

# Emma Terry Homes

*moving made personal*



151A Main Street

Woodborough, NG14 6DD

Asking price £725,000



# The Old Barn, 151A Main Street, Woodborough, NG14

Experience the very best of modern countryside living with this deceptively spacious, character-filled detached barn conversion, set within approximately 1/5 of an acre in the highly sought-after village of Woodborough.

Behind its charming exterior, this individual home is defined by its impressively proportioned rooms and exceptional versatility, offering flexible accommodation that is ideal for providing independent living for elderly relatives, a private area for teenagers or those seeking an additional income. The ground floor currently incorporates two double bedrooms, one with en-suite, alongside a kitchenette forming a self-contained annexe that is currently used as a successful Airbnb.

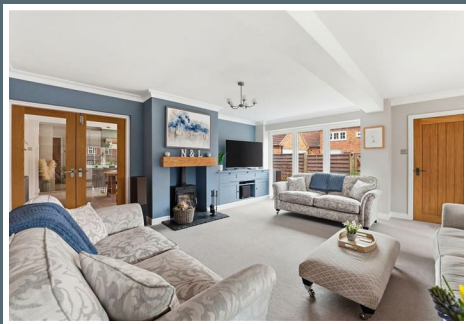
At the heart of the home is a stunning open-plan kitchen/dining space, which flows seamlessly into a spacious, inviting lounge.

Upstairs, two further well-proportioned double bedrooms are complemented by a beautifully appointed family bathroom, creating a peaceful retreat away from the main living areas.

Externally, the property continues to impress. A generous driveway provides ample parking for multiple vehicles, complete with an EV charging point, while a double garage adds further practicality. The landscaped patio areas offer private, tranquil spaces for al fresco dining and entertaining surrounded by mature planting. Beyond, an expansive 85-foot lawn enjoys far-reaching countryside views—perfect for relaxing and unwinding.

Woodborough is a thriving and picturesque village with excellent local amenities. Despite its idyllic rural setting, it offers superb connectivity and easy access to surrounding towns and major transport links.

This is a rare opportunity to acquire a truly special home—one that effortlessly blends character, lifestyle and income potential in an enviable village setting.



## ENTRANCE HALL

Composite entrance door, Dijon tumbled limestone flooring, Residence 9 window (as throughout the property), feature paneling with built in coat hooks, doors to the WC and living room.

## WC

Enclosed toilet system WC, wall hung wash hand basin and mixer tap, Hive controlled central heating radiator (as throughout the property) and obscure window to the side.

## LIVING ROOM

23'3" x 18'4" (7.10 x 5.60)

Two central heating radiators, built in media unit with storage, multi-fuel log burner with slate hearth and oak mantel, window to the front, full-length windows to the side and glazed double doors through to the kitchen/diner.

## KITCHEN/DINER

23'0" x 18'4" (7.03 x 5.60)

A variety of Shaker wall and base units, Quartz worktops and kitchen island, integrated fridge/ freezer, wine fridge,

Neff dishwasher and washer/dryer, Rangemaster Cooker, extractor fan, double Belfast sink with boiling tap, large breakfast style cupboard with integrated microwave, Dijon tumbled limestone flooring, a central heating radiator, window and french doors to side and stairs to the first floor.

## REAR HALLWAY

Dijon tumbled limestone flooring, central heating radiator, composite stable door to the rear and doors through to.

## BEDROOM 3

9'1" x 13'9" (2.79 x 4.20)

A central heating radiator, built-in storage cupboard, window to the side and door through to the ensuite.

## ENSUITE

Enclosed toilet system WC, vanity unit with hand basin and mixer tap, separate shower cubicle, heated towel rail and demisting mirror with shaver point.

## BEDROOM 4

8'8" x 13'9" (2.65 x 4.20)

A central heating radiator and two windows to side.

## UTILITY ROOM

5'0" x 13'9" (1.54 x 4.20)

A variety of Shaker wall and base units housing the Central Heating boiler, integrated fridge, Belfast sink with mixer tap, Quartz worktop, Dijon tumbled limestone flooring and window to the side.

## LANDING

Built-in storage cupboard, a central heating radiator and doors through to Bedrooms 1,2 and the bathroom

## BEDROOM 1

12'2" x 18'4" (3.71 x 5.60)

Fitted wardrobes with integrated lighting and a fitted dressing table unit, feature paneling, a central heating radiator and two Velux windows.

## BEDROOM 2

10'0" x 15'5" (3.05 x 4.71)

Sliding barn door storage cupboard, feature paneling, a central heating radiator and two Velux windows.

