



Bridge House  
58 Main Street | Kinoulton | Nottinghamshire | NG12 3EN



# STEP INSIDE

## Bridge House

A delightful family home located within the heart of the South Nottinghamshire village of Kinoulton with extensive accommodation, glorious gardens and paddocks.

- Delightful family home in well regarded South Nottinghamshire village
- High quality and stylish accommodation arranged over two levels
- Four reception rooms
- Farmhouse kitchen with AGA
- Stunning garden room with bi folding doors
- Five / six bedrooms and three bathrooms
- Flexible layout – potential for ground floor annexe
- Glorious gardens and grounds
- Traditional range of outbuildings with double garage
- Adjacent paddocks and countryside views
- In total approximately 2 acres

### DESCRIPTION

Bridge House offers a superb opportunity to purchase a first class South Nottinghamshire home with high quality and versatile accommodation arranged over two levels. The original part of the property dates back approximately 300 years with later additions and it has undergone a complete course of upgrading by the current owners now forming a high quality home that is perfect for modern day family occupation. When viewing the property you instantly appreciate the calibre of accommodation which also offers versatility while showcasing a wealth of original features.

### GROUND FLOOR ACCOMMODATION

To the ground floor the original front door gives access to the property via an entrance vestibule which leads directly into a generous formal sitting room showcasing the original features of the property including beamed ceilings, bay window and feature fireplace. Adjacent is a generous farmhouse kitchen, which is without doubt the heart to this home, with further bay window and extensive range of wall and base mounted units centred around an island unit with the addition of a four oven AGA. The kitchen sits adjacent to a formal dining room which in turn gives access to a practical utility room and guest cloakroom. The accommodation continues to provide a stunning garden room, which is a recent addition to the property, which provides triple aspect views of the grounds and has the benefit of bi folding doors opening onto an extensive terrace ideal for outdoor entertaining. The property benefits from a study making this property ideal for those with a requirement to work from home and completing the ground floor accommodation is a good sized family room / ground floor bedroom which has the benefit of an en suite shower room. It should be worth noting that the layout of the ground floor accommodation could very easily adapt to provide an annexe facility if required.

### FIRST FLOOR ACCOMMODATION

A traditional staircase rises to the first floor where a split level landing provides access to all bedroom accommodation. The principal bedroom suite is generous in size with the benefit of built in storage and luxurious en suite bathroom. A particular feature of the principal bedroom is an access door onto a private roof terrace providing lovely views of the gardens. Completing the first floor accommodation are four further double bedrooms which share the use of a high quality family bathroom.































# STEP OUTSIDE

## Bridge House

---

### GARDENS & GROUNDS

Bridge House sits within glorious gardens and grounds which offer a high degree of privacy. The grounds are beautifully maintained with large level lawns, heavily stocked borders, mature trees and an expanse of seasonal colour. There are various seating and terrace areas making this property ideal for outdoor entertaining benefitting from sunlight throughout the day. Particular features of the gardens include a brick and stone built pergola and timber gazebo providing a covered seating area which also has the benefit of light and power. The gardens extend into delightful neighbouring paddock land which is defined by estate fencing, ideal for those with a pony or simply to be enjoyed as a lovely extension to the gardens.

### TRADITIONAL RANGE OF OUTBUILDINGS

Bridge House features an excellent range of outbuildings in a courtyard arrangement, offering extensive off road parking with a five bar gate leading off Main Street. The outbuildings provide a double garage as well as former stables with first floor storage and a potting shed. The outbuildings are nicely maintained and sit adjacent to the paddock land providing direct access. The property features an excellent range of outbuildings in a courtyard setting, giving access to a further gravelled driveway.

### LOCATION

Bridge House is situated in the heart of Kinoulton, being a highly regarded south Nottinghamshire village. The village provides delightful canal walks and has a strong local community benefitting 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

Gas fired central heating, mains electricity, drainage and water are all understood to be connected.

### VIEWING

Strictly by appointment with Fine & Country Nottingham.









