



Holly Lodge

HOLME PIERREPONT

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Holme Lane, Holme Pierrepont,
Nottinghamshire, NG12 2LD

Set within the stunning 280-acre Holme Pierrepont Country Park, this extraordinary Grade II Listed, 19th-century residence epitomises the perfect fusion of period elegance and contemporary luxury. Occupying a private plot beside the historic Holme Pierrepont Hall, and just a short stroll from the world-renowned National Watersports Centre and the tranquil Skylarks Nature Reserve, the home offers a rare opportunity to enjoy country park living while remaining exceptionally well connected.

The extensive refurbishment celebrates the home's heritage while seamlessly integrating modern comforts, including underfloor heating throughout the ground floor, terracotta-tiled floors, exposed brickwork and beams, and striking new timber windows crafted in the original gothic-arched style.

Externally, the grounds are equally impressive, with low-maintenance, landscaped gardens, multiple terraces and seating areas, and a first-floor balcony offering serene views over the parkland. A garage and workshop complement extensive driveway parking, all discreetly secured behind elegant electric gates, ensuring privacy and convenience.







Step inside...

The property is entered via a wide period front door opening into a grand reception hall, complete with a bench seat and exposed chimney breast. Handmade terracotta herringbone flooring runs throughout the hall and leads into the dining area of the kitchen. To either side of the hall are two beautifully appointed reception rooms.

To the right, the dining room boasts a dual aspect to the front and side, with a gothic arched window overlooking the garden and a doorway leading to the side patio. The room is finished with engineered oak flooring, providing a warm and inviting space for formal dining or entertaining.

To the left, the snug features mirrored engineered oak flooring, exposed brickwork with a cast iron log burner set on a stone hearth, and a window to the front. Large exposed beams add character, creating a cozy and welcoming retreat.





The dining kitchen featuring engineered oak flooring, serves as the hub of the home and is designed for both family life and entertaining. Dual-aspect windows look out over a private enclosed courtyard rear terrace on one side and a patio seating area with planted beds on the other, creating a bright and airy environment.

The dining area within the kitchen is thoughtfully arranged beneath the stairs, where a glass-enclosed wine storage unit forms an elegant backdrop for a round breakfast table. French doors lead directly onto the patio, seamlessly connecting indoor and outdoor spaces. A cloakroom with wash hand basin and WC is conveniently located nearby, alongside a plant room housing the boiler, hot water tank, and underfloor heating controls.

The kitchen itself is a masterpiece of craftsmanship and design, with locally handcrafted cabinetry offering abundant storage. A central island offers both workspace and informal dining, with seating on one side and additional storage on the other, making it ideal for family life and entertaining.

High-specification appliances include a Rangemaster professional oven with matching extractor hood, an integrated full-height fridge and freezer, and a dedicated appliance cupboard housing a Siemens microwave with space below for a kettle, toaster, or other small appliances. The dual-bowl pot sink is positioned beneath a window overlooking the side garden, complete with a Quooker instant-boil tap and an integrated dishwasher. Quartz worktops and matching windowsills provide a durable and stylish surface, while a discreet refuse cupboard ensures clutter-free functionality.

