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ESTATE AGENTS



The Old Bothie, Broadgate Lane  
Kelham, NG23 5RZ

Guide Price £600,000 to £650,000



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# The Old Bothie Broadgate Lane

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\*\*\*A CHARACTERFUL FAMILY HAVEN IN HISTORIC KELHAM\*\*\* Guide Price £600,000 - £650,000  
Discover a truly exceptional family home nestled within the charming conservation area of Broadgate Lane, a peaceful enclave once part of the prestigious Kelham Hall Estate. This exquisite detached residence masterfully blends comfort with incredible versatility, offering an abundance of space for modern living. Step inside and be greeted by four spacious reception rooms, providing an ideal setting for every occasion. Whether you envision elegant dinner parties, cosy family evenings, a dedicated home office, a convenient downstairs bedroom, or a vibrant playroom, the adaptable layout caters to your every need.

The heart of the home, a generous kitchen diner, invites culinary creativity and joyful family meals. Completing the ground floor are a welcoming reception hall, a delightful garden room, a practical utility area, and a convenient shower room and WC.

Upstairs, three beautifully appointed double bedrooms await, each designed as a serene retreat for restful nights. The master bedroom boasts a five-piece ensuite, while a well-appointed family bathroom serves the additional two bedrooms, ensuring comfort for all.

The true highlight of this remarkable property lies in its extensive, private wrap-around gardens. This mature outdoor oasis is a gardener's dream, featuring secluded seating areas, a rich array of mature trees, and vibrant, well-stocked borders. Imagine savoring your morning coffee amidst the tranquility or hosting memorable alfresco dining experiences. The garden also features a large greenhouse measuring over 47ft with brick built upstands and a mechanical louvre roof system. Ample off-road parking for several vehicles leads to a one-and-a-half-sized garage, complemented by a detached brick building that offers useful storage or workshop space, forming part of the charming entrance structure.

Set in the idyllic village of Kelham, just three miles northwest of Newark, you'll enjoy beautiful walks in the historic countryside. The village boasts the Fox Inn bar & restaurant. Kelham offers easy access to Newark's amenities and excellent transport links, including the A1, A46, and A52, making it perfect for commuters. Newark Northgate train station provides a fast connection to London King's Cross in just 1 hour and 15 minutes.

