



## Substantial barn conversion on the edge of this sought after village

**The Old Hay Barn, Farmer Street, Bradmore, Nottingham, Nottinghamshire**

Freehold





Substantial barn conversion • Five bedrooms • Four bathrooms  
• Four reception rooms • Dining kitchen & utility • Indoor  
swimming pool • Secure gated access • Sought after village  
location

#### Local Information

Bradmore Village is a highly regarded location set on the south side of Nottingham within easy reach of Nottingham city centre and also Loughborough to the south which has excellent rail connections to London and the South East in just 77 minutes. Bradmore Village itself is an historic village with some delightful period properties of considerable calibre.

#### About this property

The Old Hay Barn represents a rare opportunity to acquire an extensive range of well-planned and carefully converted early period barns set on the edge of this highly sought after village on the south side of Nottingham.

The property comprises the main home which has been skilfully restored and renovated and enjoys delightful mature grounds and gardens together with a stunning central courtyard and indoor swimming pool complex. All in a site of approximately 0.63 of an acre or thereabouts.

#### THE OLD HAY BARN

This principal part of the overall property comprises the original range of carefully converted and restored former brick barns which have been adapted to create very flexible accommodation set around a stunning and very spacious interior paved courtyard with direct access from many of the principal rooms and also leading out from the glorious internal swimming pool complex.

#### Tenure

Freehold

#### Energy Performance

EPC Rating = E

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Nottingham Office.  
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Farmer Street, Bradmore, Nottingham, Nottinghamshire, NG11  
Gross Internal Area 4939 sq ft, 459 m<sup>2</sup>

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The Old Haybarn, Nottingham  
Main House gross internal area = 4,939 sq ft / 459 sq m



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The position & size of doors, windows, appliances and other features are approximate only.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	77
(55-68)	D	
(39-54)	E	42
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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