



Wolds Farmhouse
Kinoulton Lane | Kinoulton | Nottinghamshire | NG12 3EQ

- SUPERB PERIOD HOME ON EDGE OF VILLAGE SETTING
- THREE FINE RECEPTION ROOMS
- STUNNING LIVING KITCHEN
- LUXURIOUS MAIN BEDROOM WITH DRESSING ROOM & EN SUITE
- FOUR FURTHER BEDROOMS & THREE FURTHER BATHROOMS
- WEALTH OF PERIOD FEATURES THROUGHOUT
- MATURE GARDENS & GROUNDS
- IMPRESSIVE FORECOURT PARKING WITH TRADITIONAL RANGE OF OUTBUILDINGS





STEP INSIDE

Wolds Farmhouse

Wolds Farmhouse offers an opportunity to purchase a superb period home with first class accommodation arranged over three levels. The property is Grade II listed with impressive original features which work seamlessly alongside high quality specification, providing an extremely comfortable living environment ideal for modern day occupation. When viewing the property you instantly appreciate the high calibre and luxuriously appointed accommodation – the perfect family home.

GROUND FLOOR ACCOMMODATION

To the ground floor a fine entrance door leads to an impressive entrance hallway with two front reception rooms currently providing a formal dining room and home office. Both front reception rooms are beautifully proportioned with dual aspect and feature fireplaces. As you continue to the rear of the ground floor a further reception room offers a generous sitting room with feature fireplace, heavily beamed ceiling and feature brick arches with original bread oven. This impressive reception room oozes luxury and benefits from French doors providing access to the gardens. Without doubt the heart to the home is the beautifully appointed kitchen which spills into a further adjacent family room with snug area to the side. The kitchen is extremely well equipped with a bespoke range of hand painted units, range of integrated appliances and central island. The family room showcases a wooden floor and a further set of French doors providing access to the gardens. The ground floor accommodation is completed with a practical rear entrance hall, utility room and guest cloakroom.

FIRST FLOOR ACCOMMODATION

An impressive staircase rises to the first floor where a central landing provides access to the bedroom accommodation. The main bedrooms is particularly luxurious with a fine range of bespoke wardrobes continuing to a rear dressing area and a well appointed en suite bathroom. The first floor provides a further two double bedrooms which share the use of a high quality family bathroom as well as a self contained fourth bedroom which benefits from a high quality en suite bathroom and dressing room / study.

SECOND FLOOR ACCOMMODATION

The second floor is home to a delightful guest bedroom with feature vaulted ceiling and en suite bathroom.













STEP OUTSIDE

Wolds Farmhouse

GARDENS & GROUNDS

Wolds Farmhouse stands within a mature plot with gardens wrapping around all sides of the property. The gardens are nicely maintained with large level lawns, mature trees and boundary hedging offering a high degree of privacy. There are heavily stocked borders providing seasonal colour and immediately to the rear of the property is an extensive terrace area ideal for outdoor entertaining. The property is accessed via an extensive gravel driveway which continues to the rear to a forecourt gravelled area providing parking for numerous vehicles. Located on the rear boundary is a detached range of traditional brick built outbuildings providing excellent storage facilities. These would easily lend themselves to a variety of alternative uses subject to any necessary planning consents.

LOCATION

Wolds Farmhouse is situated on the edge of Kinoulton, being a highly regarded south Nottinghamshire village. The village has a strong local community and benefits from a well regarded village pub, the Neville Arms, as well as a primary school and village church. Further amenities can be found in the village of Hickling which has a recently opened farm shop and the larger villages of Keyworth, Cotgrave and Cropwell Bishop are a short drive away, all of which offers shopping facilities for day-to-day life. Kinoulton is extremely well located for the commuter with ease of access to the region's commercial and retail centres and the A46 being easily accessible which opens to the larger cities of Nottingham, Leicester and Lincoln. For those needing to travel further afield Newark and Grantham train stations are within easy reach connecting to the City of London and East Midlands Airport is also approximately a 30 minute drive.

TENURE

Freehold.

SERVICES

Oil fired central heating, mains electricity and water, private drainage system.

VIEWING

Strictly by appointment with Fine & Country Nottingham.





