



ELITE HOMES

Consultative Estate Agents with Integrity



Stockhill Farm, Bridle Road, Burton Joyce, Nottingham
NG14 5FR

Overview

Stockhill Farm is a beautifully converted 4 bedroom farmhouse set in circa 2 acres of land (including paddock, woodland, vegetable garden, a range of outbuildings buildings and stables). The property has been sympathetically converted to provide an excellent family home with an abundance of character and charm.

Key Features

- Converted Farmhouse set in Idyllic Plot of Circa 2 Acres
- 4 Bedrooms, 2 En-Suites, 1 Bathroom.
- Spacious Accommodation - 5 reception Rooms
- Formal Gardens, Paddock, Woodland and Vegetable Garden
- Large Garage, 2 Stables, Outbuildings & Stores
- 14 Energy Saving Solar Panels
- Traditional Farm Buildings with Scope for Alternative Uses, Subject to Planning Permission.
- No Upward Chain.

Description

Elite Homes are proud to bring to the market Stockhill Farm. This is a rare opportunity to purchase a beautifully converted 4 bedroom farmhouse set in circa 2 acres of land. This idyllic private position, located at the top of Burton Joyce, enjoys peaceful far reaching countryside views.

The property has been sympathetically converted to provide an excellent family home with an abundance of character and charm. Tucked away at the top of the village, you approach the property along the bridleway, enjoying rolling field views to both sides. The property is set behind electric wooden gates providing a private a secure entrance to the residence.

Accommodation

Ground Floor Accommodation

The accommodation is tastefully presented throughout with a number of reception rooms to choose from off entrance hall, offering a great sense of space and a flexible layout. In brief, there is a traditional lounge with brick fireplace and multi fuel log burner, feature beams and French doors to the outside enjoying a south facing aspect. The sitting room/snug has a large feature wall with full height brick fireplace, oak beam and multi fuel log burner. In addition, the current owners have extended and created a fabulous garden room with natural stone flooring, sky shaft, fitted blinds and French doors open out to the woodland and paddock.

There is a traditional kitchen with a good array of kitchen units, granite worktops, Belfast sink, Stanley Aga, integrated Bosh freezer and Neff dishwasher. There is also a very useful walk-in pantry and separate downstairs toilet. The open plan layout into the dining room works well with family life, with feature beams and French doors opening out to the decking terrace, pond area and gardens. The utility / boot room offers additional kitchen units and storage, sink, wine cooler, plumbing for washing machine and tumble dryer, and barn style door opening through to a porch area providing access outside.

Further on takes you through to the conservatory, which is a relaxing space, with stunning aspect enjoying the formal gardens, benefiting from underfloor heating and French doors out to the decking terrace, pond area and gardens.

First Floor Accommodation

The property offers 4 beautiful bedrooms, all enjoying stunning views of rolling fields and gardens There are 2 ensuite shower rooms and a family bathroom with skylight, toilet and roll top slipper bath.

Gardens and Grounds

Stockhill Farm sits within an idyllic rare plot of circa 2 acres. The grounds include formal gardens, a paddock, woodland area, vegetable garden, chicken coupe, potting shed, field store (with roller shutter to house the tractor) and 2 stables (which are currently being used as a workshop and storage).

The formal garden is beautifully landscaped and full of character. Mainly laid to lawn and interspersed with manicured flower and shrub borders, it provides a delightful outside space with plenty of colour and interest throughout the year.

The property is accessed via electric entrance gates opening onto an expansive gravelled driveway with parking for numerous cars and vehicles. There is a large garage, currently used for storage and houses the biomass heating system tank.

Council Tax Band D

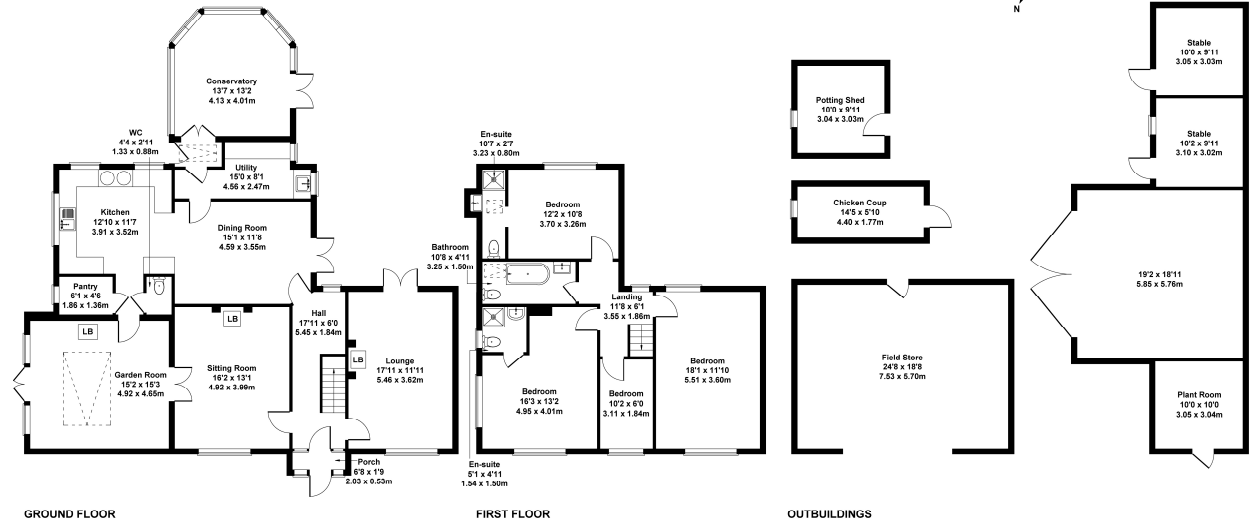
*** This is a rare type of property to come to the market, so early enquiries are encouraged to appreciate this unique location and plot***





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Stockhill Farm, Bridle road, Burton Joyce, NG14 5FR
 Approximate Gross Internal Area
 3563 sq ft - 331 sq m



Not to Scale. Produced by The Plan Portal 2024
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