

DISTINCTIVE
HOMES
by



Holly Lodge

Holme Lane, Holme Pierrepont, NG12 2LD

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A truly stunning grade 2 listed four-bedroomed family home which has been renovated and updated to the most exacting of standards. Nestled away in its own secure private plot, Holly Lodge offers a phenomenal example of a stylish and sympathetic restoration. Located in Holme Pierrepont, it benefits from a semi-rural location that is in easy striking distance of West Bridgford and Nottingham City Centre.

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Having undergone substantial renovations, the property benefits from all the mod-cons buyers require, while oozing the charm and character of a period home of note. The property is entered through a wide original period front entrance door and opens out to a sizeable reception hallway. There is hand made terracotta Herringbone flooring with underfloor heating that continues throughout the ground floor and an exposed brick chimney breast with built in seating. To either side there are doors which lead to a snug and sitting room/ dining room and a doorway leading to the kitchen. The snug and sitting room/ dining room both have impressive gothic arched windows and solid oak floor. The snug has a cast iron log burner set within a exposed brick chimney breast and the sitting room/ dining room benefits from the original Gothic arched French doors which spill out to the gardens. The kitchen and dining room is a large space that offers the central hub of the home. It is fitted with a range of bespoke hi-spec wall and base units with stone worktops, integrated appliances, cooking range with hood and central island with breakfast seating area. Its dual aspect creates bright space with French doors that step to the gardens. The dining area has built-in seating and wine storage, cleverly built in to the staircase. There is an open internal hall which gives access to courtyard, the staircase and leads to a breath-taking 22 ft by 24 ft living room. A fabulous space to enjoy and entertain in, that opens to gardens at the front, the courtyard at the rear through gothic arched windows and French door.



