



A traditional farm house with extensive annexe

Peacock Farmhouse, Main Road, Redmile, Nottinghamshire

Freehold



Description

Peacock Farmhouse comprises a substantial traditional period farmhouse set adjoining open countryside close to Redmile Village in the desirable Vale of Belvoir.

The main house offers very generous accommodation and with extensive ground floor linked and separate residential annexe accommodation previously used for a B&B business but readily adaptable to be brought into the main accommodation if required.

Redmile is a highly desirable village set between Nottingham and Grantham and with excellent access to a range of regional centres and transport hubs. There are regular high speed trains from Grantham station to London Kings Cross and the A52 and A46 provide excellent road links.

In addition to the principal house and its attractive grounds of 0.63 acre, there is an adjoining paddock extending to a further 5.5 acres which could be available separately either to rent or to purchase. Shown as Lot 2 on the attached site plan.

Accommodation

Entrance porch leading through to hallway and access to two good living rooms. Dining room with an attractive brick chimneypiece set with a wood burning stove and exposed beams. Snug/sitting room; an attractive double aspect room with exposed beams leading through to spacious kitchen with a range of painted and natural units with wooden working surface and deep inset ceramic sink. Tiled floor.

Useful utility room off/rear porch with a range of fitted cupboards, plumbing for washing machine and dishwasher.

A wide open arch leads from the kitchen through to a breakfast area with tiled floor, beamed ceiling and linking through to a:

Rear entrance hall/ additional reception space with full double glazed French doors and matching side panels to the private side courtyard area.

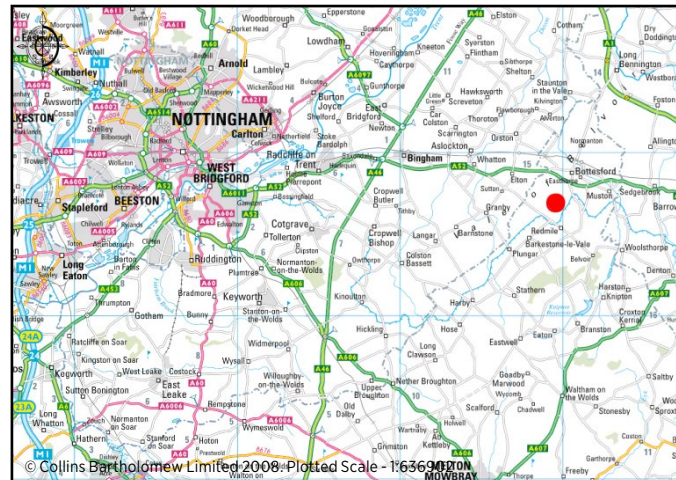
From the breakfast room there is access to an inner hallway/generous study area with secondary staircase rising to the first floor.

Generous shower room with wide walk-in shower cubicle, low suite WC and wash hand basin, fully tiled walls and wall mounted gas fired central heating boiler.

Additional reception accommodation on ground floor comprises a further sitting room/reception with beamed ceiling and leading through to a games room/ reception with attractive part panelled walls and fireplace with wood burning stove (currently covered).

A useful boot room with hanging space. From the hallway within the original farm house a staircase rises to a first floor landing with lovely open countryside views. Bedroom 1 a well-proportioned bedroom with dual aspect. Generous bathroom with double ended bath, separate corner shower enclosure, wash hand basin and low suite WC.





From the landing a staircase rises to a second floor where there are two further good bedrooms both within fine open views.

From the secondary staircase there is a landing area with access to a large loft space which also houses an additional central heating boiler and pressurised hot water systems. There is a further bedroom 4, exposed beams, built-in wardrobes.

From the inner hallway on the ground floor area there is access to two very generous additional bedrooms 5 and 6, one with a modern fully tiled en suite shower room and WC and each with independent access to the exterior.

These rooms along with additional annexe space as detailed below have been used for bed and breakfast accommodation but would create an ideal linked annexe if required or could be readily brought back into the accommodation of the principal house.

Adjoining Annexe

This substantial area has been fitted and designed to create three further bedrooms each with independent external access and with modern fully fitted en suite bath/shower rooms. They have been used for B&B accommodation but again could readily create an independent annexe if required or be brought back into the accommodation of the principal house.

The property lends itself to a multitude of uses along with further outbuildings for possible residential conversion subject to the usual planning consents.

Outside

The property has a wide frontage to Main Street leading into Redmile Village and a return frontage to the adjoining Bridleway.

A generous courtyard is approached through a wide gated entrance with ample parking for numerous vehicles and turning space. An interesting feature is the carefully created substantial topiary peacock set in the front garden area. There are generous lawns and mature hedging and borders.