**Bridge House, 58 Main Street, Kinoulton**  
**Approximate Gross Internal Area**  
**Main House = 290 sq.m/3125 sq.ft**  
**Garage = 37 sq.m/391 sq.ft**  
**Outbuilding = 75 sq.m/811 sq.ft**  
**Total = 402 sq.m/4327 sq.ft**

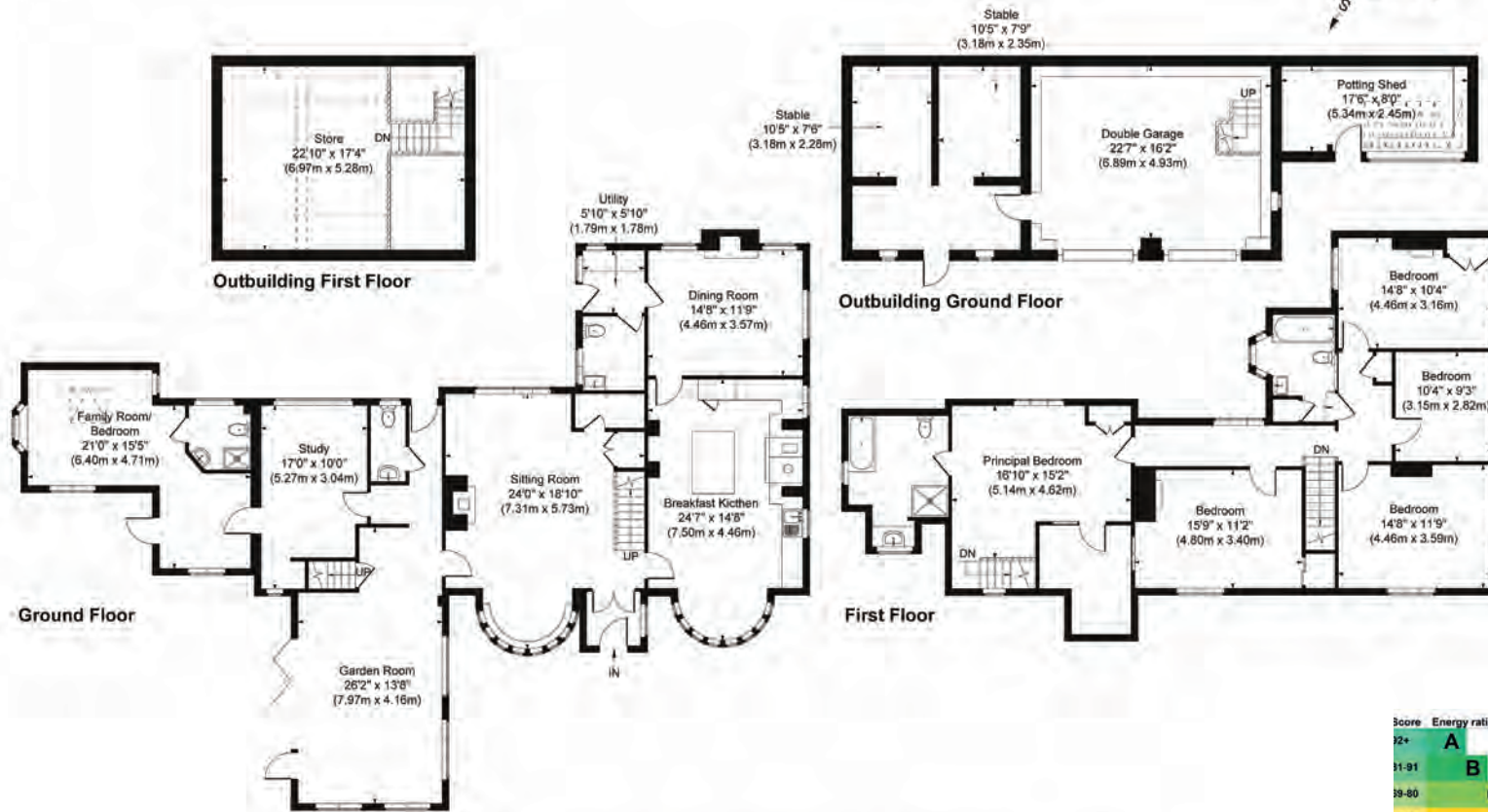
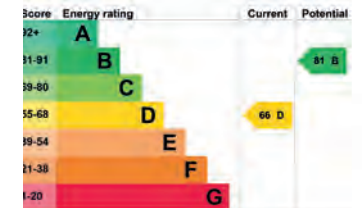


Illustration for identification purposes only, measurements are approximate, not to scale.  
 JonHolmesPhotography © 2024



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. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg. NoOC388579. Registered office address: 69 High Street, Grantham, Lincolnshire NG31 6NR. Printed 10.07.2024





follow Fine & Country Nottingham on



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

