside a garage with additional parking in front. Gated side access leads through to a fully enclosed rear garden enjoying a desirable south-westerly aspect, thoughtfully landscaped to include a paved patio seating area, a shaped lawn, and a block-paved pathway bordered by established planting.

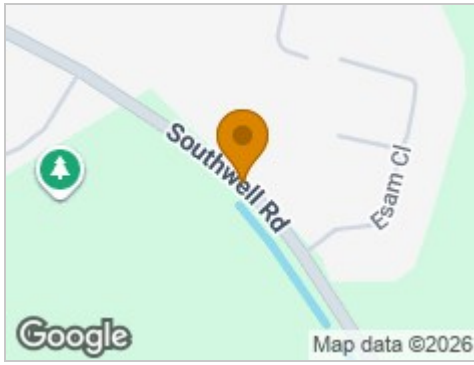








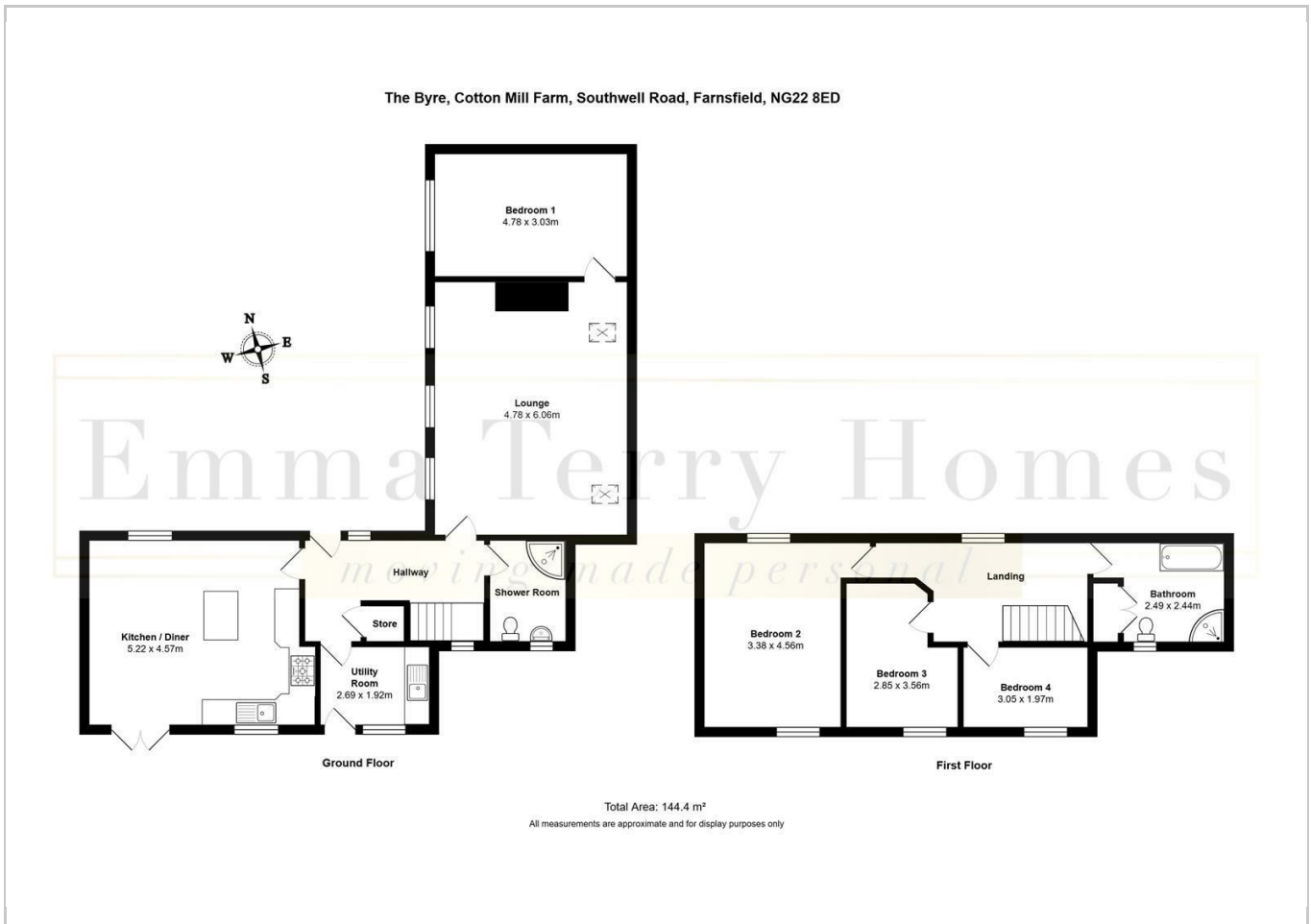
Road Map



Hybrid Map



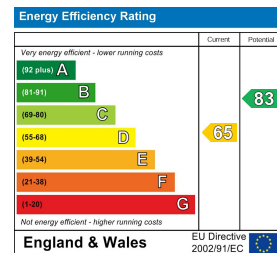
Terrain Map



Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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