



Smiths
your property experts

Top Farm

Wymeswold Road, Rempstone

- Beautiful 17th-century Grade II listed former farmhouse
- Lovingly maintained by the current owners for 30 years
- Accommodation featuring a wealth of character
- Six bedrooms, two bathrooms, three reception rooms and a cellar
- South-facing grounds extending to half an acre
- Gated sweeping driveway with a carport and workshop
- Brick barn with excellent potential to convert (STP)
- Centrally positioned between Leicester and Nottingham

General Description

Smiths Property Experts offer to the market this fine Grade II listed former farmhouse. The property offers a wealth of character and period features throughout the generous living accommodation. Set in south-facing grounds extending to approximately half an acre, there is a gated driveway and a useful collection of outbuildings, including a large Victorian brick barn with excellent potential to convert into further accommodation STP.

The property has been in the same ownership for 30 years and offers a rare opportunity for the purchaser to acquire a beautiful, well-maintained, and generous period family home.







Main House

Top Farm occupies an elevated and prominent position in the heart of the village and boasts a wonderful period brick facade. To the right-hand side is a gated sweeping driveway. Lovingly cared for and maintained by the current owners for around 30 years, this Grade II listed period home features an impressive 2,696 square feet of living space with larger-sized rooms and head height across three floors than is normal for a house of this period. We understand that the property was subject to a full schedule of refurbishment and modernisation 50 years ago.

Expect to find three generous reception spaces, including a large dining room with a stone fireplace, a main sitting room with a wood-burning stove, and an updated dining kitchen with direct access to the south-facing rear gardens. There is a useful collection of service rooms, including an entrance hall, a utility room/pantry, a WC, and a boiler room. A cellar is easily accessible from the kitchen/central hall.



Upstairs to the first floor are three large double bedrooms and an updated family bathroom. The principal bedroom suite boasts fitted wardrobes and a separate upgraded en-suite. The third bedroom has a room off, currently in use as a music room, with potential to become an en-suite or dressing room. On the second floor are three further bedrooms, and eaves storage, ideal for use as offices or as a separate suite of rooms for children.







Gardens and Grounds

The gardens and wider grounds are a particular feature of this family home. Private and south-facing, the gardens wrap around the right-hand side and rear of the main house, with lawns, mixed borders, and seating areas. With direct access from the kitchen is a wonderful terrace in full sun and with lawns leading up to the gardens. A private, sweeping driveway leads to a double-bay open carport. A useful brick workshop is attached, and is suitable for use as an office with view of arriving visitors.

To the rear of the carport building are further lawns and a useful working garden area with vegetable and soft fruit beds, and mature fruit trees.

There is a substantial Victorian brick barn currently used for storage, but with excellent annexe, workshop or conversion potential STP. The property has a vehicular right of access from a farmer's track to the rear







The Location

Rempstone is a pretty and historic village settlement on the Leicestershire/Nottinghamshire border. The village boasts a well-regarded pub, a village hall, and an excellent community. It is perfectly placed for commuting access to Nottingham, Leicester, Loughborough, and Melton Mowbray. There is open countryside all around, and the fully serviced larger village of East Leake is just 3 miles by car. There are excellent state and private schooling options locally.

Distances

Loughborough 5 miles, Leicester 15 miles, Derby 19 miles, and Nottingham 13 miles.

Loughborough Endowed Schools 6 miles, Ratcliffe College 11 miles, and Trent College 15 miles.

Loughborough Train Station 3 miles (Direct trains to London from 1 hour 14 minutes), and East Midlands Airport (EMA) 11 miles.

(Distances and timings are approximate).





TOTAL FLOOR AREA : 3852 sq.ft. (357.9 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.
 Made with Metropix ©2026



Property Information

Grade II listed. EPC Rating: E.

Tenure: Freehold.

Council Tax Band: G.

Local Authority: Rushcliffe 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.



01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com