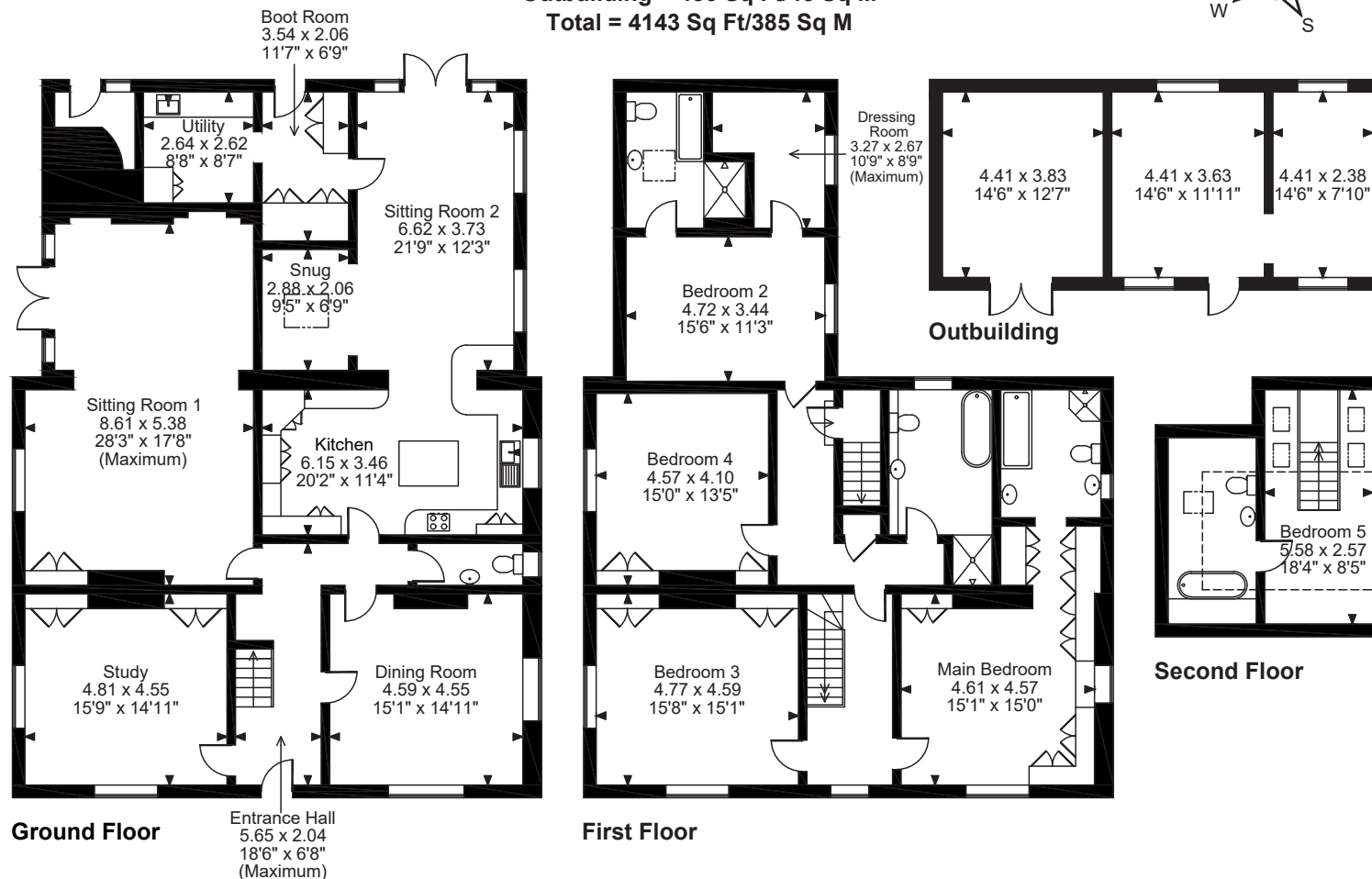
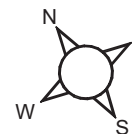
Wolds Farmhouse, Kinoulton Lane, Kinoulton, Nottingham

Approximate Gross Internal Area

Main House = 3657 Sq Ft/340 Sq M

Outbuilding = 486 Sq Ft/45 Sq M

Total = 4143 Sq Ft/385 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Fine & Country Nottingham
The Old Barn, Brook Lane, Stanton on the Wolds, Nottinghamshire, NG12 5SE
0115 982 2824 | nottingham@fineandcountry.com

