



Wildacre  
5 Haggnook Wood | Ravenshead | Nottingham | NG15 9HE

FINE & COUNTRY

# WILDACRE



*An exceptional detached family home situated on Haggnook Wood, a private road within the Newstead Abbey Park boundaries and a stone's throw from Ravenshead Village. Constructed in the 1970's and coming to the market for the first time in approximately 35 years, Wildacre offers prospective purchasers the exciting opportunity to acquire a stunning property which is nestled within an extremely private plot of established gardens extending to circa 1 acre.*



5 Wildacre

# KEY FEATURES

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Boasting approximately 4550sq.ft of spacious accommodation across the main house and detached garage block, Wildacre is a peaceful retreat which has been a haven of tranquillity for its current owners and thoroughly enjoyed over the years. Upgraded and enhanced with a number of additions which one would expect from a home of this calibre, the property has been remodelled to create a beautiful open-plan living/ dining kitchen, upgraded bathrooms to ground and first floors, integrated SONOS speaker system, CCTV security around the property, an upgraded internet enabled heating system, the creation of a detached double garage block with fantastic accommodation above – just some of the highlights which ensure this home stands out from the rest.

## THE ACCOMMODATION

Upon entering the property you are immediately greeted by a spacious entrance porch which in turn leads on to the inner hall. Much of the principal ground floor accommodation leads off this hall which, in brief, comprises of: the outstanding open-plan living/dining kitchen spanning approximately 45ft across which enjoys an electric AGA, substantial breakfast island and lovely views over the garden, a formal sitting room with wood burning stove, living room, snug/ bedrooms 5, stunning family bathroom, study and a utility room. Of particular note, the snug/ bedroom 5 enjoys a connecting door to the ground floor bathroom meaning this could be an ideal arrangement for those with dependant relatives or mobility issues. To the first floor, you'll find 4 very generous double bedrooms, 2 enjoy dedicated en-suite bathrooms and 2 share a jack-and-jill bathroom.

































## GARDENS & GROUNDS

The property stands off a private road and enjoys truly remarkable and predominantly south facing grounds extending to approximately 1 acre. Access to Wildacre's grounds is via private remotely controllable electric gates and a sweeping driveway leads down to the house before splitting to create a fabulous turning circle. There is ample freestanding parking available along with the detached double garage that boasts a storage room with WC to its rear and fantastic accommodation above, ideal as a gym or office. Elsewhere you'll find stunning paved patios to enjoy, substantial lawns to three sides, a log cabin which is ideal for entertaining, stocked borders, specimen trees and established select planting. In addition, the property benefits from a private gate giving direct access into Newstead Abbey Park.







#### **LOCATION**

Ravenshead is an extremely well-positioned north Nottinghamshire village in relation to local amenities, points of interest and major transport routes. Haggnook Wood is located adjacent to the prestigious Hollinwell Golf Course and Coxmoor Golf Course is 5 minutes drive away. 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. Newark North Gate Station provides connection to both London (1hr 20mins) & Edinburgh (3hr 20mins).

#### **DISTANCES**

Nottingham 11 miles  
Mansfield 2.5 miles  
Nottingham City Hospital 8 miles  
Queens Medical Centre 13 miles  
Kings Mill Hospital 4.5 miles  
M1 Motorway J27 5 miles  
East Midlands Airport 25 miles  
Newark north Gate Station 20 miles

#### **SERVICES**

Mains electricity, water and gas are understood to be connected to the property. Drainage is provided via septic tank.

