

Emma Terry Homes

moving made personal



151A Main Street

Woodborough, NG14 6DD

Guide price £700,000



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

** GUIDE PRICE £700,000 - £725,000 **

Experience the very best of modern countryside living with this deceptively spacious, character-filled detached barn conversion. Set back from Main Street, the property sits in approximately 1/5 of an acre plot in the highly sought-after conservation area of Woodborough, this unique home combines rural charm with exceptional practicality.

Behind its charming exterior, the property reveals impressively proportioned rooms and remarkable versatility. At the heart of the home lies a stunning open-plan kitchen/dining area that flows effortlessly into a spacious, inviting lounge, creating a superb social hub.

The ground floor also provides two double bedrooms/ reception rooms, one with en-suite, and a kitchenette/utility, that lends itself to those seeking independent living for elderly relatives, a private space for teenagers, or an additional income stream. This is currently being used as a successful self-contained annexe on Airbnb.

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

Externally, the property continues to impress. The generous resin driveway at the front of the property provides ample parking for multiple vehicles and includes an EV charging point. A private drive runs alongside the property, giving access to the double garage at the rear and the large lawned garden providing far reaching views over the countryside. The landscaped patio areas at the side and rear of the barn offer tranquil, sheltered spaces for al fresco dining and entertaining.

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.



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

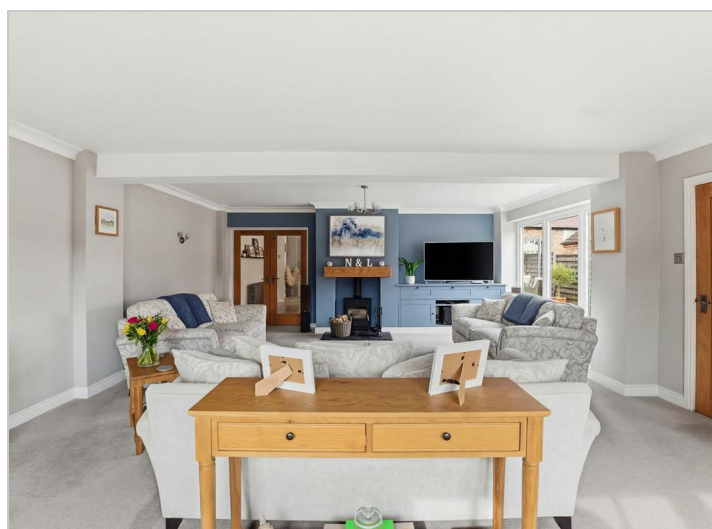
17'8" x 17'4" (5.40 x 5.29)

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



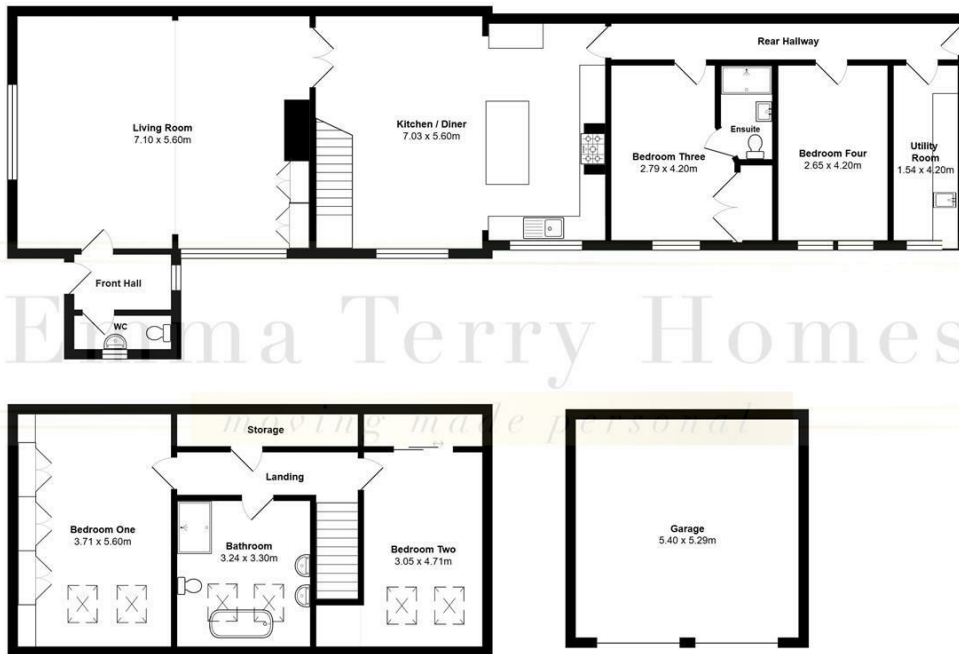
Hybrid Map



Terrain Map



151a, Main Street, Woodborough, NG14 6DD



Total Area: 2378.82 Square Foot

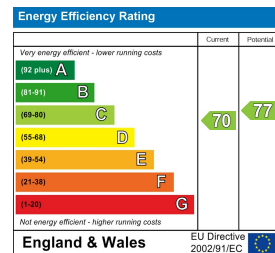
All measurements are approximate and for display purposes only



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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