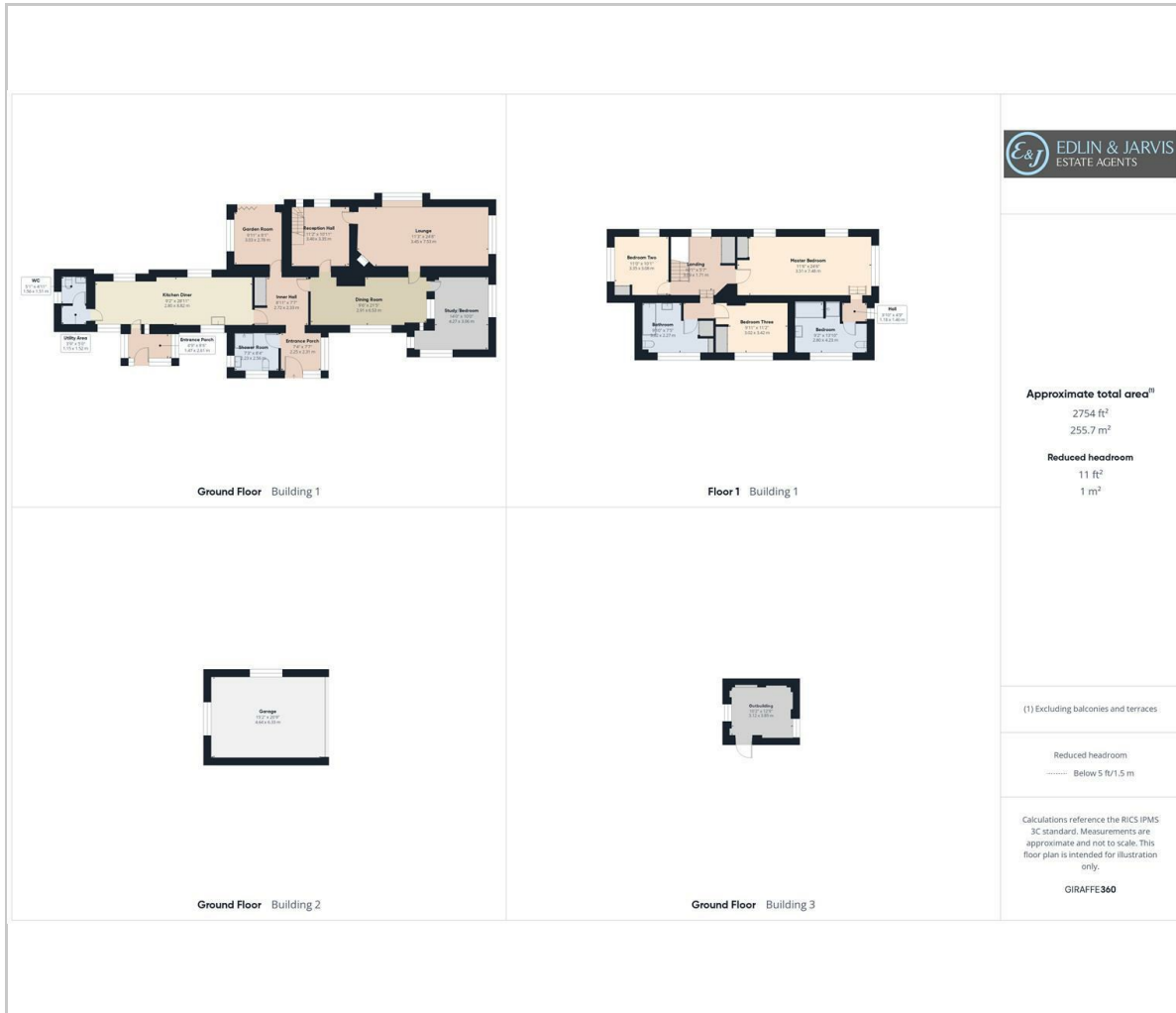
More than just a house, this is a place where cherished memories are made. Kelham is renowned for its strong community spirit and picturesque surroundings, offering a tranquil lifestyle without sacrificing convenience. This impressive detached house on Broadgate Lane is a rare find, presenting an unparalleled opportunity to invest in a truly beautiful family home. Do not miss your chance to make this splendid property your own.





- Entrance Porch**  
7'4 x 7'7 (2.24m x 2.31m)
- Shower Room**  
7'7 x 8'4 (2.31m x 2.54m)
- Inner Hall**
- Kitchen Diner**  
9'2 x 28'11 (2.79m x 8.81m)
- Utility Area**  
3'9 x 5 (1.14m x 1.52m)
- WC**  
5'1 x 4'11 (1.55m x 1.50m)
- Garden Room**  
9'11 x 9'1 (3.02m x 2.77m)
- Reception Hall**  
11'2 x 10'11 (3.40m x 3.33m)
- Lounge**  
11'3 x 24'8 (3.43m x 7.52m)
- Dining Room**  
9'6 x 21'5 (2.90m x 6.53m)
- Study/Bedroom**  
14'0 x 10 (4.27m x 3.05m)
- Landing**
- Master Bedroom**  
11'6 x 24'6 (3.51m x 7.47m)
- Ensuite**  
9'2 x 13'10 (2.79m x 4.22m)
- Bedroom Two**  
11'0 x 10'1 (3.35m x 3.07m)
- Bedroom Three**  
9'11 x 11'2 (3.02m x 3.40m)
- Bathroom**  
9'10 x 7'5 (3.00m x 2.26m)
- Garage**  
15'2 x 20'9 (4.62m x 6.32m)
- Outbuilding**  
10'2 x 12'9 (3.10m x 3.89m)

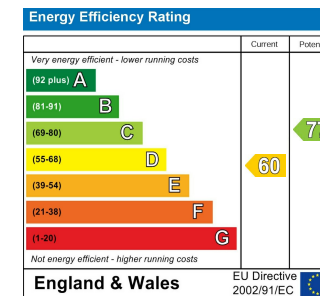
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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