

# FERNHILL FARM COLSTON BASSETT

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## *A Substantial Four Bedroom Country Home* *Fernhill Farm, Colston Bassett*

Fernhill Farm is set just outside one of the most sought after Vale of Belvoir villages, with good access to both Nottingham and mainline trains to London from Grantham.

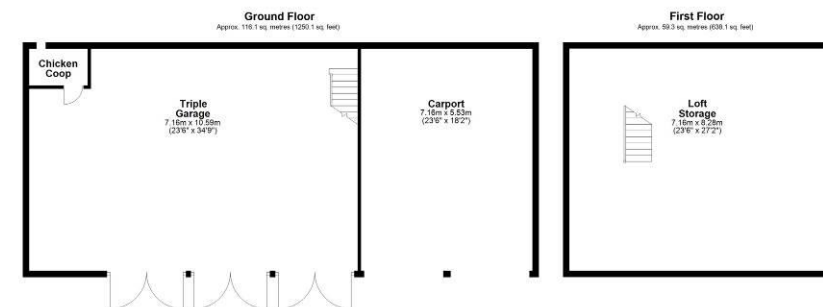
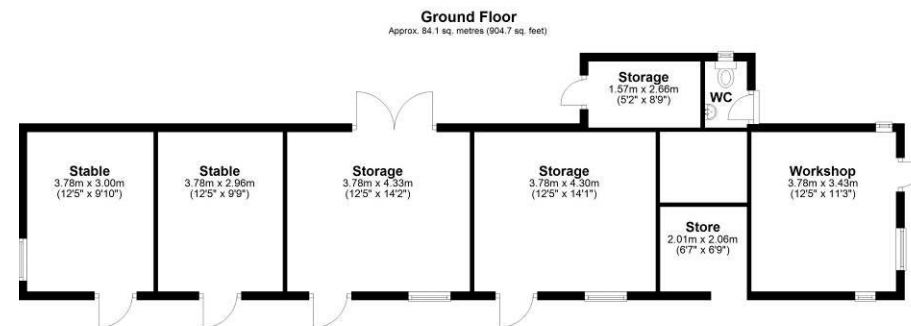
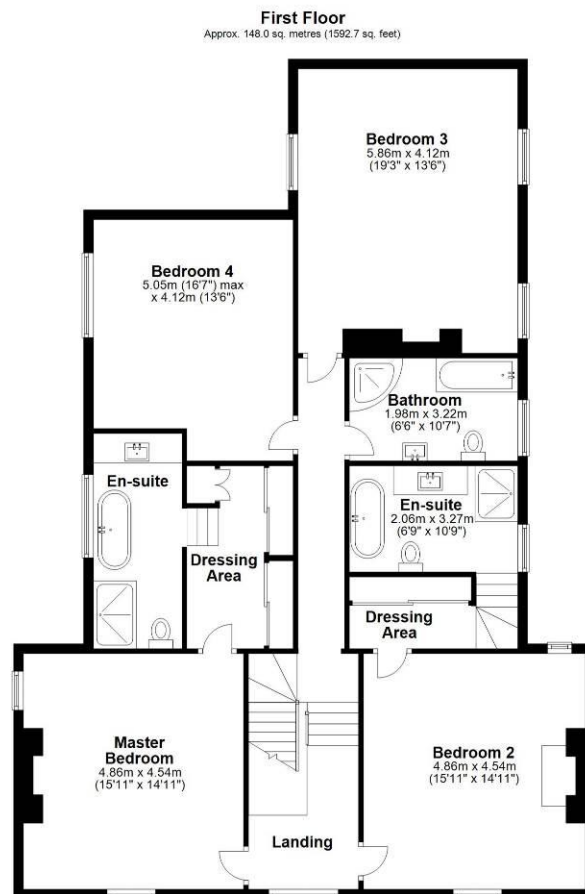
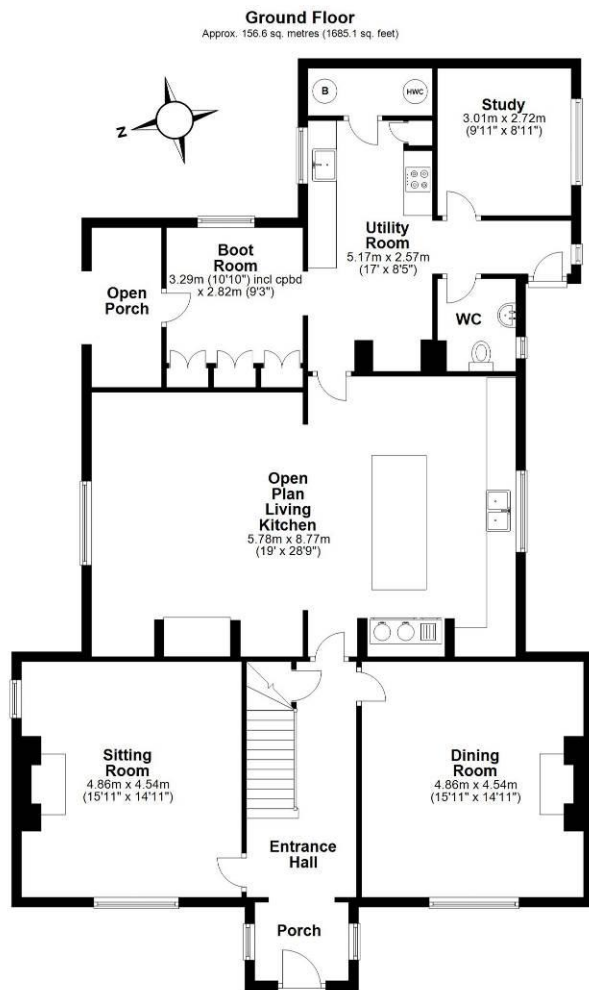
This property is approached via a long driveway through its own paddocks, with automated security gates and cattle grids. Opening out to a large formal circular drive, leading to the front of this attractive country home. Fernhill Farm has recently undergone total restoration with a substantial extension, giving impressive room proportions and contemporary style living, whilst retaining many of its original character features.

Internally, this property comprises of an entrance hall leading to the sitting room with impressive high ceilings, followed by a similar proportioned formal dining room. Stunning open plan living/Clive Christian kitchen with a 13 Amp Aga, rear entrance hall with utility, lobby with cloakroom, office and a door leading out to the triple garage with room over. To the first floor are four double bedrooms, the master suite and bedroom two both having dressing rooms and high standard fitted bathrooms, two further double bedrooms and a family bathroom.

This is a rare opportunity to find a manageable sized country home, with all the convenience of modern living and low energy efficiency. Whilst offering an impressive standard of finish and decoration throughout, which you are able to walk straight in to.

Externally, there is a triple garage with a double carport attached, a range of original outbuildings, workshops and stabling, leading out to mature grassland, plus 8 acres of woodland totalling approximately 22.5 acres in total.

**Guide Price £1,450,000**



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