

DISTINCTIVE
HOMES

by



Willowbrook Farm, Flawforth Lane,
Ruddington, NG11 6NG

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A fantastic opportunity for a prospective purchaser to own this large estate within one of Nottingham's most sought-after areas.





Sitting on a plot in excess of 11 acres the estate offers unrivalled amounts of flexibility, perfect for multigenerational family living. The opportunity to redevelop and create a principal main residence and guest/staff/leisure accommodation, extensive gardens, and equestrian facilities.

The three detached annexes currently have a combined internal area of 4,542 Sqft / 422 Sqm with planning for a 4,100 Sqft / 381 Sqm primary residence. This would give a total internal floor area of circa 8,642 Sqft / 802 Sqm for the residential properties on the site.

The gated estate is set within a lush countryside setting and within a short distance to local amenities. Benefits include paddocks with stabling, a large modern barn that is in excess of 5,000 sqft and ideal for a commercial venture (subject to planning), outside exercise track, ménage, sand gallop and stunning gardens.

Ruddington is a large village to the south of Nottingham that has become increasingly popular over the years thanks to its lively and growing community, selection of beautiful bars and restaurants, quaint churches, and terrific location for access into central Nottingham, West Bridgford and the M1 motorway for access all over the country.



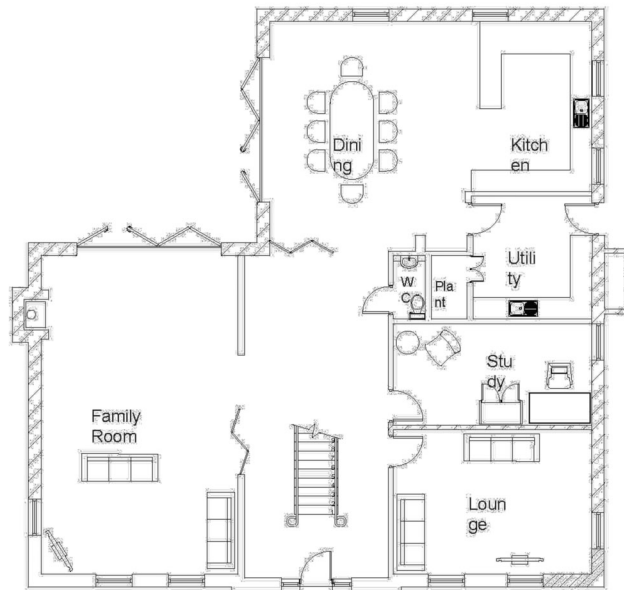
New Country House - 4,100 sqft / 381 sqm

The current approved planning consent provides for a fine and substantial home of an elegant traditional country house design and works have commenced in accordance with the permission.

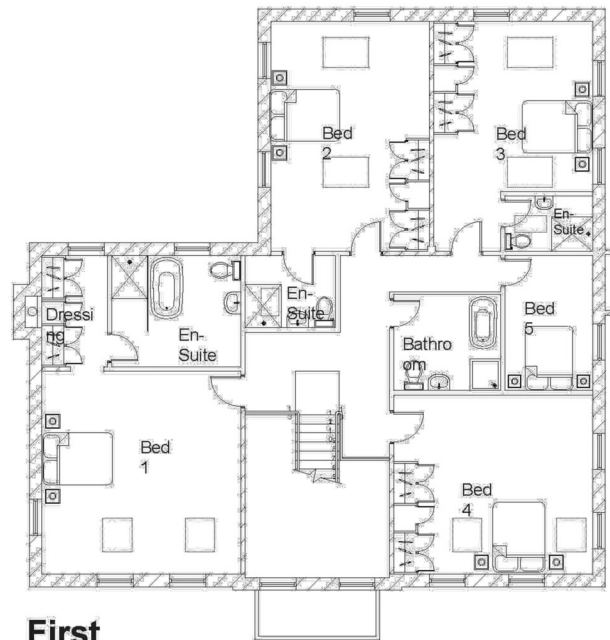
Proposed Floorplans

The three adjacent detached residential units which form the residential grouping in its entirety are illustrated separately in the sale particulars as 'The Lodge, Lavender Cottage and Bumble Bee Cottage'. The foundations have been laid for the new house to be built and is ready for somebody to build it to their taste and requirements.