## BATHROOM

10'7" x 10'9" (3.24 x 3.30)

Free standing stone resin bath with mixer tap and showerhead. Enclosed toilet system WC, bespoke floor standing double vanity unit with wash hand basins,

demisting mirror, large walk-in shower with rainfall shower head, a towel radiator, underfloor heating and two Velux windows.

## GARAGE

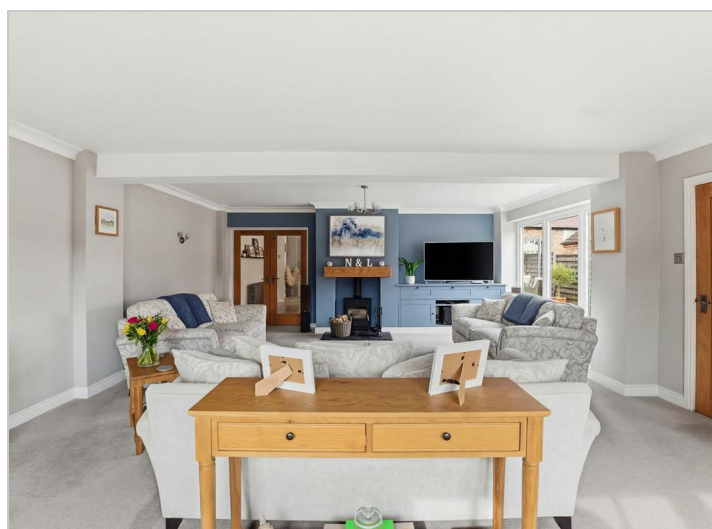
17'8" x 17'4" (5.40 x 5.29)

Electric doors, power and lighting, accessible loft space.

## OUTSIDE

A landscaped courtyard-style garden laid with Indian sandstone paving wraps around the property featuring raised sleeper beds, accent lighting, a monolith water feature and pergola, outside taps and electric sockets. Beyond this is access to the double detached garage and lawned gardens providing far-reaching views.

The front of the property is laid to lawn with well stocked borders, accent lighting, a resin drive, with parking for several vehicles and an Electric Vehicle Charger.









## Road Map



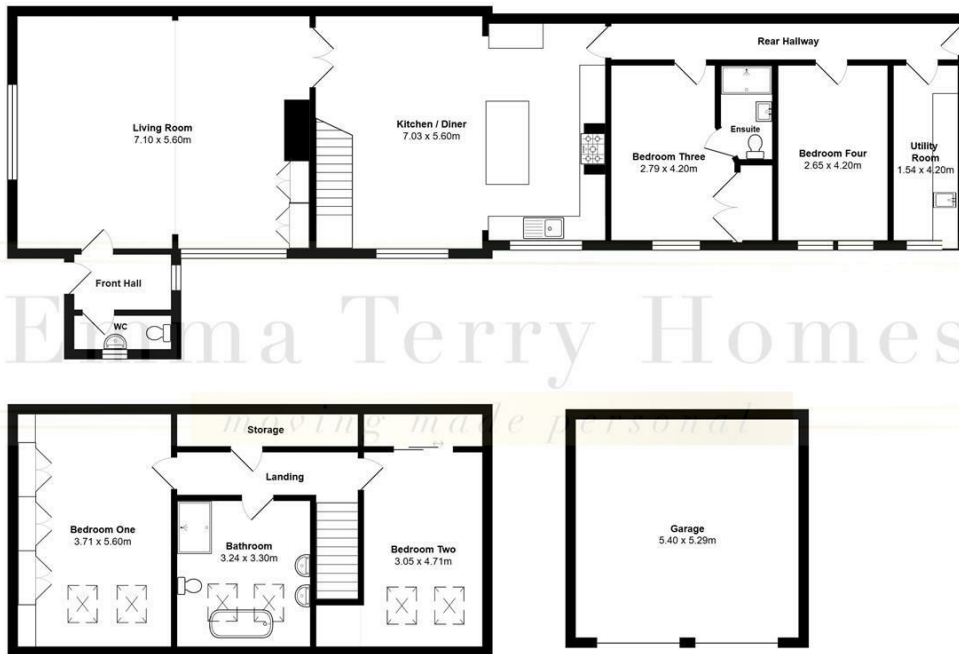
## Hybrid Map



## Terrain Map



151a, Main Street, Woodborough, NG14 6DD



Total Area: 2378.82 Square Foot

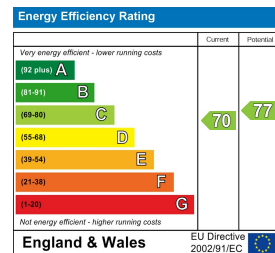
All measurements are approximate and for display purposes only



## 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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