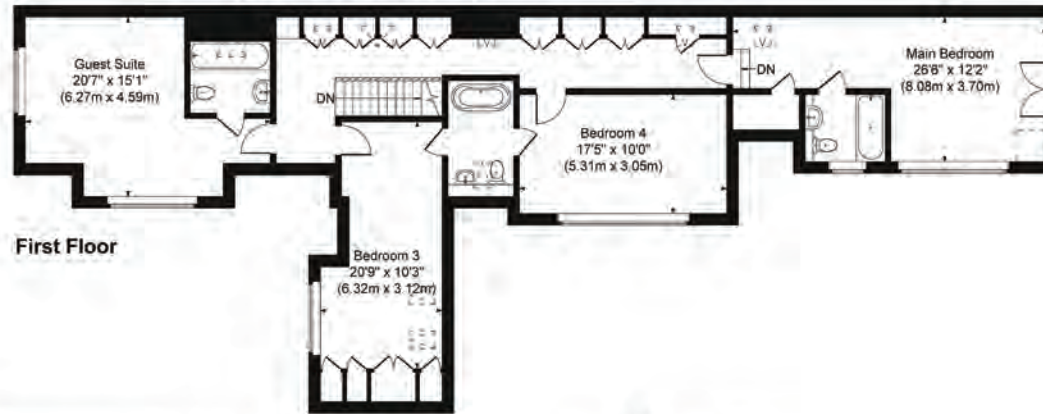
#### **TENURE**

Freehold.

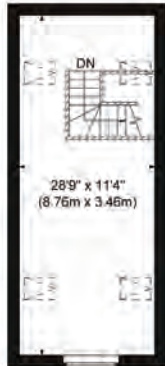
#### **VIEWINGS**

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

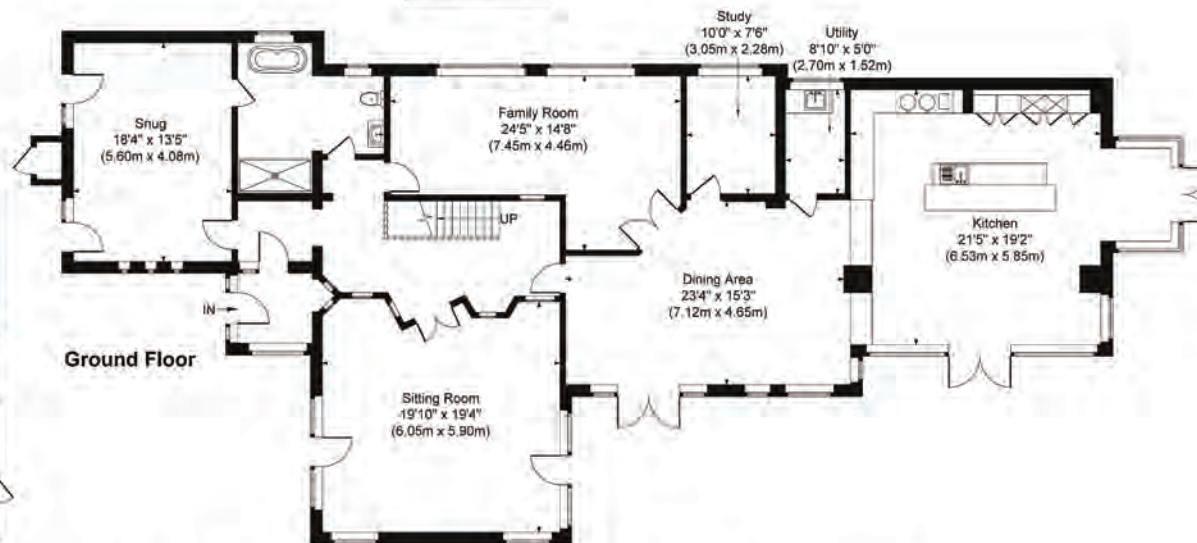
**Wildacre, Haggnook Wood**  
**Approximate Gross Internal Area**  
**Main House = 340 sq.m/3664 sq.ft**  
**Garage = 82 sq.m/886 sq.ft**  
**Total = 422 sq.m/4550 sq.ft**



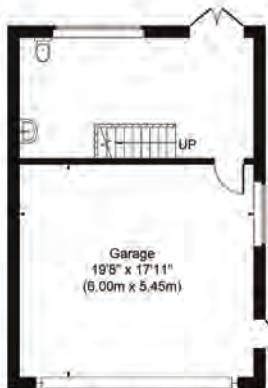
**First Floor**



**Garage First Floor**



**Ground Floor**



**Garage Ground Floor**

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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	72	78
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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. For a free valuation, contact the numbers listed on the brochure. Printed 12.06.2024





# FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

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