

DISTINCTIVE  
HOMES

by



Peacock Lodge,  
The Nottinghamshire Golf & Country Club, NG12 3HB

# Peacock Lodge

The Nottinghamshire Golf & Country Club, NG12 3HB

A fabulous and unique property situated in the grounds of 'The Nottinghamshire Golf Club & Country Club'. Benefiting from a detached annex and beautiful views over the golf course and countryside.

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- Rural location
- Two bedroom Annex
- Spacious throughout
- Full of character
- Front and rear gardens
- Great views
- Gated driveway
- Car Port
- No onward chain!

FHP Living are delighted to offer to the market this fabulous and unique property situated in the grounds of 'The Nottinghamshire Golf Club & Country Club'. Benefiting from a detached annex and beautiful views over the golf course and countryside.

Located in a peaceful rural position the home enjoys the benefits of easy living within an exclusive community setting. This is the perfect home for those wishing to take full advantage of an outdoor lifestyle and accompanying recreational opportunities.

Arranged on the ground floor and measuring over 3,000 sqft there is plenty of space throughout. The stunning living accommodation is like no other property that you will see. Full of character with exposed beams, brickwork and wood panelling.





The accommodation comprises a spacious entrance hallway benefiting from stone floors and exposed beams, WC, storage cupboard and provides access to bedroom. The entrance hallway also leads to a galleried landing over the main living area. This space could also be used as a study area. A few steps down take you to the living space that can be used in numerous ways to suit your lifestyle. Benefits include high ceiling, exposed beams, a lot of light from the many skylight windows, fireplace, intricate brickwork and stone floor. A few steps up take you to a large kitchen and dining room that look over the living space. The kitchen is fitted with many units and finished with a marble worktop. Benefiting from appliances and in addition an AGA cooker. If this was not enough living space, there is in addition a large sunroom with skylight windows and access to both the front and back gardens.

The sleeping arrangements will not disappoint with space being a key factor. The master bedroom has an en-suite shower room, walk-in wardrobe and patio doors onto the garden with views out to the golf course and countryside. Bedroom 2 also benefits from a walk-in wardrobe, en-suite bathroom and patio door onto the garden with similar views. Bedroom 3 has an en-suite shower room and fitted wardrobes.

The annex is ideal if you have older children or for guests visiting. The accommodation comprises large open plan living with fitted kitchen and shower room on the ground floor. To the first floor there are two double bedrooms.

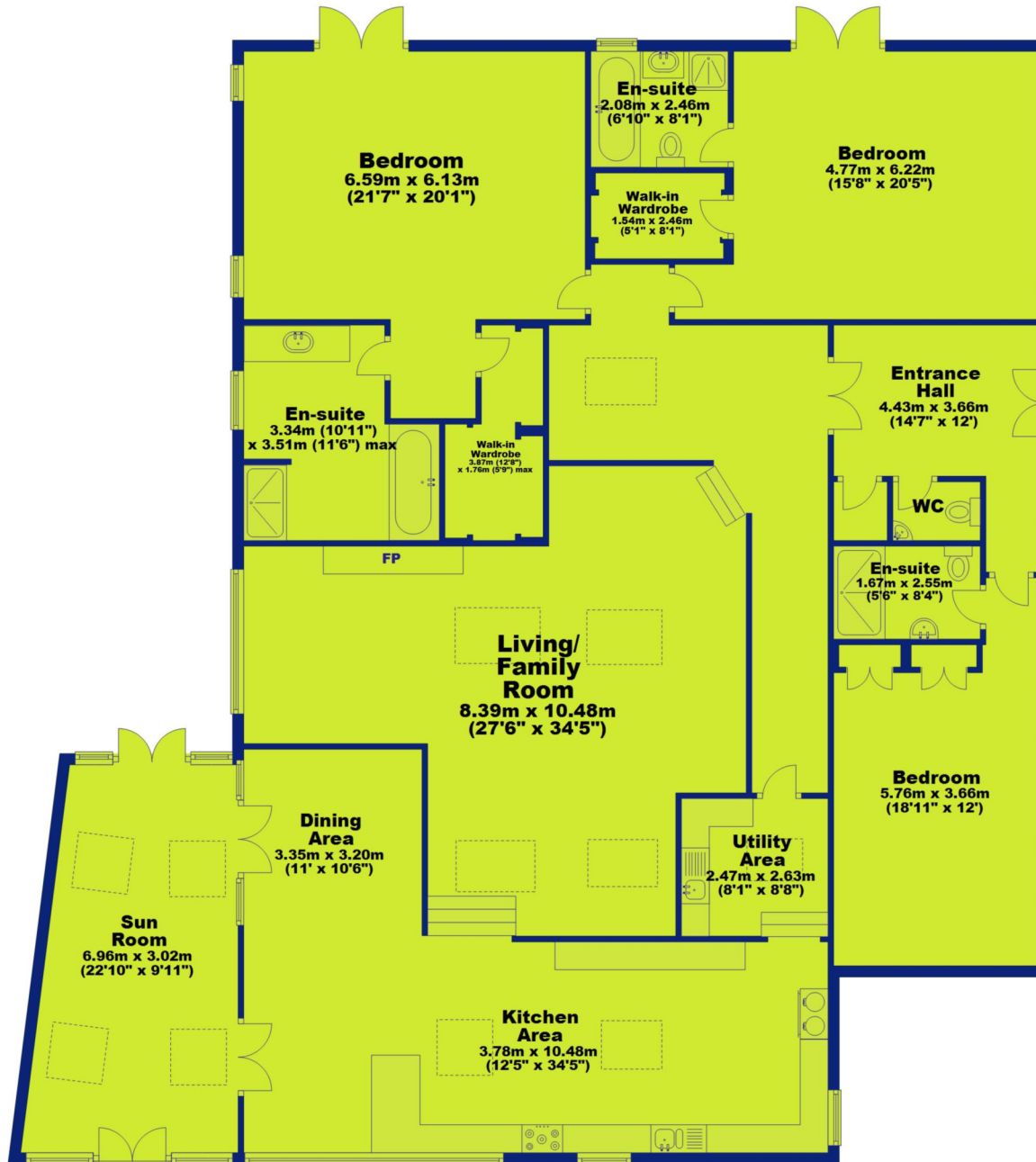
The front of the property provides two separate gated entrance driveways to the main house and the detached annex, with parking for multiple cars. To the rear of the property is a private enclosed garden which is mostly laid to lawn and benefits from a patio and further entertaining space at the end of the garden that looks out to the golf course and countryside.





### Ground Floor

Approx. 291.5 sq. metres (3137.3 sq. feet)



Total area: approx. 347.1 sq. metres (3736.6 sq. feet)

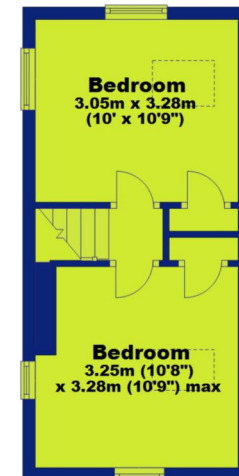
### Ground Floor/Annex

Approx. 31.6 sq. metres (340.5 sq. feet)



### First Floor/Annex

Approx. 24.0 sq. metres (258.8 sq. feet)







# Distinctive Homes by FHP Living

A collection of some of the best properties available in the most sought-after areas of Nottingham, and its surrounding suburbs and villages.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81   B    |
| 69-80 | C             |         |           |
| 55-68 | D             | 61   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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## Interested in this home?

Call the FHP Living Distinctive Homes Team



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