

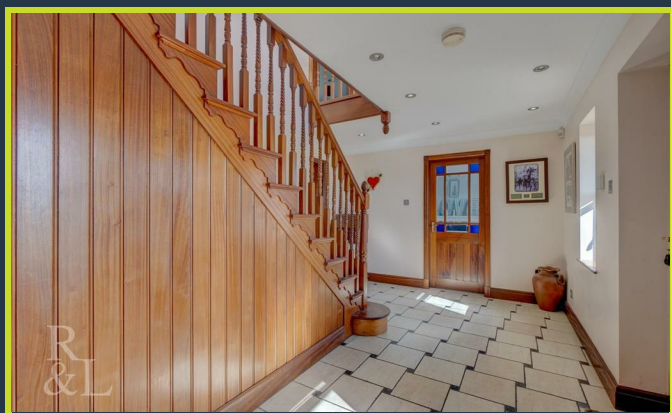


New Holme Farmhouse Wysall Lane

Keyworth | NG12 5AR | Offers In Excess Of £850,000

ROYSTON
& LUND

- Detached Family Home
- Generous Plot
- No Onward Chain
- Stunning Countryside Views
- EPC Rating TBC
- Four Bedrooms
- Potential To Develop Further
- Close To Centre Of Keyworth
- Bathroom, 2 En-suites and 2 Downstairs WC
- Council Tax Band F





Royston & Lund are delighted to bring to the market 'New Holme Farmhouse' a beautiful, four bedroom, three bathroom farmhouse set on a half an acre plot nestled on the outskirts of Keyworth in-between Keyworth & Wysall the property benefits from stunning views out over rolling countryside.

Internal accommodation comprises a welcoming entrance hallway with downstairs W/C, full length, dual aspect lounge, full length, dual aspect kitchen/diner, separate utility room and a further WC, off the kitchen there is access to a cellar. To the first floor there are four generous double bedrooms with en-suite shower rooms to bedrooms one and two. There is also a four piece family bathroom consisting of a bath, shower, WC and wash basin.

The plot benefits from ample off-street parking with a generous front and rear garden plus enclosed paddock to the side, which offers potential for further development (subject to relevant permissions) as there has previously been a dwelling on this area of the plot.

Wysall Road is conveniently located for easy access to Keyworth village centre with its range of local amenities. The A46 & A52 are a short drive away making the M1 and East Midlands Airport easily accessible.





Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
2002/91/EC



**ROYSTON
& LUND**