



HOLLY LODGE

ACCESSIBLE
RURALITY

Just ten minutes from Nottingham city centre, yet nestled in an oasis of tranquillity, Holly Lodge is a truly enigmatic and unique home. Surrounded by the serene beauty of mature trees and the gentle rustle of nature, this stunning property offers a haven of peace, far removed from the hustle and bustle of city life.

The lodge, with its enchanting facade, stands as a testament to timeless elegance and charm, inviting you into a world of refined comfort and luxurious living.



Pull off Holme Lane and onto a shared driveway bordering Holme Pierrepont Hall. An electric gated entrance opens to the golden gravel driveway of Holly Lodge, where there is ample parking for up to ten cars alongside two single, traditional door garages. The driveway, framed by meticulously manicured lawns and flowering shrubs, leads to the imposing yet welcoming front entrance of the house.



Open the original, solid front door and immerse yourself in the inviting warmth of the entrance hall, a majestic and welcoming area where sophisticated, zoned underfloor heating lies beneath your feet. This extends beneath the artisan-crafted terracotta tiles, meticulously laid in a classic herringbone design, radiating a cosy atmosphere that harmoniously blends traditional charm with modern luxury, creating an elegant first impression of this exquisite home.



AN ENCHANTING ENTRANCE

The hall's exposed wooden beams proudly showcase the property's rich heritage, maintaining a charming cottage atmosphere, whilst the enticing view ahead into the open-plan kitchen stands as a testament to the property's modern and stylish redesign.

This home, a blend of traditional charm and contemporary elegance, is a unique testament to high-quality craftsmanship. As you step further in, you'll notice the home's comprehensive security features, including a fully-integrated alarm system and control panel for the electric gate is available to the left of the front door.





AUTHENTIC CHARACTER

Hand scraped engineered oak flooring flows out in the dining room on the right, richly toned and complemented by the classic shades to the walls. Light flows in through enchanting timber-frame, arched, feature windows to the front and a large, glazed door, opening out to the side terrace.

Across the entrance hall, snuggle up in front of the roaring Stovax log burner, nestled within a handsome redbrick surround in the snug. Overhead, exposed beams add authentic character, a nod to the Grade-II listed cottage origins. A versatile room, it could also serve as a study, with clear views out over the front garden and driveway.





THE HUB OF THE HOME

Venturing forward from the entrance hall, you're drawn into the very soul of the home, the expansive kitchen-dining room. This culinary haven boasts an array of brand new Siemens appliances, each carrying the assurance of a manufacturer's warranty. Among these are a dishwasher, a capacious fridge and freezer, a microwave, a Rangemaster oven, and an instant boiling tap, all seamlessly integrated into the design.

These modern appliances harmoniously blend with the room's stunning, handmade country-style bespoke cabinetry, a testament to the skilled local craftsmen from Bingham.



The cabinets, featuring soft-close doors, provide abundant storage space, ensuring an uncluttered and serene cooking environment. The extensive preparation areas, topped with elegant, durable quartz worktops, further enhance the room's functionality and aesthetic appeal, making it not just a kitchen, but a luxurious space where culinary magic happens.



OPEN PLAN
LIVING

Gather sociably at the breakfast bar over a glass of mulled wine as dinner is prepared, before taking a seat at the bespoke, hand-crafted benching beneath the stairs. Every element of Holly Lodge has been lovingly imagined and incorporated to make the best possible use of space, right down to the glazed wine cabinets beneath the stairs.

Double aspect, light streams in through the doors and windows, which frame views out over the garden.





PRACTICAL SPACES

Handmade terracotta tiling features once more in the utility room, with two washer-dryers and featuring further storage, a hand sink and dog bath with showerhead attachment. Off the utility room access the boot room, with an abundance of fitted storage and bench seating for the doffing and donning of coats and muddy boots. Beyond, a side porch leads out beneath an oak portico to the garage area.





ENTERTAIN IN STYLE

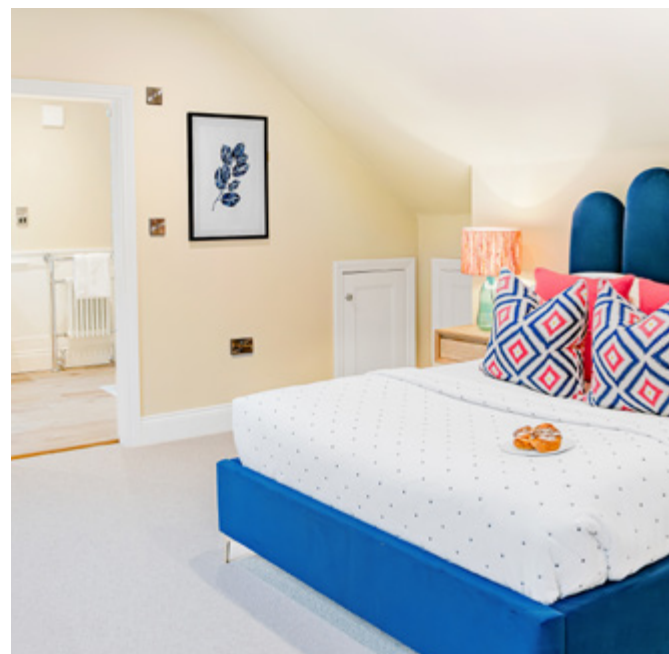
Flawlessly adjoining the spacious family kitchen is the opulent formal sitting room. This elegantly designed space opens onto a secluded courtyard on one side, and the expansive main garden on the other, ensuring that the room is bathed in natural light from dawn until dusk. Its abundant windows not only offer picturesque views but also create an ambiance that is both uplifting and serene throughout the day.



