



£2,000 Monthly

Glebe Farm Cottage

Detached House | 4 Bedrooms | 3 Bathrooms

0115 697 28 29

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# Step Inside

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## Key Features

- Bills not included
- Cellar
- Ensuite Bathroom
- Freshly Redecorated
- Garage
- Garden
- Good community
- Good experienced landlords
- Huge Double Room
- Huge fully fitted wardrobe and storage

## Property Description

Beautiful, newly decorated, 4 bedroomed Farmhouse footage, in the small village of Clipston-on-the-Wolds. Farmhouse style bespoke kitchen, bespoke bathroom, driveway for at least 2 cars, garage, large garden and option to rent the barn.

## Main Particulars

This unique and unfurnished farmhouse has come to the market today in a peaceful village location. This property is part of Glebe Farm, an active farm that surrounds the property.

Nestled in the heart of the Nottinghamshire countryside, Glebe Farm Cottage offers a unique blend of rustic charm and modern living. This spacious 4-bedroom home is ideal for families or anyone looking to enjoy a peaceful rural lifestyle while still benefiting from excellent local amenities and transport links.

Located in the desirable NG12 5PA area, Glebe Farm Cottage is surrounded by the beautiful Nottinghamshire countryside and Glebe Farm. The property is close to the picturesque villages of Keyworth, Cropwell Bishop, and Tollerton, each offering charming pubs, local shops, and a warm community atmosphere. Harkers Farm shop is just a hop and skip away.

For families, the area boasts excellent schools, both primary and secondary, including the highly regarded South Wolds Academy. Nature enthusiasts will love the nearby walking trails, cycling routes, and open green spaces, including the popular Cotgrave Country Park.

Despite its tranquil setting, the cottage benefits from easy access to Nottingham city centre, just a short drive away, offering a range of shopping, dining, and cultural attractions. For commuters, the property is conveniently located near the A46 and A52, with excellent links to Leicester, Grantham, and the wider East Midlands.

Don't miss the opportunity to rent this charming countryside farmhouse in a thriving and picturesque area. Contact us today to arrange a viewing and make Glebe Farm Cottage your new home!

Large Barn can be included as part of your tenancy. Starting at an additional £200pcm depending on use.

All lawns maintained by landlord along with hedge cutting, as part of the tenancy.

This property is a rare find and we strongly recommend an early viewing to avoid disappointment.

Boiler is oil fuelled to be billed quarterly or 6 monthly, depending on your preference. You only pay for what you use.

There is 5G and 3G cellular data available at the property, depending on your network. Please investigate this with your mobile provider.

There is currently a BT Wi-Fi connection at the property. Virgin Media does not supply a connection to this property. Please enquire with your provider before making any final decisions.

Local Authority: Rushcliffe Borough Council

Council Tax Band: D

Contact Us:

0115 697 2829

contact@ngalloway.co.uk

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Once the Landlord has agreed to accept your application (subject to references and contract) we will ask for a holding deposit equating to one week's rent.

Upon successfully passing the referencing stage of the application, the holding deposit paid will count towards the total balance of rent and deposit owed before the tenancy start date. You risk losing your deposit in the event that;

>Decide not to rent the property

>Misled the landlord or the agent

>Fail a right to rent or immigration check

The agent/landlord has to write to you within 7 days explaining why they are keeping the holding deposit.

We expect that all checks, payments and signatures are completed within 15 days from the date that you have paid your holding deposit. As all signatures are completed online, we feel that this timescale is fair and reasonable.

Paying your holding deposit does not secure the property at this stage - it essentially shows that you are serious and that you are going to the next stage of the application, which is the formal reference checks. You have 15 days from when you pay a holding deposit to enter into a tenancy agreement. This is called the deadline for the agreement.

It is essential that you provide all information as quickly as you can and pay all monies as they become due. If you can consider a tenancy with 7 students for example, that will require 14 people to be reference-checked, and 14 people to pay, and then subsequently sign the tenancy agreement one after the other, one person failing to do their bit on time holds the entire process up and puts everyone's else's holding deposit at risk.

We would urge you to contact us at your earliest convenience if there is anything concerning you or if you have questions.

DISCLAIMER: Please ensure you seek your own financial advice (such as council tax) when renting

(1) MONEY LAUNDERING REGULATIONS - prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents

Council Tax Band: D (Rushcliffe Borough Council)

Deposit: £2,307

Holding Deposit: £461

Parking options: Driveway, Garage, Off Street

Garden details: Enclosed Garden, Front Garden

Electricity supply: Mains

Heating: Oil

Water supply: Mains

Sewerage: Cesspit

Rights & easements: Public right of way, Private right of way

As the property is on farmland, the Farmers may need access via the Barn to the electricity storage room to the farm, and reasonable access via the garden to the surrounding fields.

## **GROUND FLOOR:**

**Porch** w: 2.01m x l: 1.9m (w: 6' 7" x l: 6' 3")

This porch is perfect to function as your front door. Double glazing to all windows. There is a large storage cupboard with sliding doors for all of your coats and shoes.