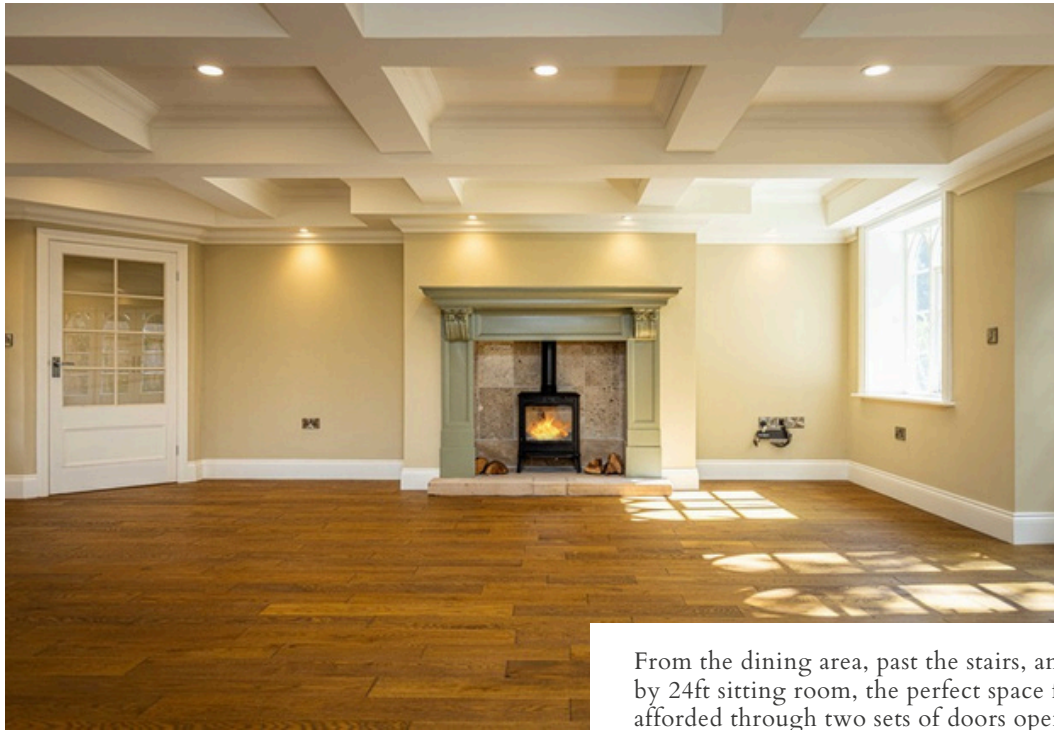
From the kitchen, a rear porch provides access to the side driveway, boot room, and garage, enhancing practicality. The fitted boot room features ample storage with cupboards, shelves, and hooks, leading into a utility space with an inset sink, integrated washing machine and tumble dryer, and a dedicated dog wash area complete with quartz splashbacks and shower heads.

An integral workshop, accessed from the hall, features a stainless steel sink, under-counter storage, and an external barn-style garage door, and connects internally to the garage with matching door. A shower room with tiled floor, electric shower, WC, and wash hand basin is conveniently located adjacent to this space.

