



R  
L

Holly Farm Stables

Keyworth | NG12 5AU | Guide Price £700,000

ROYSTON  
& LUND



- Stunning barn conversion
- Character features throughout
- No upward chain
- Fully integrated kitchen with separate utility area
- EPC rating D
- Vaulted ceilings and wooden beams
- Beautiful landscaped courtyard
- Double detached garage & Off Street parking for 3 cars
- Freehold
- Council tax band F







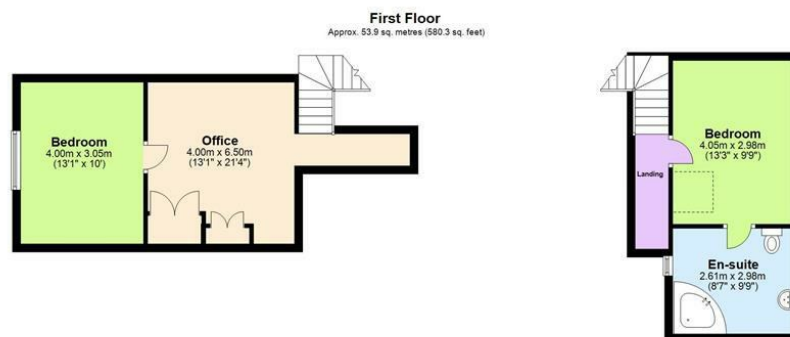
\*\*\*Guide Price - £700,000-£725,000\*\*\*

Royston and Lund are pleased to market this absolutely stunning barn conversion in the centre of Keyworth. The property maintains many of its period features such as the beams and exposed brickwork with the addition of an aquarium wall that separates the dining room and reception hallway and a beautiful contemporary kitchen diner. The property also benefits from ample off street parking and a double detached garage with electric up & over door.

In brief the property comprises a reception hallway, kitchen/diner with a central island and fully integrated appliances and a separate utility room / WC. The lounge features a stunning fireplace and allows access into the rear hallway where you will find the family bathroom, a double bedroom and the main bedroom that features an en-suite shower room and a dressing room.

Upstairs from the reception hallway we have stairs to a mezzanine floor with an office and a bedroom. From the lounge we have further staircase to another double bedroom that has an en-suite bathroom. To the rear there is an enclosed landscaped courtyard with a split level decking and mature shrubs and trees.





Total area: approx. 216.6 sq. metres (2331.5 sq. feet)

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	63	70

**England & Wales**

EU Directive  
2002/91/EC



#### Environmental Impact (CO<sub>2</sub>) Rating

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

**England & Wales**

EU Directive  
2002/91/EC



**ROYSTON  
& LUND**