



ELITE HOMES

Consultative Estate Agents with Integrity



Home Farm, Wayte Court, Landmere Lane, Ruddington
NG11 6ND (6NL for Sat Nav)

Key Features

- Elegant Victorian farmhouse refurbished and renovated to a high standard with lovingly retained period features
- Circa 0.9 acre plot – majestic woodland setting, magical private partly walled gardens, courtyards and extended garden/paddock
- 4 spacious reception rooms - sitting room, dining room, snug/study, large garden room and 2 staircases offering flexible accommodation
- 5 double bedrooms, 1 family bathroom, 1 large 4-piece shower room and cloakroom
- Utility/boot room, larder, store room and cellar
- High ceilings and beautifully restored features - cornicing, panelled staircase, fireplaces, 2 with gas 'woodburners'. New additions - solid oak floors, bespoke double glazed casement windows, natural sisal, coir flooring and new boiler
- Detached large double garage/workshop, generous sweeping gravel driveway
- Desirable location - close to amenities and major employers eg QMC is a 7 minute drive and yet offers the 'country life'
- No upward chain

Home Farm is an elegant 5 bedroom Victorian farmhouse, set in a private 0.9 acre majestic woodland plot including an extended garden/paddock + large double garage/workshop. Carefully restored and renovated with beautiful new additions, the use of traditional building materials has preserved its history and fabric. This lovely home, surprisingly not 'listed', has been deeply cared for.

Historically, the notable stock farm to Ruddington Hall (1860), this special property boasts 4 nicely proportioned reception rooms, a handsome hand-painted Smallbone kitchen diner at the heart of the home, a utility/boot room, walk-in larder, downstairs cloakroom, cellar & 2 staircases. Upstairs there are 5 spacious double bedrooms, 2 bathrooms & a useful store room. Outside, the large sweeping gravel driveway offers multi-car parking & a detached double garage/workshop.

The property benefits from plaster cornicing hand-cast to match original and extended throughout; double glazed bespoke casement windows throughout in Douglas Fir matched to their period design; insulated ground floors; stone fireplaces; large garden room with reclaimed slate roof tiles; generous double garage/workshop; reclaimed Yorkshire flagstones' courtyard; solid American white oak & terracotta flooring - very recently, lime re-pointing by 'Bonsers' of Nottingham + a new boiler (guarantee May 2034).

The rooms are all of elegant manageable proportions with high ceilings. Soft muted paint palette throughout is by 'Farrow and Ball' & 'Little Greene'. 'Fired Earth' sisal/coir flooring; brass window hardware by Jim Lawrence; all original internal period doors complete with rim locks; fitted electric blinds on front windows.

Flexible accommodation - a separate rear stairwell from the snug /study offers an independent wing that can be closed off for granny/ nanny/ teenage / guests with own bathroom. The external back door in utility / boot room would offer self contained accommodation if required.

LAND & GARDENS

Total land approx 0.9 acre - includes just under 0.6 acre formally designated as a paddock which can be re-instated with fencing for a pony etc. Currently used as an informal

extended garden with mature horse chestnut, ash & fruit trees, wild flower areas, mown paths and a large flat mown area used for children's outdoor sport games. Bounded on 2 sides by the majestic woodland of Mickleborough Hill, this land greatly adds to the privacy, seclusion and country life at Home Farm.

On entering the door in the wall into the S/SW-facing courtyard, laid with reclaimed Yorkshire flags, the mature, magical & very secluded English country gardens are revealed. Planting includes euphorbias, geraniums, tree peony, roses & a woodland area. Partly walled, there are 2 courtyards off a large garden room with views across wild flower areas & the extended garden/paddock right up to the magnificent trees of Mickleborough Hill.

LOCATION

Close to Old Road, Home Farm is tucked away, more than 100 metres along the track 'Wayte Court'. Located between 2 distinctive wooded hills - Mickleborough Hill & Sharp Hill Wood to its east, a local nature reserve walkable in 2 mins + other walks from the door; Ruddington Country Park is an easy cycle ride.

The A52 provides fast access - 7 mins to the University campuses, QMC Hospital, Tennis Centre, David Lloyd, Trent Bridge & Forest Grounds.

Edwalton & Ruddington village centres are walkable - 6 mins drive; 7 to West Bridgford's cafe culture, independent shops, M&S Simply Food & its many restaurants. Aldi - walkable in 10

Rail: East Midlands Parkway direct route 14 mins - fastest time to London 1h 22m; up to 2 trains per hour (faster more frequent than Nottingham Station) + easy parking. Nearest tram - direct to Nottingham Station / City Centre / Nottingham High Schools' campus etc.

SCHOOLS' CATCHMENT AREA

Rushcliffe Spencer Academy + The South Wolds Academy & Sixth Form. Both Nottingham & Loughborough independent High Schools run a school bus from / to Ruddington.



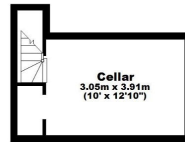


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

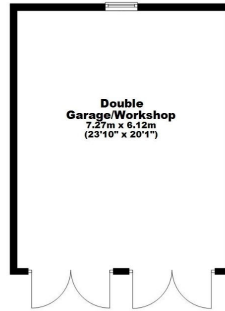
SERVICES

Mains drainage, water, gas and electricity.
 Full Fibre Ultra Fast broadband.
 5G mobile; all networks.

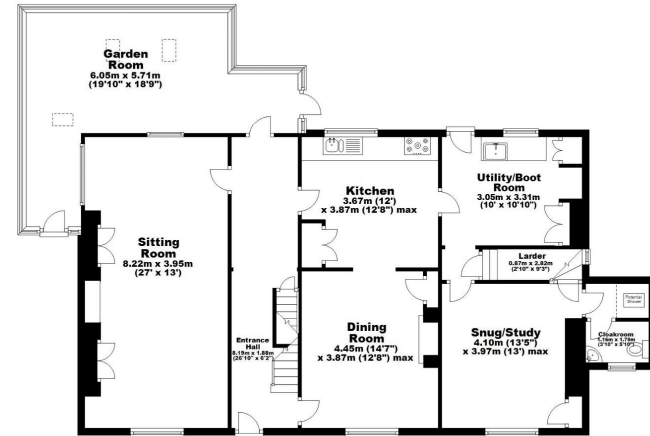
Cellar
 Approx. 14.7 sq. metres (158.0 sq. feet)



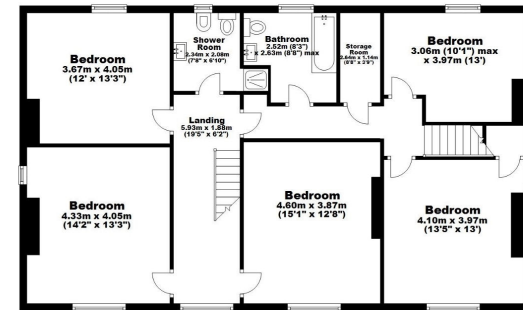
Double Garage/Workshop
 Approx. 44.6 sq. metres (478.9 sq. feet)



Ground Floor
 Approx. 148.4 sq. metres (1596.9 sq. feet)



First Floor
 Approx. 116.1 sq. metres (1249.8 sq. feet)



Total Area Approx 323.7 sq. metres (3482.9 sq. feet)

4 Millennium Way, Phoenix Centre
 Nottingham NG8 6AS

Tel: 01159 068 074



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