



ELITE HOMES

Consultative Estate Agents with Integrity



Lambley Lodge, 75 Lambley Lane, Burton Joyce NG14 5BL  
With Planning Permission for an Additional Executive Home in Idyllic Private Plot



## Overview

PHENOMENAL OPPORTUNITY not to be missed – 2 houses for the prices of 1!

Set in approx. 2.3 acres, a stunning character property coupled with PLANNING PERMISSION GRANTED for an additional executive home to be built in a separate private idyllic plot.

Please visit [Gedling Borough Planning Portal](#) for more details: Reference: 2023/0212

## Key Features

- Lambley Lodge - Traditional Detached Period Home - set in Approx 2.3.Acres
- Planning Permission has been Granted for an Additional Executive Home set in its own Private Idyllic Plot
- Lambley Lodge - 4 Large Double Bedrooms, 3 Bathrooms
- Offering Flexible Accommodation - 4 Spacious Reception Rooms
- Superb Open Plan Kitchen Diner, with separate Walk in Pantry and Utility
- Beautiful Gardens Surrounding the Property.
- Large Gravel Private Driveway
- Detached Garaging and Outbuildings
- Desirable Village Location

## Description

Lambley Lodge is tucked away in an idyllic setting approached via sweeping driveway to a level plot with formal gardens surrounding the house and a separate paddock.

The property dates back to the 1930s retaining much of its original character and features and offering an impressive level of accommodation. Boasting 4 stunning reception rooms, a fantastic kitchen diner, large utility, 4 generous bedrooms and 3 bathrooms.

The gardens run to all sides of the property are well stocked with established trees and shrubs. The large level lawn benefits from the sun throughout the day and provides a wonderful outdoor entertaining space with large pergola and covered terrace.

The expansive gravel driveway provides a substantial amount of parking as well as a double garage and further traditional brick built garage and attached building which could offer further scope, subject to necessary consent. Situated on a private shared driveway (owned by this property) in this desirable village location.

## Accommodation

Internally the property offers a wealth of accommodation boasting high ceilings, deep skirting, period doors, as well as attractive fireplaces and to several of the reception rooms.

To the **ground floor** there are 4 fabulous reception rooms leading off a welcoming central hallway.

The layout offers flexible accommodation, the current owners using the rooms as follows; Study/family room with built in bookshelves, log burner and bay window enjoying the garden aspect. Elegant sitting room with fireplace, built in units to the alcoves, bay window and French doors onto a south facing terrace enjoying the gardens. Formal dining room with feature inglenook fireplace and doors through to an expansive conservatory / garden room which is a fantastic addition to the property.

The generous open plan well-appointed living kitchen offers an array of storage, Aga stove, granite worktops, Belfast sink and a selection of Neff appliances. In addition, there is a separate walk-in pantry and large utility room offering more storage, Belfast sink, plumbing for washer dryer and stable door to the front driveway. There is also a useful walk-through cloaks room and wc.

On the **first floor** there are 4 spacious double bedrooms, one of which benefits from en-suite and dressing room facilities, as well as two further bathrooms. Many of these rooms have built in storage and tranquil views over the gardens. The property also benefits from a number of walk-in storage cupboards and large boarded attic.

### Outside

There is a large decking area leading out from the kitchen dinner and a traditional patio area enjoying an elevated position of the formal gardens. The gardens boast a large lawned area, well stocked planting and an abundance of established trees and shrubs. A striking feature within the garden is an expansive raised timber deck with brick-built pizza oven and pergola providing a wonderful outdoor entertaining space. There is also a quaint timber summerhouse enjoying a different aspect of the garden.

## Location

Burton Joyce is a very desirable village, well equipped with amenities including a variety of shops, post office, public houses, nurseries, a primary school, dentist and doctors surgeries.

There are excellent bus and rail links to Nottingham as well as good commuting links via the A52 and A46 giving easy access to the A1 and M1.

There are stunning countryside walks on the doorstep. The River Trent is just a short walk away offering cycle paths and footpaths to explore the local area.

**Council Tax Band:** G







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		60
(55-68)	<b>D</b>	56	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Approximate Gross Internal Area  
3692 sq ft - 343 sq m  
(Excluding Outbuilding)



Not to Scale. Produced by The Plan Portal 2024  
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