New Holme Farm Wysall Lane

Keyworth | NG12 5AR | Asking Price £1,995,000

ROYSTON & LUND

- Detached Family Home
- Approximately 5.4 Acre Plot
- Potential To Develop Further
- Four Double Bedrooms
- EPC Rating TBC
- Barns, Offices & Stables
- Planning Granted for Conversion of Outbuildings to Residential
- Close To Centre Of Keyworth
- Bathroom, 2 En-suites and 2 Downstairs WC
- Council Tax Band F

Royston & Lund are delighted to bring to the market New Holme Farm which represents the rare opportunity to acquire a stunning plot measuring approximately 5.4 acres with an existing four bedroom, three bathroom farmhouse plus a selection of stables and outbuildings, part of which has planning in place to convert to another four bedroom dwelling (Planning Ref: 20/02547/DISCON). Nestled on the outskirts of Keyworth in-between Keyworth & Wysall the property benefits from stunning views out over rolling countryside.

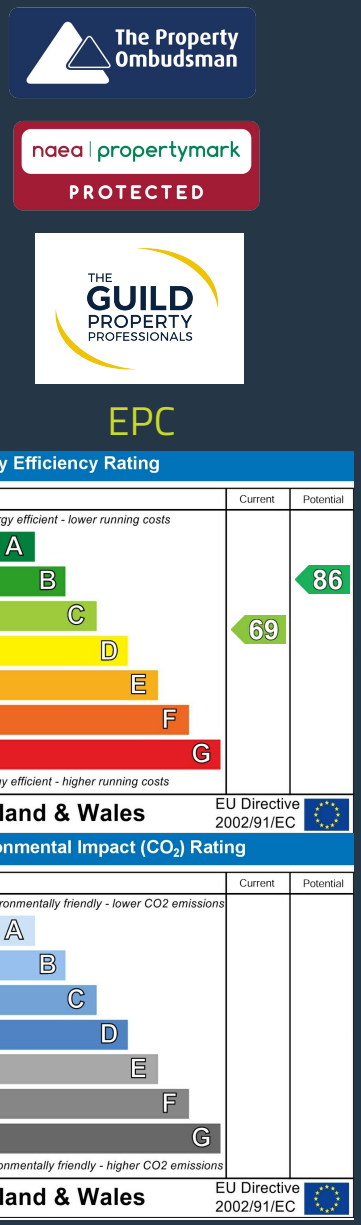
The current farmhouse measures in excess of 2600 sq.ft with the existing barns, offices and stables measuring in excess of 7700 sq.ft. The plot itself offers the potential to develop further (subject to relevant permissions).

The main farm house comprises a welcoming entrance hallway with downstairs W/C, full length, dual aspect lounge, full length, dual aspect kitchen/diner, separate utility room and a further WC, off the kitchen there is access to a cellar. To the first floor there are four generous double bedrooms with en-suite shower rooms to bedrooms one and two. There is also a four piece family bathroom consisting of a bath, shower, WC and wash basin.

The plot benefits from ample off-street parking with an in-and-out driveway.

Aside from development this property would lend itself equally well to those looking to run a business from home - the outbuilding is currently set up with two office spaces, a large barn/garage to the front, a large barn to the rear, w/c and kitchenette with five larger than average stables to the side. The barn to the rear also features a mezzanine level currently.

Wysall Road is conveniently located for easy access to Keyworth village centre with its range of local amenities. The A46 & A52 are a short drive away making the M1 and East Midlands Airport easily accessible.



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