The scale and extent of the floor space overall provides scope for an extended family living arrangement or perhaps a principle residence with associated living spaces which may comprise a relatives annex, as well as a guest lodge and leisure complex; flexibility is the main feature in as much as the property can be used or adapted to suit a variety of living requirements and lifestyles.



Ground Floor



First Floor





THE LODGE:

A large 2,251 sqft detached annexe offering high quality accommodation with a large open plan kitchen dining area, separate family room, lounge and utility as well as two large bedrooms, two bathrooms and a separate WC.

The Lodge also benefits from an integrated double garage with access from the internal porch area.

The property is double glazed throughout and benefits from large floor to ceiling windows, and beautiful vaulted ceilings and sky lights that help to illuminate the rooms.



Total area approx. 175.4 sq. metres (1888.2 sq. feet)





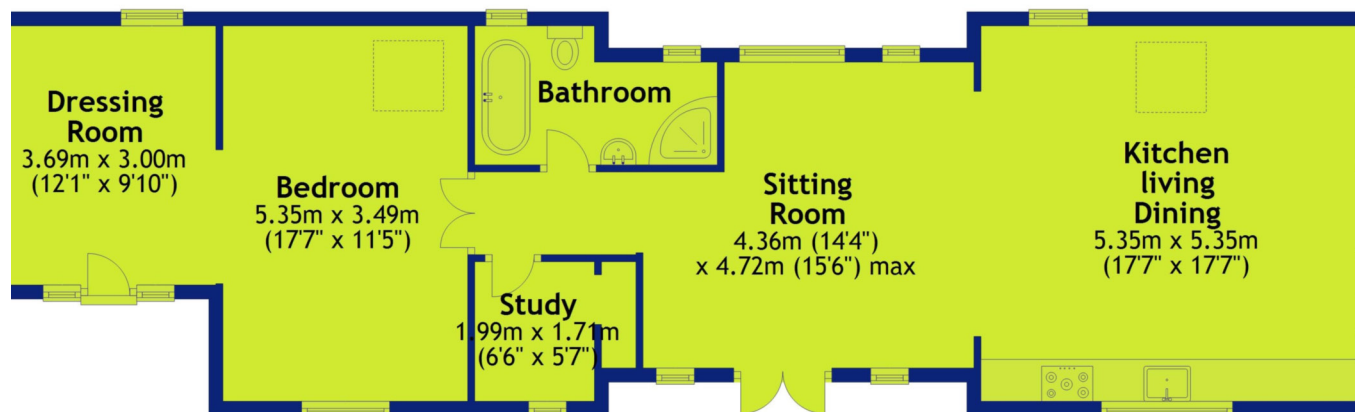
BUMBLE BEE BARN

This 994 sqft detached annexe is a beautifully bright and spacious one bedroom property finished to a high standard and offering similar features as The Lodge & Lavender Cottage, such as the large floor to ceiling windows, vaulted ceilings and sky lights.

The property has one bedroom with a large dressing room, a separate study area, bathroom and large open plan kitchen dining area with the sitting room flowing off of this space.