ELEGANCE AND SOPHISTICATION

In this room, the epitome of festive charm, stands a large, beautifully crafted fireplace with a robust stone hearth, commanding attention as the focal point. At its heart, a Stovax log-burning stove radiates a cosy warmth, making it the perfect retreat for those chilly winter evenings. The room's aesthetic is further enhanced by meticulously painted beams that traverse the ceiling, interweaving contemporary elegance with classic sophistication. These beams not only add a touch of architectural beauty but also imbue the space with a sense of historical grandeur, seamlessly blending the old with the new.



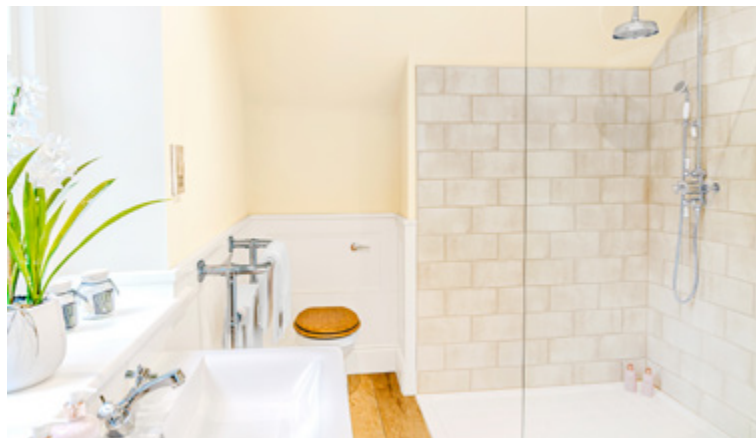


YOUR PRIVATE SANCTUARY

From the kitchen-dining area, a set of wooden stairs elegantly rise to the first-floor landing. Here, a couple of steps to your right will guide you to the serene and generously proportioned master suite.

This haven of tranquillity, nestled beneath a charming sloping ceiling, is bathed in natural light streaming through skylight windows, creating an airy and uplifting ambiance. The suite is thoughtfully designed with ample built-in storage discreetly tucked within the eaves, optimizing space without compromising on style.





BATH IN LIGHT

Freshen up in the en-suite, where elegant, traditional-style fittings gracefully complement the contemporary conveniences which include a spacious walk-in, metro-tiled shower, efficient WC, stylish vanity unit wash basin, luxurious heated towel radiators, and a classic claw foot, rolltop bath with convenient showerhead attachment. High-quality wood effect, porcelain tiles flow out underfoot, enhancing the room's aesthetic appeal.





RELAX AND UNWIND

Returning to the landing, three uniquely styled guest bedrooms, with exposed beams and handsome windows, await across the way. Each room, distinct in its charm and character, offers a comfortable and inviting atmosphere.

Bedroom four is particularly versatile, featuring door access that opens out to a large balcony-terrace. This space is ideal as both a bedroom and a study, offering a panoramic view and a tranquil area for contemplation or work.



SWEET SLUMBER

Bedroom two, immediately distinguishable by its refined and elegant decor, presents a haven of luxury and comfort for guests. This room houses a sumptuous en-suite, designed to provide the ultimate relaxation experience. Central to this en-suite is a splendid free-standing bath, an embodiment of classic sophistication and contemporary convenience.

The careful balance of elegance and comfort in this room creates an atmosphere that not only soothes the senses but also elevates the standard of guest accommodation, making it a perfect retreat for relaxation and rejuvenation.



Serving the remaining two guest bedrooms is a sublime family shower room. This space is thoughtfully designed with fitted shelving and handmade natural sandstone tiling to the floor and shower. The tiling's rich texture and warm tones create a serene and spa-like environment, enhancing the overall experience of comfort and luxury in this beautiful home.

A PEACEFUL GARDEN OASIS

Outside, the glorious gardens serve as additional outdoor rooms, with a private courtyard accessed off the sitting room ideal for dining and entertaining. Multiple terrace areas around the garden offer pockets of peace and serenity in which to enjoy the sunshine and wildlife.

Safe and secure, the fully enclosed garden is ideal for children and pets. An all-season garden, the birdsong and bulbs of springtime are chased up by the evergreens and berries of the winter months.

Further storage is available to the rear of Holly Lodge, with a double brick-built store, ideal for garden furniture and tools.

Sneak a peek in the garages, one of which currently serves as a workshop and features a fully fitted shower room, also containing a working sink and base unit.





ON YOUR DOORSTEP

Located near Holme Pierrepont Hall Country Park, Skylarks Nature Reserve, and Colwick Country Park, