



Bilberry House  
61 Nottingham Road | Ravenshead | Nottingham | NG15 9HG

# BILBERRY HOUSE





# KEY FEATURES

An exceptional detached family home situated in the desirable and well-regarded north Nottinghamshire village of Ravenshead. Originally constructed in 2006, Bilberry House comes to the market offering prospective purchasers the exciting opportunity to acquire a substantial and beautifully presented home, just a stones throw from the popular Newstead Abbey Park. Offering in excess of 3700sq.ft of accommodation in all and set within beautiful grounds extending to circa 0.45 acres, this stunning property enjoys a fantastic blend of classic traditional features, such as the detailed cornicing, high ceilings and feature fireplaces, combined with more modern contemporary touches throughout. The spacious accommodation, which is arranged over 2 floors, caters perfectly for modern day living and provides ample room for a growing family wishing to enjoy this fantastic locality.

## THE ACCOMMODATION

Upon entering the home you are immediately greeted by a spacious entrance hall with its beautiful central staircase, this room gives access to the majority of the principal ground floor accommodation which, in brief, comprises of; a sitting room with log burning fire and French doors leading on to the terrace, formal dining room, a further lounge/ music room, the dining kitchen with ample room for a large dining table and again with doors leading to the garden, a fitted utility room and a ground floor WC. To the first floor, and leading off the generous landing, you'll find the principal bedroom with dressing room and en-suite bathroom, bedroom 2 with dressing room and en-suite shower room, bedroom 3 with en-suite shower room, 2 further bedrooms and a family bathroom.

































## GARDENS & GROUNDS

Externally, the property benefits from beautifully landscaped gardens to front and rear. Extremely private with fencing and established hedging to all its borders, the grounds of Bilberry House offer a fantastic space for families to enjoy. Upon entering via the electrically operated gates, the attractive frontage of this home offers a substantial lawn area, usable and secure for socialising and enjoying, and a generous block paved driveway capable of accommodating a number of vehicles. The attached double garage gives the property additional covered parking or useful storage space. To the rear of the property, a further lawn area can be found with a substantial terrace, covered pergola, jacuzzi area and established borders completing this enviable garden.

## LOCATION

Ravenshead is an extremely well-positioned north Nottinghamshire village in relation to local amenities, points of interest and major transport routes. Newstead Abbey Park and Harlow Wood offer areas of natural beauty, historical interest and popular walks. Major amenities can be found in Mansfield and Nottingham whilst more basic amenities can be found at the Ravenshead shopping parade. The A60 Mansfield Road provides fast access to Nottingham & Mansfield whilst the M1 Motorway J27 provides easy access beyond the county.







#### DISTANCES

Nottingham 10 miles  
Mansfield 4 miles  
Nottingham City Hospital 8 miles  
Queens Medical Centre 12 miles  
Kings Mill Hospital 5 miles  
M1 Motorway J27 5.5 miles  
East Midlands Airport 25 miles

#### SERVICES

Mains electricity, water, gas and drainage are understood to be connected. The property also benefits from both alarm and CCTV security systems.

#### TENURE

Freehold.

#### VIEWINGS

Strictly by appointment via Fine & Country Nottinghamshire. Please contact Pavlo Jurkiw on 01159 822824 for more information.

61 Nottingham Road, Ravenshead  
 Main House = 319 sq.m/3431 sq.ft  
 Garage = 30 sq.m/320 sq.ft  
 Total = 349 sq.m/3751 sq.ft



Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	74 77
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC



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*We value the little things that make a home*

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FOUNDATION

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