





# Babbington Hall

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**A rare opportunity to acquire a substantial detached family home standing within approximately 10 acres of land in the west Nottinghamshire hamlet of Babbington.**

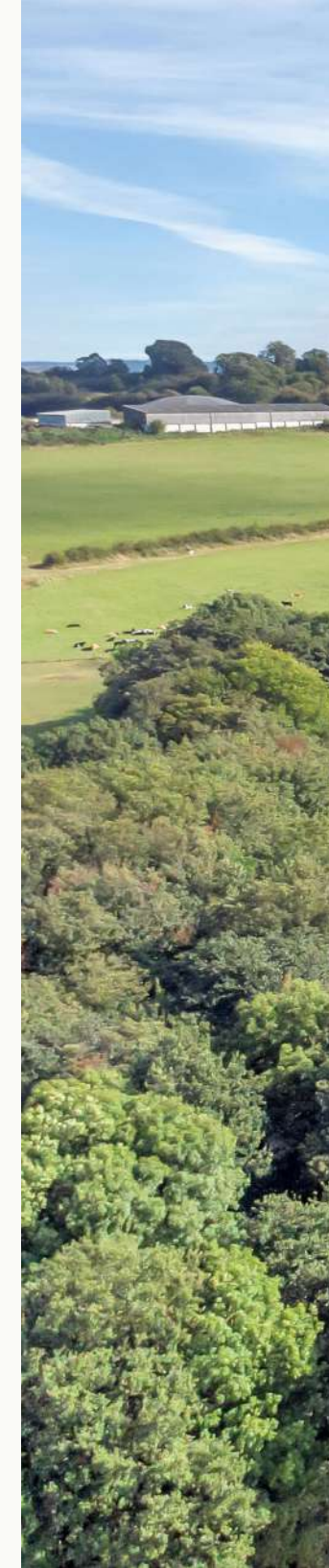
- A Substantial Detached Country Home
- Benefitting from a Range of Outbuildings
- American Barn with Ménage
- Approximately 10 acres of Garden, Paddock & Woodland
- 6 Reception Rooms
- 5 Bedrooms
- 4 Bathrooms
- Extensive Hardstanding Parking Space

## THE PROPERTY

Originally constructed in the 1750's, Babbington Hall has been much loved as both a family home with equestrian facilities and, more recently, with adjoining successful kennels, cattery and rescue centre. The substantial grounds of circa 10 acres provide space for a variety of uses, with the rolling countryside and far reaching views ensuring this home enjoys a truly enviable position.

## THE ACCOMMODATION

Babbington Hall extends to approximately 3100 sq.ft in all and the generous accommodation is arranged between the main house and an attached 2 storey annexe. Upon entering the main house, you are immediately greeted by a spacious entrance hall with much of the ground floor accommodation leading off which, in brief, comprises of; dining kitchen, dining room, sitting room, conservatory and access to cellars which benefit from two useful spaces. To the first floor there is a principle bedroom with dressing area and en-suite, bedroom 2 with dressing room and en-suite, 2 further double bedrooms and a family bathroom. The annexe benefits from its own independent access with a kitchen/ reception room, lounge, conservatory, utility/ reception room, bedroom and family bathroom to be found.















## GARDENS & GROUNDS

The property enjoys beautiful grounds extending to approximately 10 acres in all. Upon entering the grounds you are immediately greeted by a substantial gravel laid parking area capable of accommodating a number of vehicles. The home is surrounded by garden and paddock land which are enclosed by established hedgerows with far reaching views. Ideal for equestrian use, the property benefits from an American Barn with 5 stables & tack room and a sand base ménage. A particular highlight of this home is the 2 acre bluebell woodland with pathways leading through creating a unique and tranquil area for walks right on the doorstep.

## BABBINGTON HALL KENNELS & CATTERY

Having thrived as a business and rescue centre since acquisition in 2003, the present occupiers have substantially improved and enhanced both the grounds and facilities to cater to ever increasing demand. In brief, these facilities comprise of; 9 kennel/ stable blocks with a number of quiet areas, shower facilities, puppy unit & grooming room, a cattery comprising of ten pens capable of accommodating a variety of numbers and an approximately 2000 sq.ft shop selling a variety of pet goods as well as toilet facilities and an office above.

## LOCATION

Babbington & nearby Kimberley are situated approximately 7 miles north-west of Nottingham City Centre and approximately 12 miles east of Derby City Centre. The area is now predominantly residential, popular with families and professionals due to its accessibility. Kimberley and nearby Giltbrook retail park benefit from many of the amenities which you would expect a built up area to have such as shopping, dining, sport recreation facilities, library, two childcare nurseries, schools and public transport etc. Several major arterial routes run nearby Kimberley, with both the M1 Motorway and the A610 within easy reach. In addition, Pheonix Park tram stop provides easy access to Nottingham and is located within 3 miles of Kimberley whilst Ilkeston Railway Station can provide rail access to a nearby London mainline.

## DISTANCES

Nottingham City Centre 8.4 miles  
 Derby City Centre 12.3 miles  
 Pheonix Park Park & Ride 5.2 miles  
 Ilkeston Railway Station 1.6 miles  
 Queens Medical Centre 8.2 miles  
 Royal Derby Hospital 14.2 miles  
 M1 Motorway J26 3.5 miles  
 A610 1.5 miles

## TENURE

Freehold.

## SERVICES

Mains electricity, gas and water and drainage are understood to be connected.





**Babbington Hall, Babbington**  
**Approximate Gross Internal Area**  
 Main House = 287 sq.m/3093 sq.ft  
 Outbuildings = 1240 sq.m/13345 sq.ft  
 Total = 1527 sq.m/16438 sq.ft

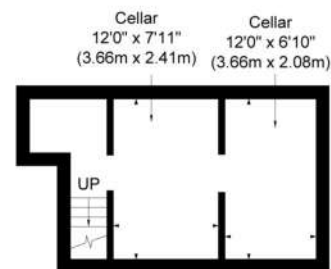
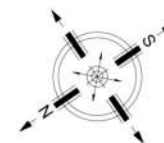
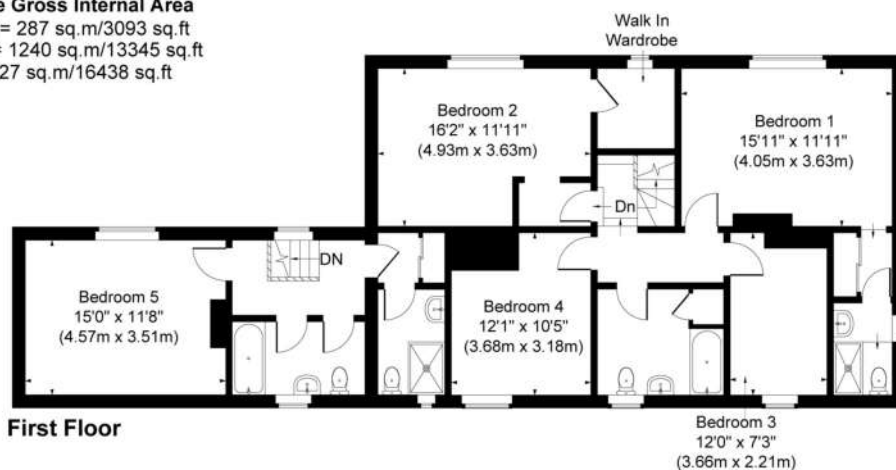


Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		





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