Ground Floor

Approx. 92.4 sq. metres (994.9 sq. feet)



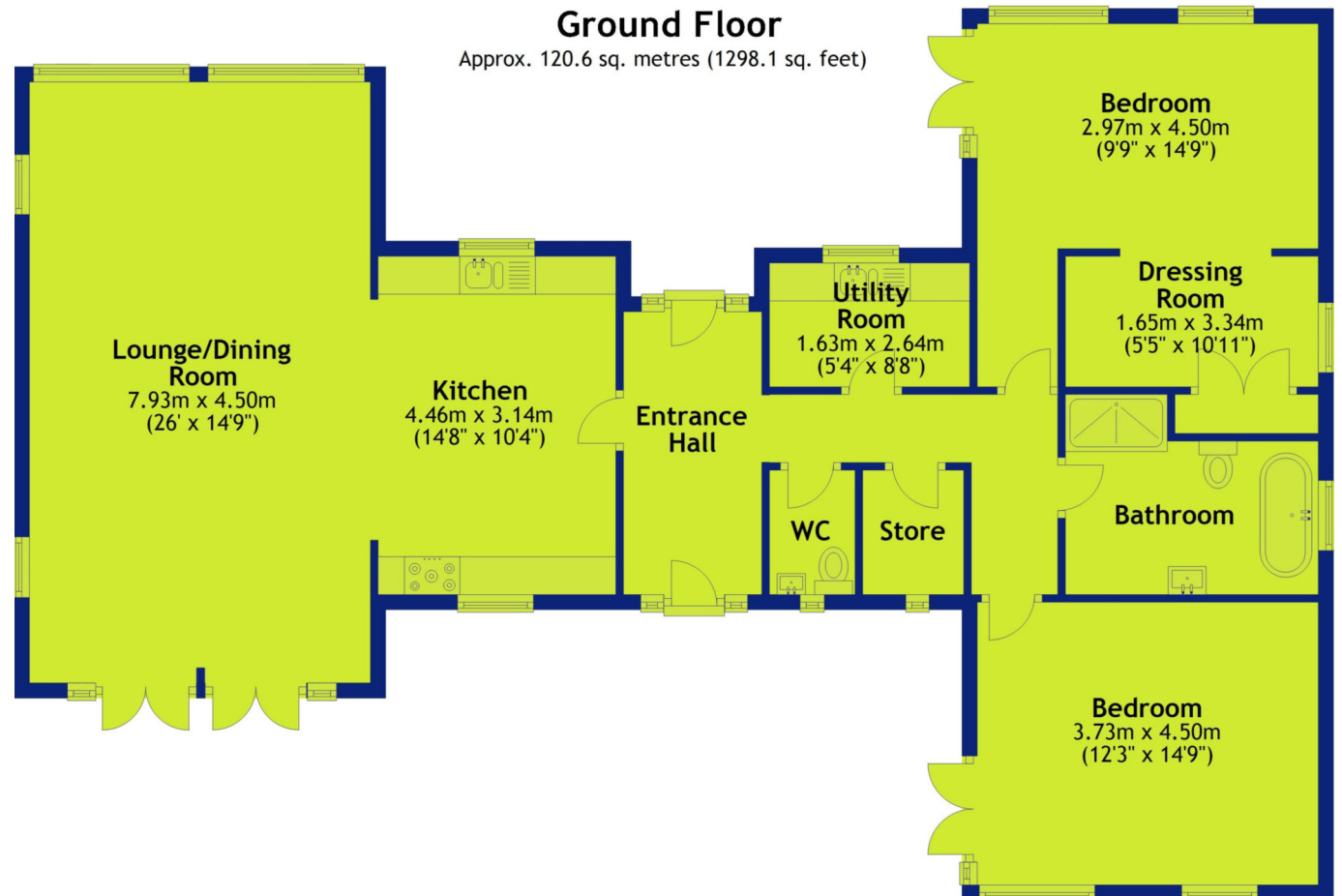
Total area: approx. 92.4 sq. metres (994.9 sq. feet)





LAVENDER COTTAGE

A beautiful 1,297 Sqft annexe offering more high-quality accommodation and many of the same features of the main lodge. This two-bedroom property has a large open plan lounge diner area with a spacious galley kitchen off of it. The property benefits from a large family bathroom, separate WC, store & utility area as well as a spacious dressing room to the master bedroom.





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