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C

DavidJames
the estate agent

Taylors Croft, Woodborough, Nottingham, NG14 6BX

£2,200 Per Calendar Month

About This Property

Nestled in the heart of Woodborough within an attractive Grade II listed former farm building conversion, this beautifully presented four-bedroom home blends character features with modern living. A charming split stable door welcomes you into the entrance hall, complete with a downstairs WC and cloaks cupboard. The cosy lounge features elegant fitted shutters and a multi-fuel burner, perfect for relaxing evenings. The impressive dining kitchen is a standout space, offering a feature island with breakfast bar, integrated appliances including NEFF ovens and hob with downdraft extractor, and plenty of room for entertaining. A separate utility room provides additional storage and plumbing for a washing machine. Upstairs, the main bedroom benefits from a stylish en-suite shower room, while the further three bedrooms offer a mix of double and single accommodation, with one currently used as a dressing room. The luxurious family bathroom boasts a freestanding roll-top bath and separate shower cubicle. Outside, the enclosed lawned garden sits to the front of the home, while the property also enjoys two parking spaces and a double garage that has been thoughtfully converted into a studio/home office with power and lighting – ideal for those working remotely. This is a rare opportunity to enjoy village life in a uniquely charming and well-appointed home.

TENANCY DETAILS

Available From: 25th August 2025

Tenancy Term: Minimum 6 months

Furnishing: Negotiable

EPC Rating: C

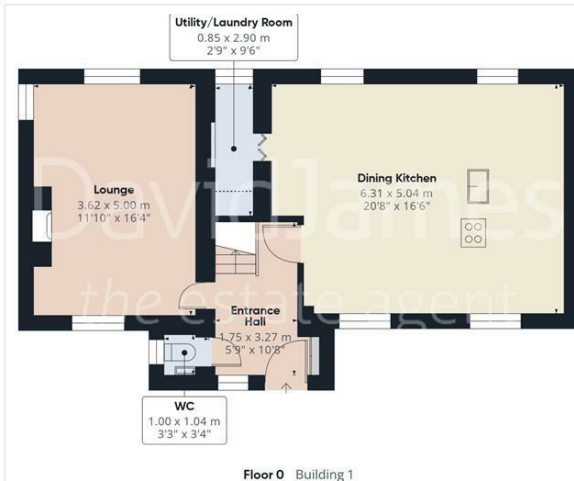
Council Band: E

Pets: Not permitted

- Four bedroom home within a converted Grade II listed former farm building
- Characterful entrance hall with split stable door and cloakroom/WC
- Cosy lounge with multi-fuel burner and fitted window shutters
- Stylish dining kitchen with breakfast island and NEFF appliances
- Utility room with washing machine space (option to include)
- Contemporary four-piece family bathroom with roll-top bath
- En-suite shower room to bedroom one
- Enclosed front garden & two allocated parking spaces
- Converted double garage used as a home office/studio with power and lighting
- Furniture negotiable







Approximate total area⁽¹⁾
133.7 m²
1438 ft²

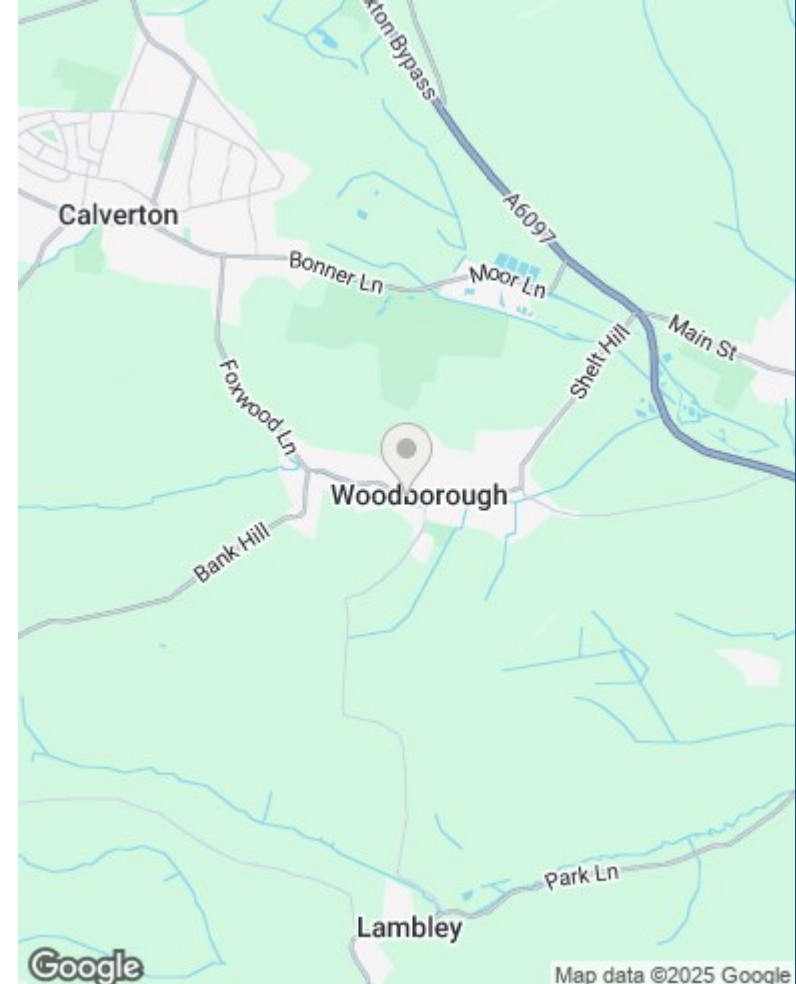
Reduced headroom
0.4 m²
5 ft²

(1) Excluding balconies and terraces.

Reduced headroom:
..... Below 1.5 m/5 ft.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**Council Tax Band: E
Gedling Borough Council**

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