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your property experts

The Old Dairy

Wood Farm Court, Thrumpton

- A charming former dairy conversion
- Floor area of approx. 1,938 square feet (including garaging)
- Generous and flexible living space with character features
- Four good-sized bedrooms and three bathrooms
- High-quality kitchen/breakfast room with a useful boot/utility room
- Two reception rooms, including a sitting room with a vaulted ceiling
- Gated driveway and an attached garage/workshop
- Beautifully landscaped gardens with a west-facing aspect

General Description

Smiths Property Experts are delighted to offer to the market The Old Dairy, a charming former dairy conversion set within the historic Nottinghamshire village of Thrumpton. Offering approximately 1,938 square feet of accommodation, including the garage, the property combines character features with generous and flexible living space. It occupies a private position with gated off-road parking and beautifully landscaped gardens, while also being well placed for Nottingham, Derby, Loughborough, the M1, East Midlands Airport and East Midlands Parkway railway station.







Main House

Internally, the property offers spacious and well-presented accommodation arranged over two floors. The house has a true cottage feel while benefitting from the comfort and practicality of a modern conversion.

The accommodation includes an entrance hall, two reception rooms, a high-quality refitted kitchen/breakfast room, a useful boot/utility room, four good-sized bedrooms and three bathrooms. The sitting room is a particular highlight, with a vaulted ceiling and an impressive Inglenook-style fireplace with a multi-fuel stove inset.

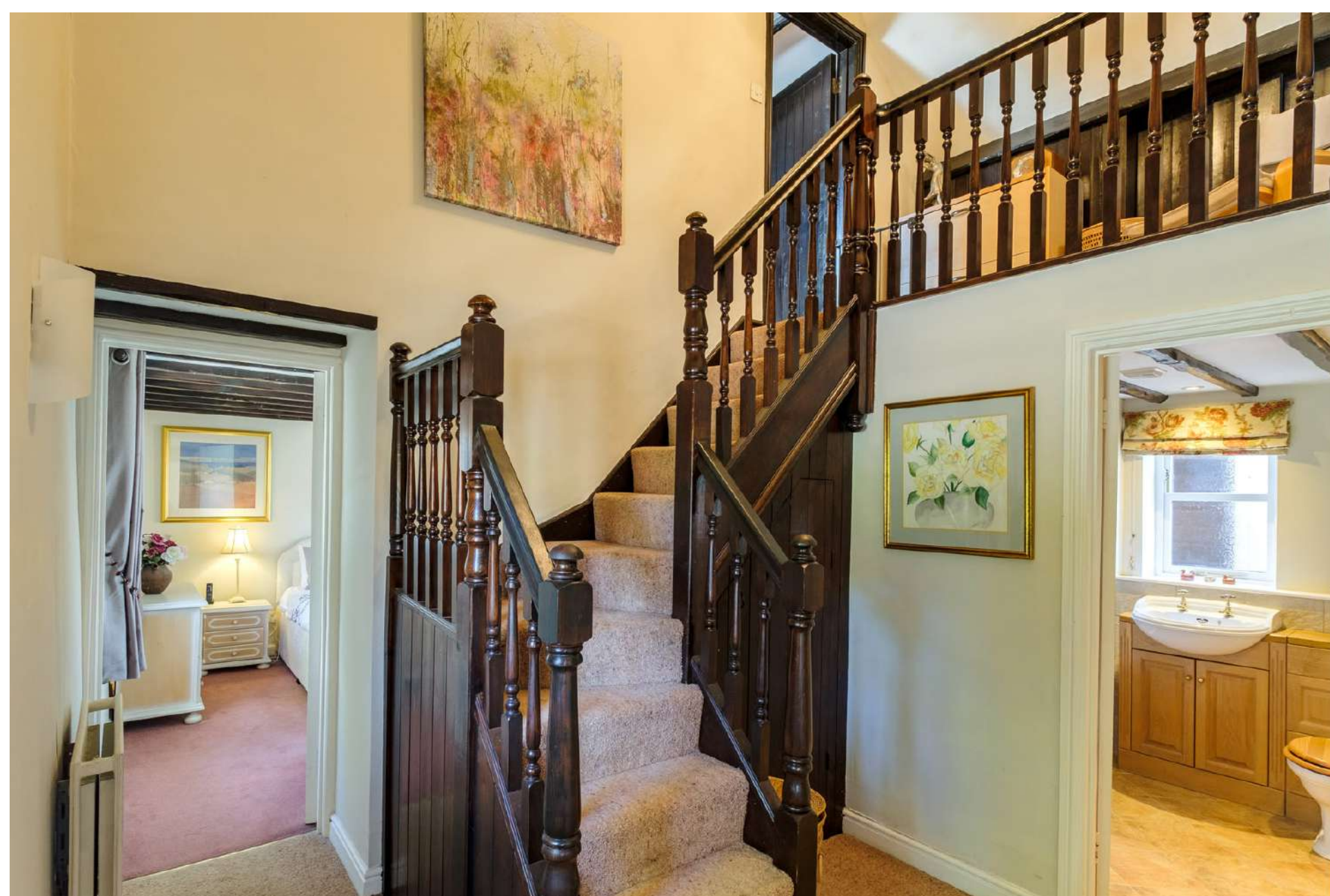
The two main bedrooms benefit from en-suite facilities, with a further family bathroom serving the remaining bedrooms. The principal living spaces open directly onto the gardens, creating a lovely connection between the house and outside space.

