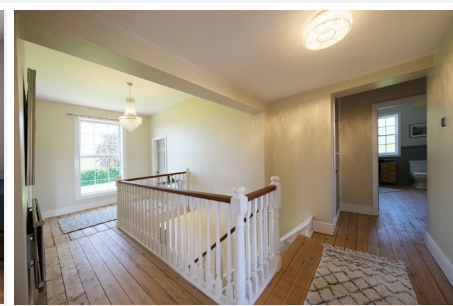




**CORNER HOUSE FARM  
UPPER BROUGHTON**







A country house farmstead positioned on a generous plot of approximately 4.5 acres, situated on the edge of this popular village overlooking its own paddock land and stable yard.

The property has recently undergone full renovation and refurbishment to an extremely high standard, whilst retaining its many character features. The spacious accommodation comprises a large entrance hall, dining room with open fire, very generous bay-fronted living room, refurbished kitchen with AGA and separate utility room, downstairs shower room. The first floor offers a galleried landing area giving access to five double bedrooms and refitted family bathroom with free-standing rolltop bath.

With mature grounds to both the front and side and a large yard with area of hardstanding for vehicles, double garaging, 6 brick built stables plus haystore and barn. Planning permission has been granted for conversion to a 3-bedroom dwelling, could make a self-contained annexe or holiday cottage/Air B&B. Planning permission has also been granted for a separate garage.

Planning details can be found via Rushcliffe Borough Council website. Ref. No: 22/00997/FUL and Ref. No: 21/02688/FUL

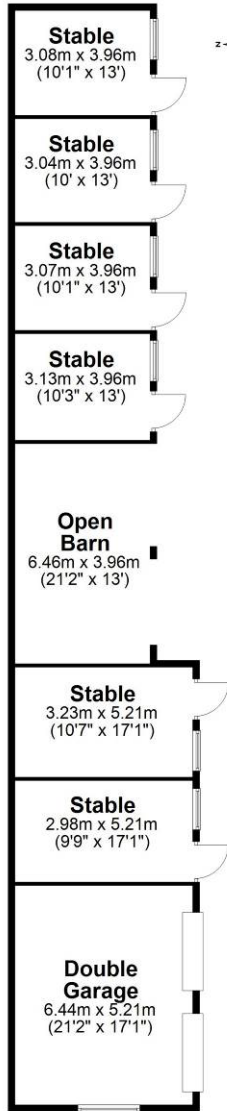
This could allow for alteration into home offices or annexe/bungalow STPP.

Enjoying stunning far-reaching views across the hills of the Belvoir ridge, whilst being a short walk from the renowned Tap and Run pub restaurant along with easy access to the A46 and the city of Nottingham giving amenities.

Offered to the market with NO CHAIN.

\*Agents note\* the property is subject to an overage, details available on request.

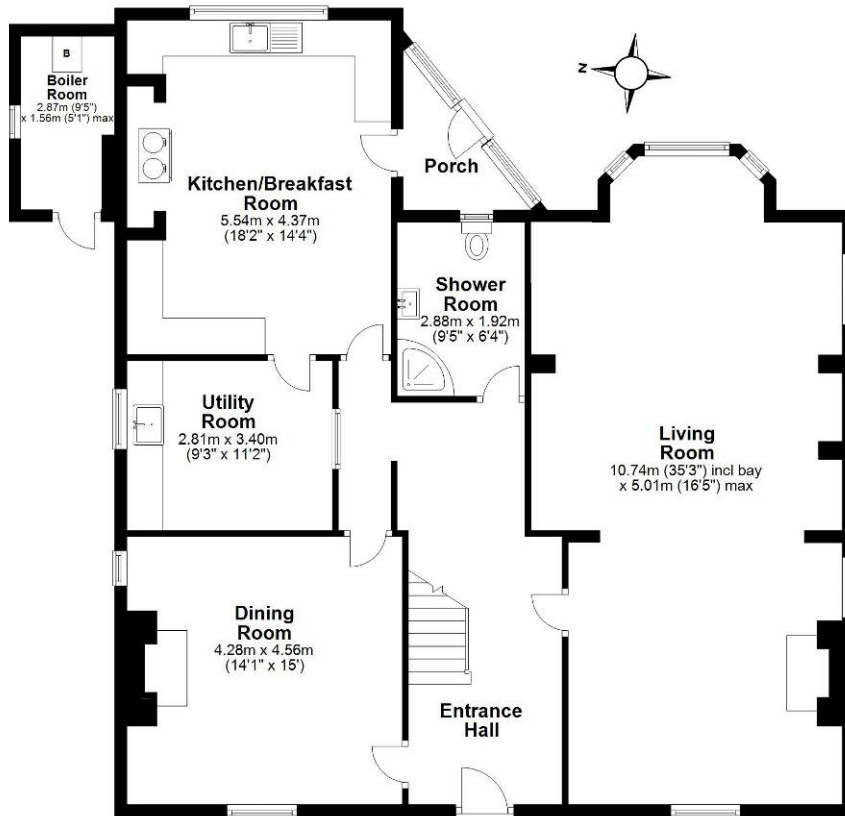
Ground Floor  
Approx. 143.3 sq. metres (1542.4 sq. feet)



Total area: approx. 143.3 sq. metres (1542.4 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors  
Plan produced using PlanUp.

Ground Floor  
Approx. 139.3 sq. metres (1498.9 sq. feet)



First Floor  
Approx. 130.3 sq. metres (1402.2 sq. feet)



Total area: approx. 269.5 sq. metres (2901.1 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors  
Plan produced using PlanUp.

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