

Rex Gooding



Firs Farm, Hall Lane, Kinoulton, NG12 3EF

Guide Price: £995,000

Guide Price £995,000 - £1,095,000. Firs Farm occupies a wonderful plot of just over a third of an acre in the sought-after and well-connected village of Kinoulton, home to the excellent Neville Arms public house. Sitting centrally within this glorious plot, a sweeping driveway leads to a detached double garage, while the current owners have lavished a genuine "no expense spared" back-to-bare-brick renovation and extension on this farmhouse, a property steeped in two hundred years of local history. The result is a rare and enviable combination: all the character, charm and pedigree of a period home outside, married with the effortless practicality, comfort and specification of a brand-new home within.

Extending to approaching 2,800 square feet of beautifully appointed and thoughtfully curated accommodation, the entrance hall makes an immediate and impressive statement, with a striking oak feature staircase rising gracefully to a galleried landing. At the heart of the home, the stunning modern kitchen diner is fitted with a large central island and range cooker, flowing seamlessly into a semi-open-plan lounge diner, where doors open out onto a west-facing patio, perfect for entertaining or simply enjoying long summer evenings. There are three further exceptional reception rooms: an elegant formal dining room, and a beautifully appointed sitting room complete with a cosy log-burning stove, off which a delightful sunroom offers lovely views across the rear garden.

Upstairs, the luxurious master bedroom benefits from bespoke built-in wardrobes and a stylish en-suite, while three further generous double bedrooms are served by a beautifully finished family bathroom, complete with both a bath and a separate walk-in shower. This is a truly special home, offered with the added benefit of no upward chain.

Accommodation & Amenities

- Wonderful plot of just over a third of an acre in the sought-after village of Kinoulton.
- No-expense-spared back-to-bare-brick renovation and extension of a farmhouse with 200 years of history.
- Approaching 2,800 sq ft with an impressive entrance hall and oak feature staircase to a galleried landing.
- Stunning kitchen diner with central island and range cooker, semi-open plan to a lounge diner with west-facing patio.
- Three further reception rooms including a formal dining room and sitting room with log-burning stove leading to a sunroom.
- Master bedroom with built-in wardrobes and en-suite, three further doubles, family bathroom with bath and separate walk-in shower, no upward chain.





















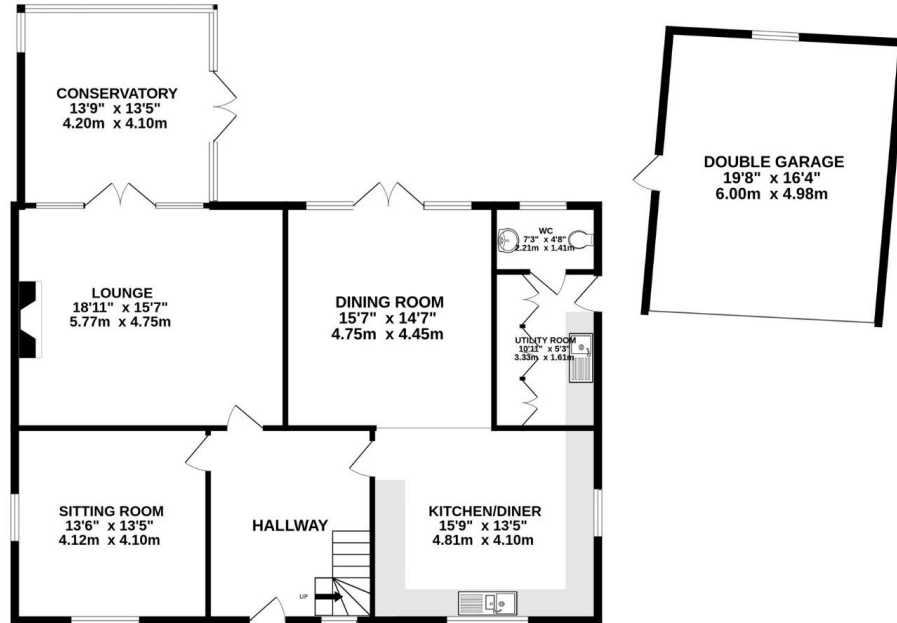




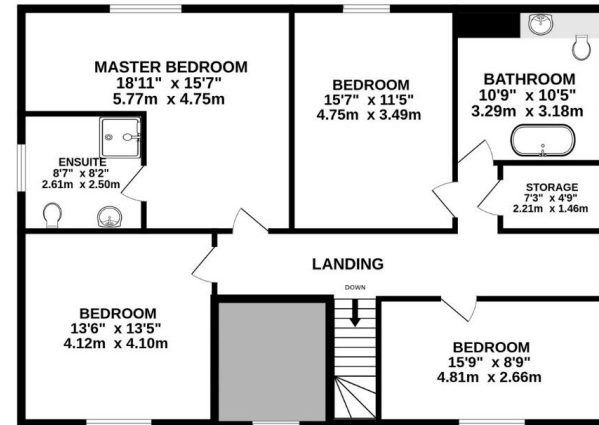




GROUND FLOOR
1684 sq.ft. (156.4 sq.m.) approx.



1ST FLOOR
1106 sq.ft. (102.8 sq.m.) approx.



DETACHED HOUSE

TOTAL FLOOR AREA : 2790 sq.ft. (259.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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