Within the garden is a further traditional brick and pantile building which has been previously used as a workshop/ home office and has further potential (subject to any necessary consents).

To the rear of the property there are courtyard areas with decking and a substantial timber shed/workshop and an additional vehicular access at the side of the bridle path.

The adjoining paddock shown as Lot 2 on the attached plan has farm gate access from Peacock Farmhouse and also field gate access from the adjoining bridleway. There are delightful open views around the house.

Tenure

Freehold

Services

Mains electricity, gas fired central heating, and water are understood to be connected to the property. Drainage is to a shared private system.

Viewing

Strictly by appointment with Savills.

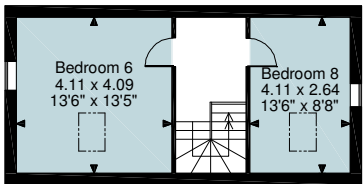
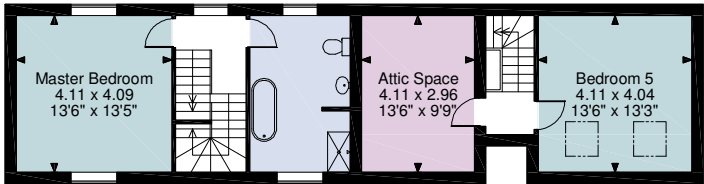
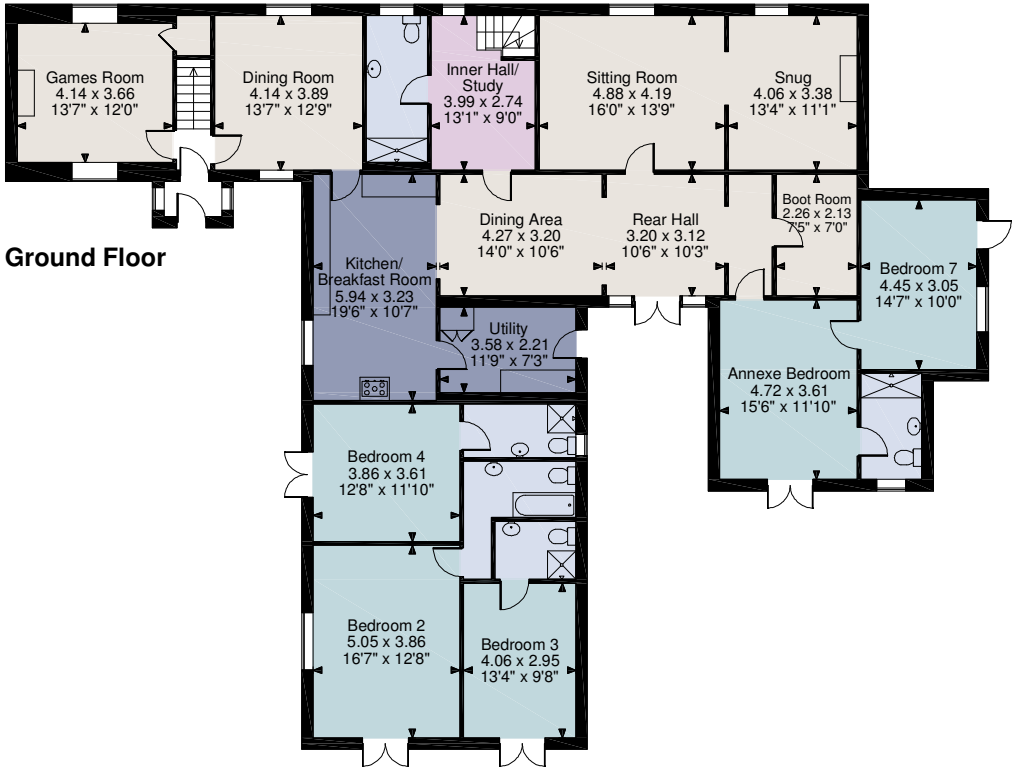
Peacock Farmhouse, Nottingham
Main House gross internal area = 3,806 sq ft / 354 sq m



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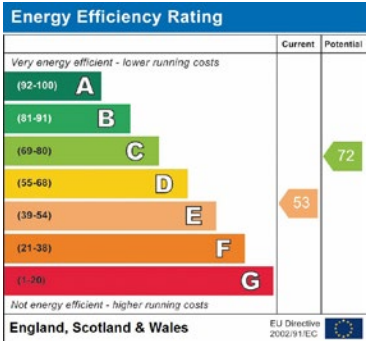
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