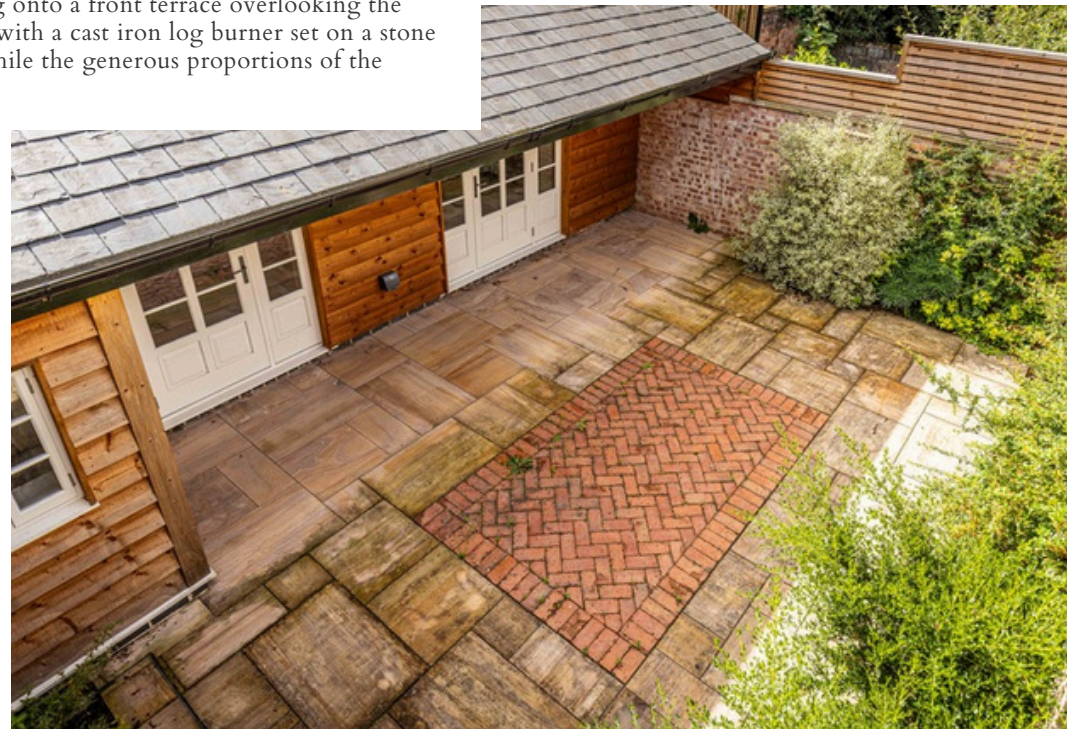








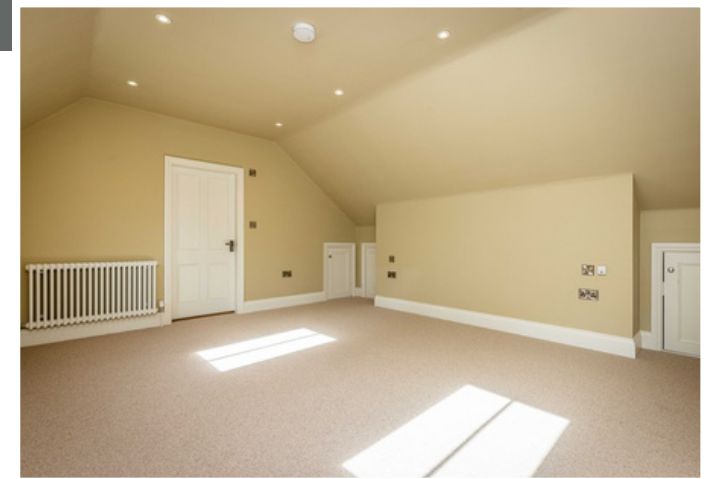
From the dining area, past the stairs, an open hall space leads to the stunning 22 by 24ft sitting room, the perfect space for entertaining. Dual-aspect views are afforded through two sets of doors opening onto the courtyard patio and a further set of double patio doors opening onto a front terrace overlooking the gardens. A period-style ornate fireplace with a cast iron log burner set on a stone hearth provides a striking focal point, while the generous proportions of the room allow for multiple seating areas.



And so to bed...

Stairs rise to the first-floor landing, providing access to four bedrooms two being en-suite and a separate shower room. The principal suite is a generously proportioned king-size bedroom with ample space for ancillary furniture and eaves storage.

The ensuite bathroom includes a roll-top bath, wide sink with vanity, WC, two towel radiators, and a separate shower with rainfall and handheld heads.







The secondary suite features a large double bedroom and ensuite with a clawfoot roll-top bath, feature tiling, wash hand basin, WC, and exposed beams.

The third bedroom is a comfortable double, while the fourth bedroom or study has an external door leading to a terrace decked seating area with panoramic views over the Holme Pierrepont estate.

A shared shower room serves bedrooms three and four, featuring a walk-in shower with rainfall and handheld heads, WC, and a wash hand basin with large mirror above.







Gardens

The property is set within secluded, landscaped gardens accessed via a shared drive. Electric gates open onto a sweeping gravel driveway with multiple parking areas and planted beds lining the front. Fenced borders and mature planting provide privacy, while a large lawn at the front enhances the sense of space. Stone pathways meander through cultivated beds linking multiple patios around the property, including the main kitchen patio and secondary patios off the dining and sitting rooms. Exterior lighting complements the low-maintenance landscaping.

Additional features include an integral workshop, garage, and a timber-clad store tucked away to the side of the sitting room.

The rear courtyard patio, accessed via the kitchen and sitting room, provides a superb space for entertaining, relaxing, or al fresco dining.





Local Area

Holme Pierrepont is a highly desirable location just a few miles from Nottingham city centre, offering a rare blend of countryside tranquillity and excellent connectivity. The area is best known for Holme Pierrepont Country Park, home to the National Water Sports Centre, which provides a wealth of activities including rowing, sailing, white-water rafting, cycling and running trails. Nature lovers can enjoy the Skylarks Nature Reserve with its wetlands, wildlife and scenic walks, while the historic Holme Pierrepont Hall adds cultural charm to the area.

Despite its peaceful setting, the property is within easy reach of West Bridgford's vibrant shops, cafés, bars and restaurants, as well as excellent schooling options and convenient road links to the A52, A46 and M1.

Services

Mains water, gas and electricity are understood to be connected. The property has a gas boiler. Drainage is to a private septic tank. None of the services or appliances have been tested by the agent.

Fixtures & Fittings

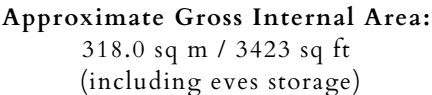
Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

Finer Details

Local Authority: Rushcliffe Borough Council
Council Tax Band: G

Tenure: Freehold
Possession: Vacant upon completion

EPC Rating: 47 | E
EPC Potential: 72 | C



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ESTATE AGENTS

01159 505 444
nottingham@digbyandfinch.com
12 Main Road, Radcliffe on Trent, NG12 2FH