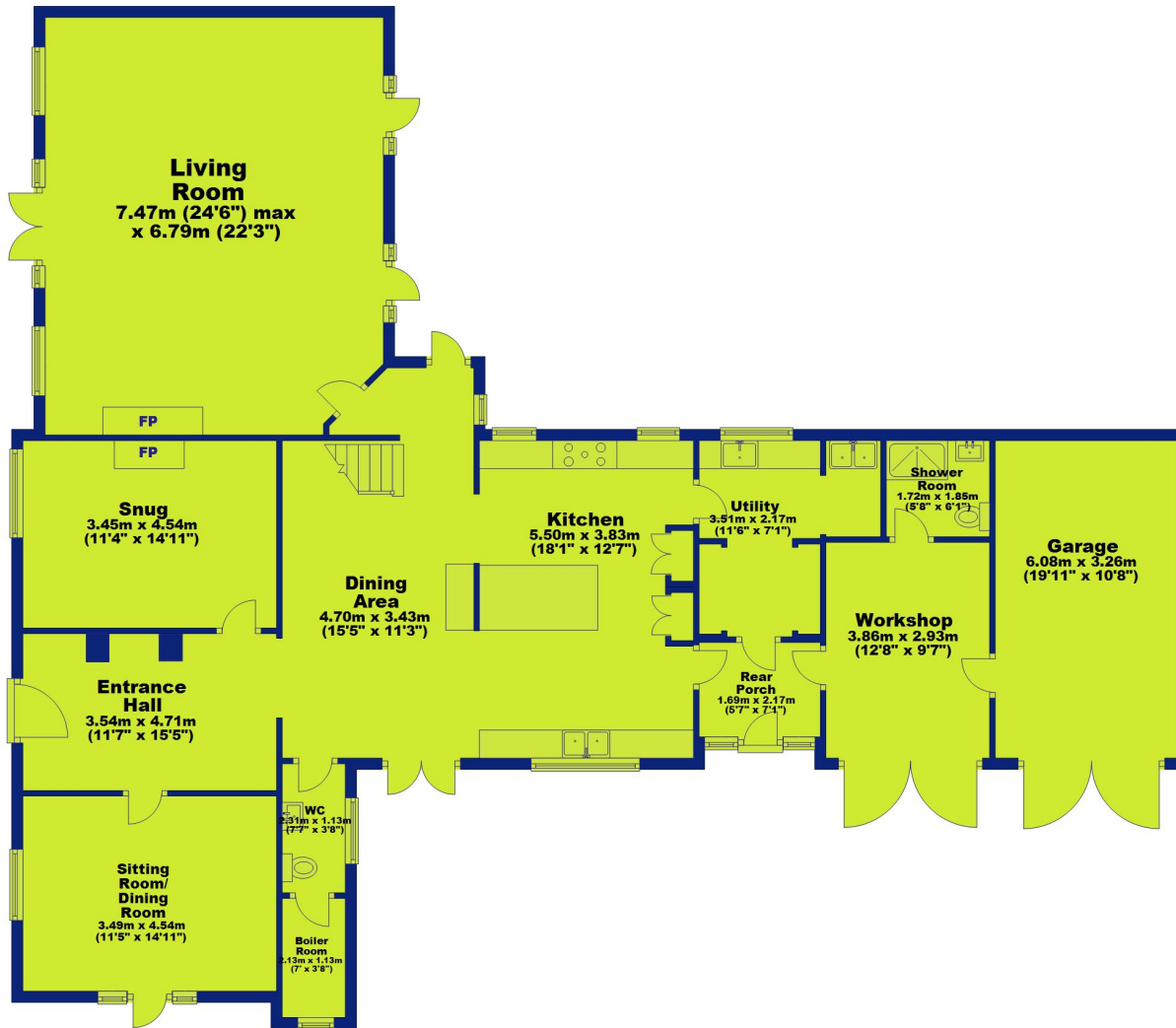


There is a feature period style fireplace stone hearth with a cast iron log burner set upon with a continuation of the oak flooring and feature recessed ceilings. Accessed from the kitchen, there is a downstairs WC with a two-piece suite. There is also a rear porch and hall that leads to a very useful boot room utility which is finished with a range of bespoke wall and base units with built in seating, storage and a potential dog grooming area to the rear. There is a workshop with a three piece shower room off with a door leading to a garage, both accessed through wood side-by-side double doors from the driveway. To the first floor there is a landing that gives access to four well-proportioned bedrooms, two with en-suite bathrooms, a family shower room and balcony off bedroom four. The main suite is of good proportion and leads through to a beautifully presented four-piece bathroom with roll top bath, large walk-in shower and arched gothic window to the side. Bedroom 2 / Guest room leads to a stylish three-piece bathroom that is with roll top bath and appropriate fittings. There is a hi-spec 3-piece shower room that is finished to the same high standard as throughout and services bedrooms three and four. From bedroom four there is a French door that steps up to a generous balcony/roof terrace that offers an extra outdoor space to enjoy. The property is set in its own secluded private landscape gardens with electric security gate system with intercom. This opens to a sweeping gravelled driveway to the front and side and offers excellent parking and access to the garage and workshops to the rear. There is a generous lawned area to the front of the property with mature trees, offering privacy and it has well-stocked borders with a variety of shrubs and planting. There is block and stone paved pathways, with patios spanning to the front and side elevation of the building, to the main front entrance and to the rear porchway with exterior wall lighting. There is further wooden clad storage to the side which is neatly tucked away. Accessed from the kitchen and living room there is a private courtyard which is laid to stone and block and offers a further private outdoor space to enjoy during the summer months.

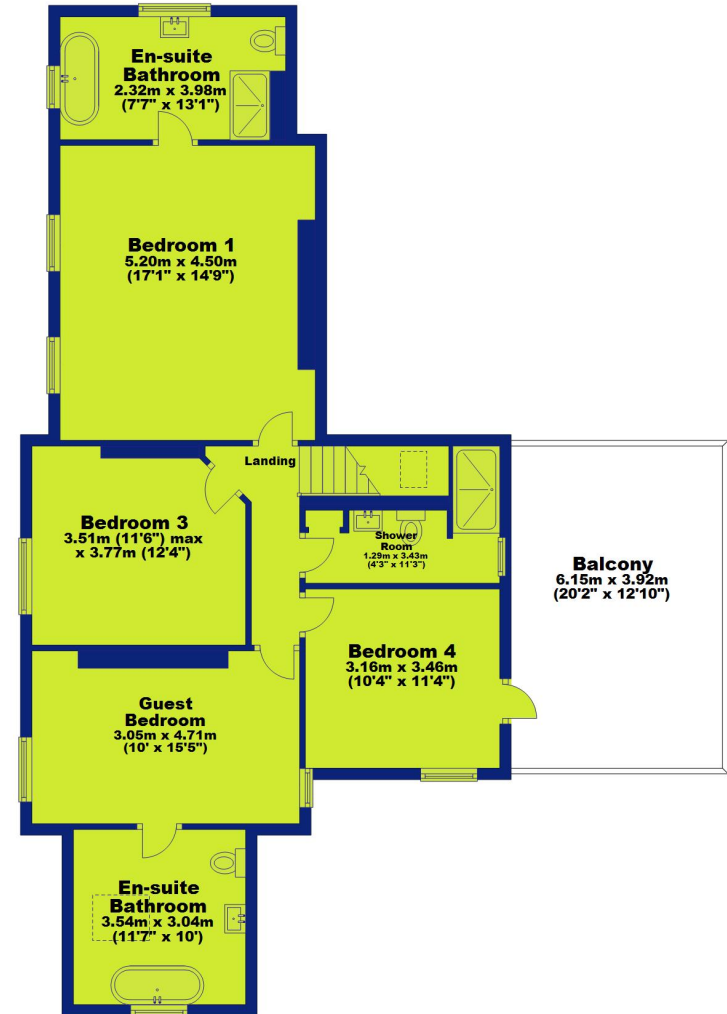




Ground Floor
 Approx. 193.9 sq. metres (2087.5 sq. feet)



First Floor
 Approx. 96.1 sq. metres (1034.7 sq. feet)



Total area: approx. 290.1 sq. metres (3122.1 sq. feet)



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23 Bridgford Road
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Steven Gray
Mobile: 07917 576 253
steven@fhpliving.co.uk



Jules Hunt
Mobile: 07917 460 033
jules@fhpliving.co.uk

1 Weekday Cross
The Lace Market
Nottingham NG1 2GB