



A stunning period former Farmhouse

Smeath Farm, Smalley Close, Underwood, Nottingham

Freehold



Popular residential location • Attractive period farmhouse carefully restored for today's modern living • Open plan kitchen diner • Four good sized bedrooms, two with air conditioning, one en suite • Delightful expansive private rear cottage garden • EPC rating = D

Location

Underwood is a popular hilltop village to the north of the City Centre. A convenient location, this property sits just over a mile from Junction 27 of the M1 yet enjoying a lovely semi-rural location. Easy access to Nottingham 12 miles, Derby 16 miles and Mansfield 9 miles. East Midlands Airport is approximately 21 miles to the south with further, larger regional centres also within easy reach of the property.

Description

The property is positioned at the top of a quiet cul-de-sac, enjoying a private, elevated position. Smeath Farm is so called after Rushey Smeath, a pond area that used to front the property when it was originally owned by the well-known Smalley family.

Access to the front of the property from the storm porch with a useful fitted shoe and cloak storage. This leads on to the charming sitting room, featuring a brick built fireplace with oak mantle and an inset log burner. Adjacent to the sitting room, also to the front elevation lies a cosy snug, benefiting an original cast iron open fireplace with a brick hearth and timber surround and mantle

The superb, open plan kitchen diner occupies the full width of the house to the rear and is accessible via the double doors off the snug and via the sitting room. A high quality Osbornes kitchen designed with the farmhouse in mind, incorporates a range of high quality base and wall units, a glass fronted dresser, granite work surfaces and a breakfast bar area. There are a collection of integrated appliances within the kitchen to include a Rangemaster oven with a 5-burner gas hob and extractor above, a Siemens dishwasher, a built-in fridge freezer and a De Dietrich microwave. The dining area benefits from a sliding door out to the rear and lends access to an internal lobby, off which sits the ground floor W.C, integral garage access and a utility room providing further base and wall storage, space and plumbing for additional appliances and a secondary sink. The kitchen also benefits from underfloor heating.

Stairs ascend from the sitting room to the first floor landing, allowing access to the four bedrooms at this level and the family bathroom suite. The master bedroom sits to the front elevation and holds extensive fitted wardrobes, dressing table, chest of drawers and benefits from air conditioning.





Adjacent to the master bedroom, bedroom three also benefits from built-in wardrobes, air conditioning and a front aspect view. To the rear of the property there is a single bedroom and a third double bedroom which boasts a newly fitted three piece en suite shower room. The family bathroom suite has also been recently refurbished and is fitted with a large walk-in shower with rainfall shower head, a bath, a low level W.C, a chrome heated towel rail and a his and hers wall mounted sink vanity unit.

Outside

A block paved drive to the front aspect provides ample off-street parking in addition to the large single garage which benefits an electrically operated door, internal power and lighting and entry door into the rear hallway. There are two lawned areas to the front in addition to raised bedding areas and mature border planting.

The delightful expansive rear garden has been meticulously maintained, made up of a central lawn with mature, planted and hedged boundaries, a hidden garden to the foot of the plot, a feature pond with stream and a raised decking platform with fixed seating and sunken hot tub. There is also an original characterful pigsty useful for extra garden storage.

Tenure

Freehold

Services

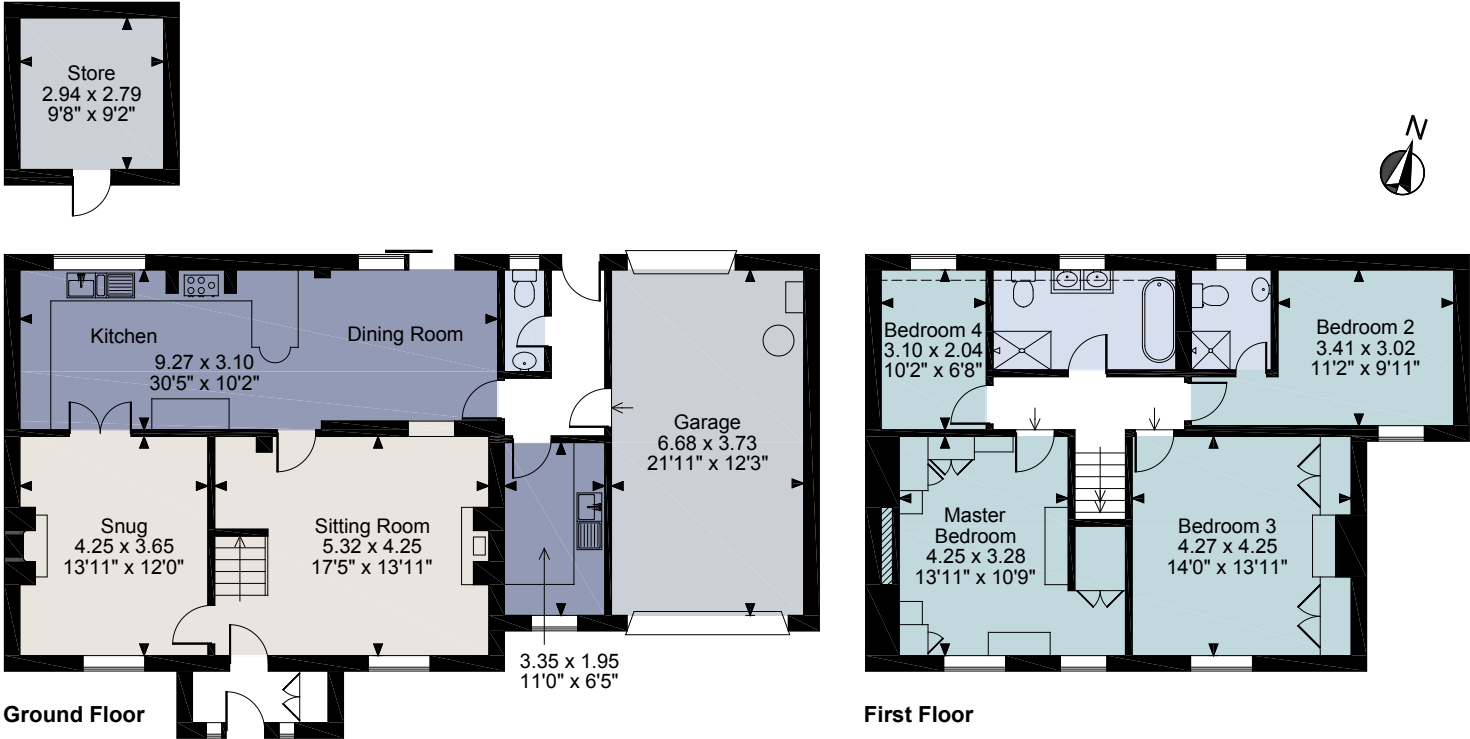
Mains electricity, gas fired central heating, drainage and water are understood to be connected to the property.

Viewing

Strictly by appointment with Savills

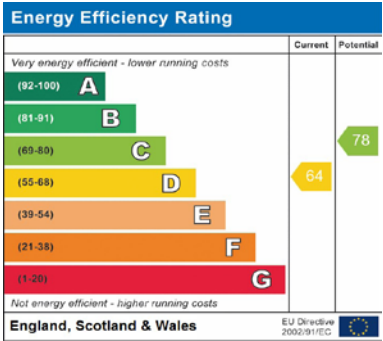


Smeath Farm, Nottingham
Main House gross internal area = 1,702 sq ft / 158 sq m
Garage gross internal area = 269 sq ft / 25 sq m
Store gross internal area = 88 sq ft / 8 sq m



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The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ □ Denotes restricted head height
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