**Hall** w: 3.2m x l: 3.49m (w: 10' 6" x l: 11' 5")

This entrance hall is spectacular, leading to the kitchen, dining room and downstairs W/C. The stairs lead to the upstairs bedrooms. Keep your feet warm with underfloor heating.

**Kitchen** w: 4.5m x l: 6.6m (w: 14' 9" x l: 21' 8")

This large kitchen looks over the decking and the garden, with views of the surrounding farm. There is a kitchen island with cabinets and a farmhouse sink. There is a farmhouse oven with ceramic hob. Underfloor heating. TV bracket with arial fixture. Double french doors leading to the garden.

**WC** w: 2.49m x l: 1.47m (w: 8' 2" x l: 4' 10")

Small W/C leading from the hallway. Perfect for washing your hands when you come in from the outside.

**Living room** w: 4.92m x l: 4.26m (w: 16' 2" x l: 14' )

A spacious room perfect for a space to relax. With a book nook and beautiful fireplace, this room is a canvas for you.

**Dining Room** w: 4.19m x l: 5.98m (w: 13' 9" x l: 19' 7")

This space is perfect for festivities, with plenty of space for all types of furniture. You may wish to use this as second living room, the room is very versatile. Beautiful skylights to see the stars at night and the morning sun (or rain!).

**Office 1** w: 2.7m x l: 2.8m (w: 8' 10" x l: 9' 2")

This office space is ideal for a computer room or for a quiet place to work from home. There is broadband access (BT and Sky). The Landlord is willing to leave the furniture in this room, should you want it. Removal of the furniture can be arranged.

## **Utility**



w: 1.23m x l: 1.88m (w: 4' 1" x l: 6' 2")

Small space perfect for discreet laundry and storage. With space and plumbing for two standard size machines (currently 1 washing machine and 1 tumble dryer).

**Hall** w: 0.82m x l: 1.13m (w: 2' 8" x l: 3' 8")

Another way to enter the property. This entrance is the original front door of the historic building.

**Cellar** w: 2.15m x l: 4.3m (w: 7' x l: 14' 1")

Small cellar that is boarded out. Ideal for storing those items that you do not want to see on a day to day basis.

**Bedroom 4** w: 3.43m x l: 2.16m (w: 11' 3" x l: 7' 1")

This bedroom is perfect for a guest room, alternative office or child's bedroom. With a storage cupboard, it is perfect for storage and living.

## **FIRST FLOOR:**

**Bedroom 1** w: 6.38m x l: 3.6m (w: 20' 11" x l: 11' 10")

The master bedroom has an en-suite, built in wardrobes and a view over the idyllic farmlands. Built in the modern extension, this room is perfect for those who like to have a large and private space.

Please note: the Landlord has furniture that matches the inbuilt wardrobe. If you would like to keep this furniture please inform us.

**En-suite** w: 1.4m x l: 1.92m (w: 4' 7" x l: 6' 3")

W/C, Corner shower and Wash Hand Basin, this en-suite has the essentials to freshen up first thing in the morning or just before bed, conveniently placed.

**Bedroom 2** w: 4.08m x l: 4.29m (w: 13' 4" x l: 14' 1")

This bedroom is slightly smaller than the Master bedroom. Located in the original historic cottage, this room is still large and has beautiful mirrored wardrobes with plenty of space for your clothes, shoes and bags.

**Bedroom 3** w: 3.12m x l: 2.36m (w: 10' 3" x l: 7' 9")

A smaller bedroom that fits a single bed with furniture.

**Bathroom** w: 4m x l: 2.31m (w: 13' 1" x l: 7' 7")

This family bathroom has plenty of rustic charm. Two wash hand basins, a corner shower unit, and standard W/C it has everything you need. There is also a large bath with mixer tap and shower fixing, providing a perfect place to relax.

**Landing** w: 3.21m x l: 4.51m (w: 10' 7" x l: 14' 10")

This large landing is airy thanks to the windows and skylights. The landing looks over the double L shaped stairs.

## **OUTDOORS**

**Deck** w: 3.9m x l: 6.73m (w: 12' 10" x l: 22' 1")

This decking leads down to the garden. Perfect for patio furniture for a morning coffee looking over the gardens.

**Garden**

Large garden with views over the surrounding farms. Access via the barn.

**Garage** w: 3.3m x l: 4.68m (w: 10' 10" x l: 15' 4")

This garage is included. Perfect for parking 1 car and protecting it from the elements. Ideal place to keep your outside bins in, to ensure that no wildlife gets in and safe from the winds.

**Barn (Optional)** w: 17.68m x l: 10.47m (w: 58' x l: 34' 4")

There is a barn located next to the Cottage. If you wish to include this in your rental agreement, please let us know. This can be added at an extra £200pcm.

**DEPOSIT**

Security deposit is:

£2,192 for the Cottage and Garage,

£2,423 for the Cottage, Barn and Garage







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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 10530079 | VAT Registration Number: 409 4833 83 Registered Office: , 58 Carlton Road, Nottingham, NG3 2AP



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Telephone: 0115 697 28 29



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