Gardens and Outside

Outside, the property is approached via a gated block-paved driveway providing off-road parking for up to four cars, together with an attached garage/workshop.

The gardens are a particular feature of the property. Arranged in a courtyard style and enjoying a westerly aspect, they have been beautifully landscaped and are extremely mature. There are several seating areas, including a decked area accessed from the dining room, ideal for al fresco dining.

Central lawns are complemented by well-stocked beds and borders, with a useful timber store to the right-hand side.







The Location

Thrumpton is a pretty and historic Nottinghamshire village, conveniently located for access to Nottingham, Derby and Loughborough. The nearby A453 and M1 provide excellent road links, while East Midlands Airport is also within easy reach.

East Midlands Parkway railway station is approximately 2.5 miles away and offers direct services to London. Approximate distances include Nottingham 7 miles, Loughborough 13 miles, Derby 15 miles, Leicester 23 miles, and East Midlands Airport 6 miles.

Property Information

EPC Rating: E.

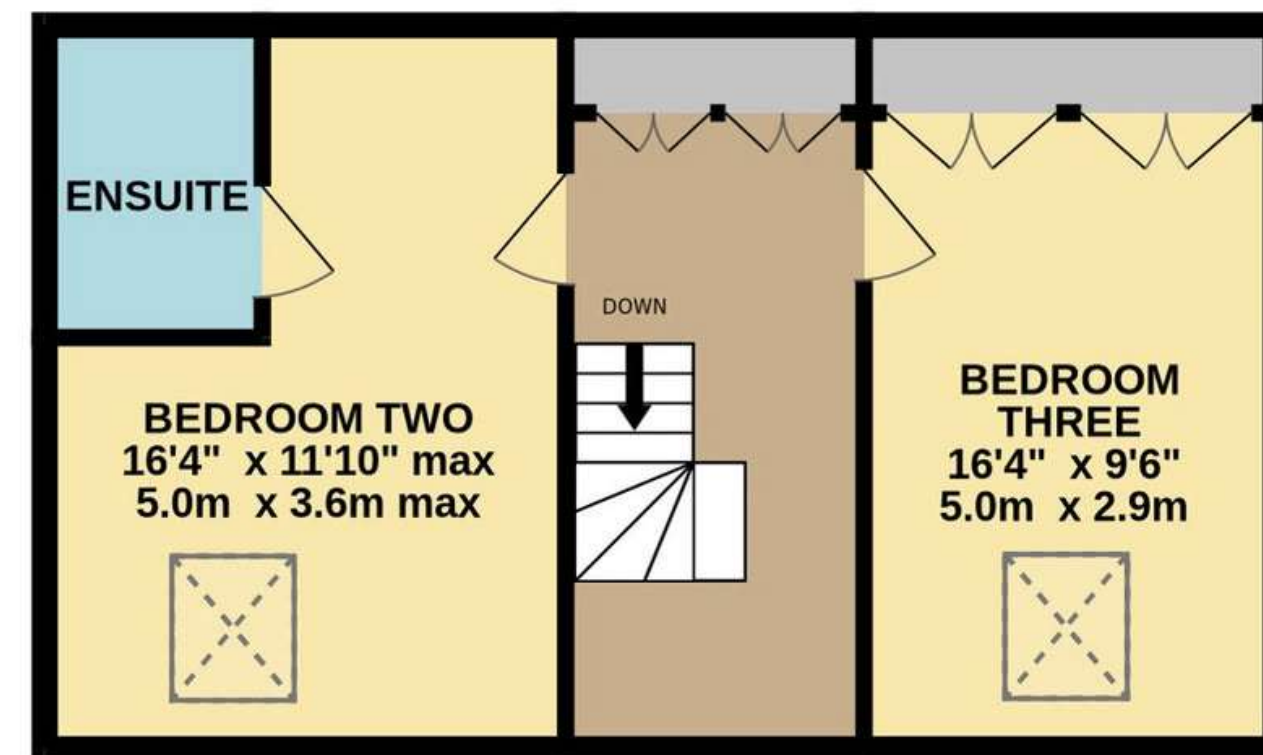
Tenure: Freehold. Council Tax Band: G.

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.





TOTAL FLOOR AREA : 1938 sq.ft. (180.1 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.
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01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com



