

Rex Gooding



20 Main Street, Keyworth, NG12 5AD

Guide Price: £650,000

Guide Price £650,000 - £695,000. The Post House is a handsome and characterful Georgian residence steeped in local history, sitting with quiet distinction at the heart of this popular and well-connected village. Framed by cast iron railings and approached through ornamental gardens, the house presents the elegant symmetry for which the period is renowned — sash windows with original shutters, generously proportioned rooms and impressively high ceilings that speak effortlessly to its heritage.

The accommodation has been thoughtfully arranged to suit contemporary living without compromising the integrity of the original architecture. An entrance hall sets the tone, leading to two reception rooms, one of which flows openly into the dining room, where a later extension introduces French doors onto a sunny south-facing patio — an ideal setting for entertaining. The kitchen is a particular delight: L-shaped in plan with a dining area, it combines the warmth of a beamed ceiling and an AGA with the practicality of a modern country kitchen. A ground floor WC with shower serves the rear of the house, and the large dining room overlooking the garden — with its own French doors — lends itself naturally to use as a fourth bedroom or self-contained annexe, providing genuine flexibility for multigenerational living or visiting guests.

Upstairs, the principal bedroom is served by an en-suite shower room, and two further double bedrooms are complemented by a well-appointed family bathroom.

To the rear, the west-facing garden is a genuine asset — a good-sized and private space enjoying a lovely open aspect and the warmth of the afternoon and evening sun. A large brick-built former coach house — currently serving as a workshop and double garage — represents perhaps the most compelling feature of the wider plot, offering considerable potential for conversion to either commercial or residential use, subject to planning consent. Generous driveway parking completes the picture.

A rare opportunity to acquire a home of genuine historical character in a sought-after village setting. Offered with no upward chain.

Accommodation & Amenities

- A handsome Georgian residence of genuine historical character, sat behind cast iron railings and approached through ornamental gardens in the heart of a popular village
- Beautifully proportioned reception rooms with high ceilings and sash windows with original shutters, reflecting the elegance of the period
- Characterful country kitchen with beamed ceiling, AGA and dining area, alongside a sunny garden extension with French doors onto a patio
- Ground floor WC with shower and large rear dining room with French doors offering excellent potential as a fourth bedroom or self-contained annexe
- Principal bedroom with en-suite shower room, two further double bedrooms and a family bathroom
- West-facing rear garden with open aspect, generous driveway parking, no upward chain, and a substantial brick-built former coach house offering significant conversion potential subject to planning





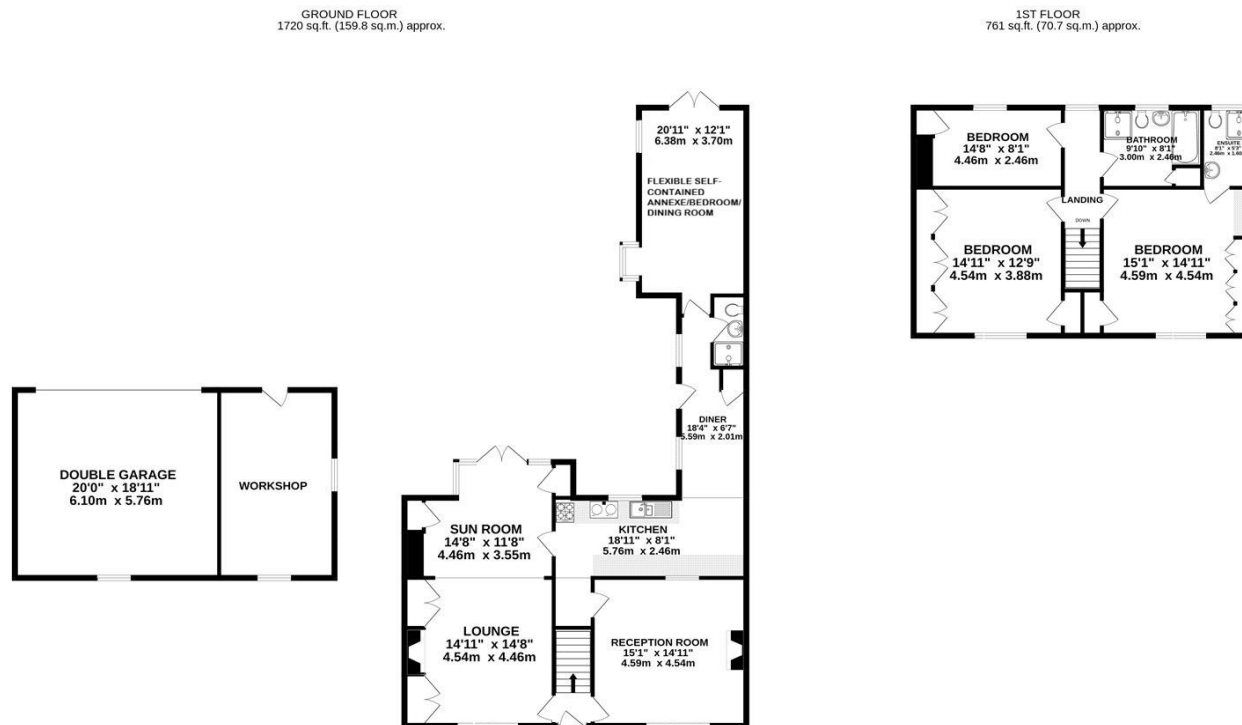






Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.



TOTAL FLOOR AREA : 2481 sq.ft. (230.5 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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