

# Emma Terry Homes

*moving made personal*



## Hall Farm House, 29 Main Street

Woodborough, Nottingham, NG14 6EA

Asking price £895,000





"What a beautiful listing..."

Hall Farm House, Woodborough

An exceptional Grade II listed residence dating back to 1710 – a rare opportunity to own a piece of Woodborough's heritage.

Hall Farm House is a truly once-in-a-lifetime property. Formerly the principal farmhouse to the distinguished Woodborough Hall estate, this beautifully preserved and sympathetically updated home exudes timeless character, period charm, and rural elegance.

Set in the heart of this sought-after Nottinghamshire village, this magnificent six-bedroom detached home offers substantial accommodation across multiple levels, retaining a wealth of original features including exposed beams, inglenook fireplaces and stone floors.

Steeped in history yet offering all the comforts of modern living, the property sits within mature, private grounds and enjoys an enviable position that combines tranquil countryside living with easy access to local amenities and transport links.

Whether you're looking for a prestigious family home, a heritage retreat, or a remarkable investment, Hall Farm House is a rare gem that must be viewed to be fully appreciated.



#### ENTRANCE HALL

Radiator, door through to sitting room, dining room, WC, kitchen/breakfast room, cellar and stairs to first floor.

#### SITTING ROOM

16'1" x 14'0" (4.91 x 4.27)

Windows to front and rear, two radiators, log burner and steps up to study.

#### STUDY

12'4" x 9'11" (3.76 x 3.04)

Spiral steps down to gym.

#### GYM

15'4" x 9'10" (4.69 x 3.00)

Door to rear.

#### WC

Enclosed toilet system WC, wall hung wash hand basin, radiator and window to side.

#### DINING ROOM

13'1" x 12'9" (4.00 x 3.9)

Window to front, radiator and log burner.

#### KITCHEN/BREAKFAST ROOM

16'0" x 15'1" (4.90 x 4.60)

A variety of wall and base units, integrated fridge/freezer,

dishwasher and wine cooler. Sink with mixer tap and worktop drainer, Falcon range cooker, radiator, windows to side and rear, access to family room and door through to garden room.

#### UTILITY ROOM

Window to side and space for washing machine and dryer.

#### FAMILY ROOM

8'3" x 12'11" (2.54 x 3.94)

Velux window, window to side, under-floor heating and door through to entrance hall.

#### REAR ENTRANCE HALL

Fitted storage cupboard and door to outside.

#### GARDEN ROOM

20'11" x 12'1" (6.40 x 3.70)

Radiator, under-floor heating and doors through to kitchen/breakfast room, dining room and outside.

#### CELLAR

Lights, power and home of boiler.

#### LANDING

Window to side with shutters, radiator, doors through to master bedroom, bedroom 2, 3, family bathroom and stairs to second floor.

**MASTER BEDROOM**

16'1" x 17'1" (4.91 x 5.22)

Window to front, window to rear, fitted wardrobes, two radiators and door through to ensuite.

**ENSUITE**

9'2" x 7'8" (2.81 x 2.36)

Low level flush WC, double wash hand basins with hot and cold taps, double ended bath with central mixer tap and hand-held showerhead, radiator and window to side.

**BEDROOM 2**

13'1" x 15'1" (4.00 x 4.60)

Radiator and window to front.

**BEDROOM 3**

9'8" x 15'1" (2.96 x 4.61)

Radiator, fitted wardrobes and window to rear.

**BATHROOM**

Low level flush WC, wash hand basin in vanity unit, double ended bath with central mixer tap and hand-held showerhead, fitted storage cupboard, radiator, under-floor heating and window to side.

**LANDING**

Window to side and doors through to bedroom 4, 5, 6 and bathroom.

**BEDROOM 4**

16'1" x 17'1" (4.91 x 5.22)

Windows to front and side and two radiators.

**BEDROOM 5**

16'0" x 15'1" (4.89 x 4.61)

Fitted wardrobes, radiator and window to rear.

**BEDROOM 6**

7'6" x 14'11" (2.30 x 4.56)

Window to front and radiator.

**SHOWER ROOM**

Low level flush WC, wash hand basin with mixer tap, shower cubicle with waterfall shower head, heated towel rail and window to side.

**OUTSIDE**

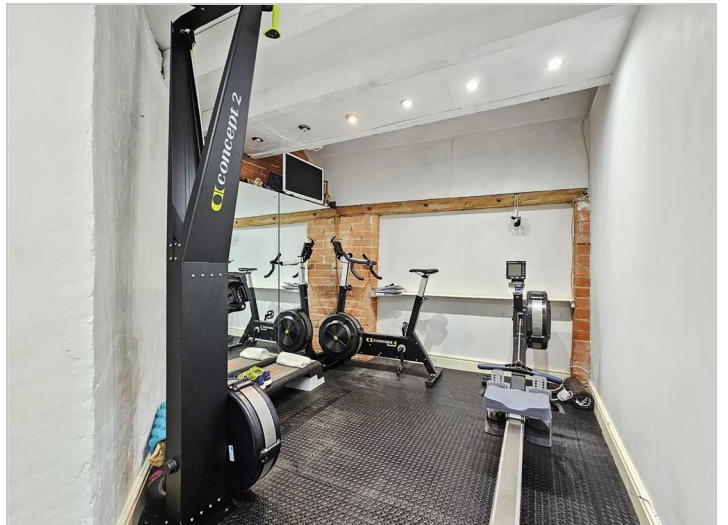
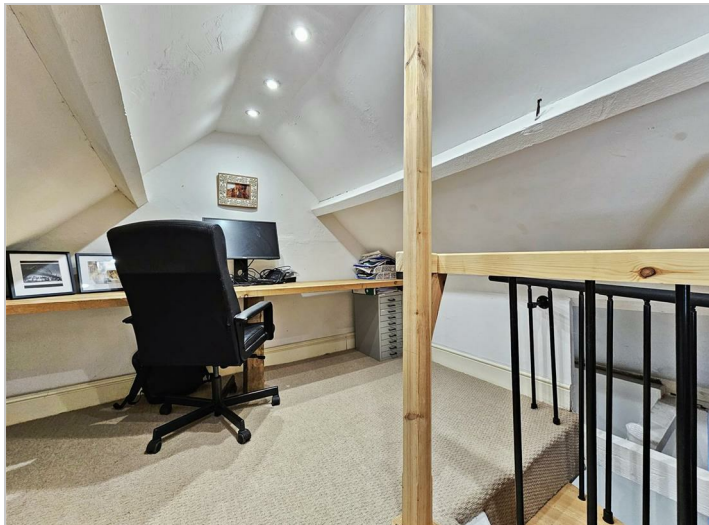
Set within stunning grounds, the expansive garden of this property is truly exceptional. A vast lawn spans the front and side of the home and mature trees, established shrubs, and decorative borders provide privacy. A gated pathway from main street leads to the entrance door, while additional gated access at the far end of the property leads to private parking. A stylish bar area complete with a built-in gas BBQ and a sheltered seating zone. Multiple patio areas, an external tap and access to the tractor garage.

**TRACTOR GARAGE**

Lights, power and mezzanine flooring.

















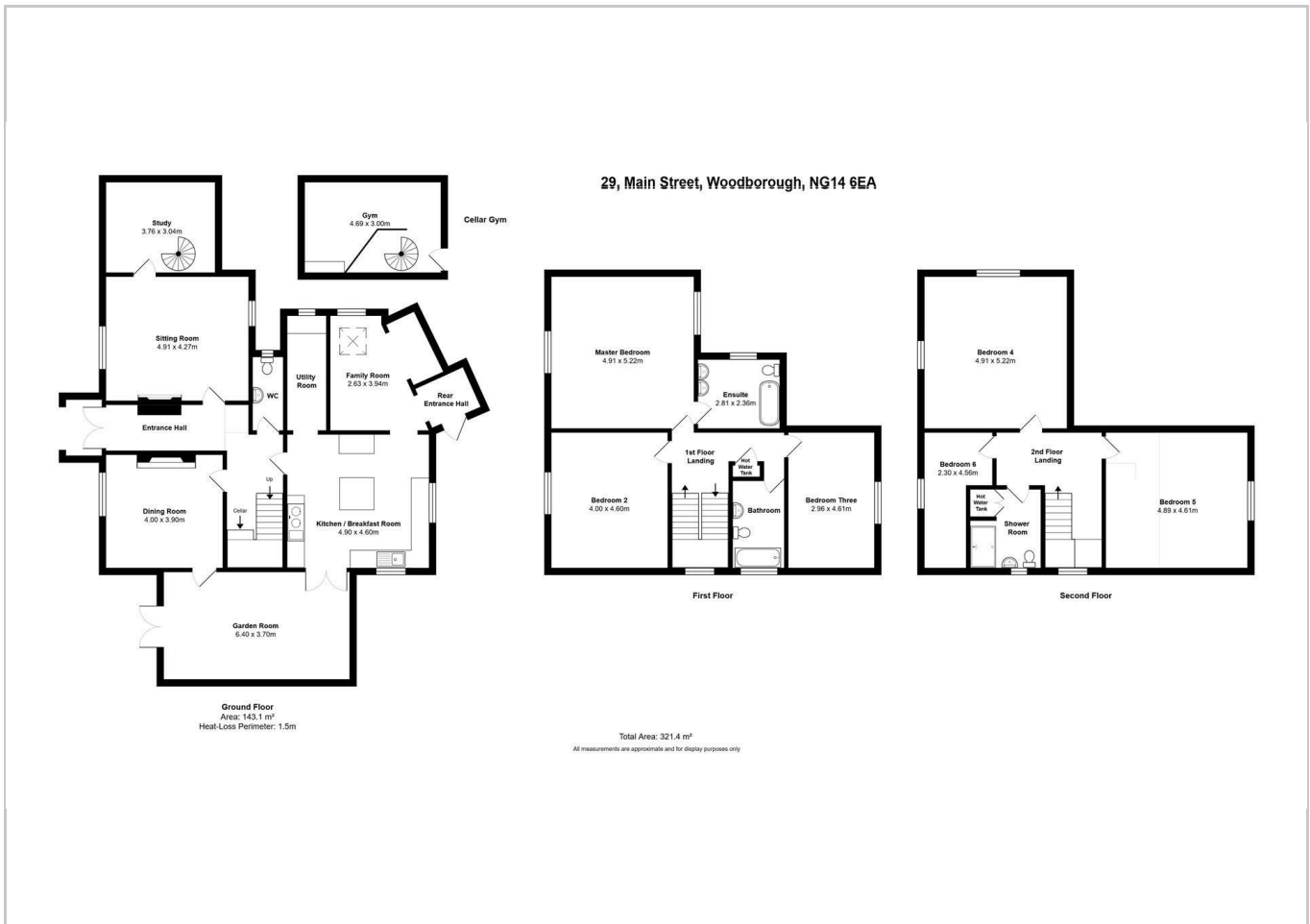
## Road Map



## Hybrid Map



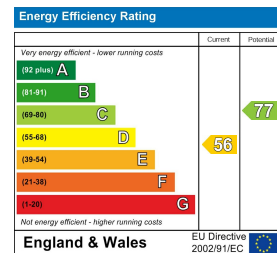
## Terrain Map



## 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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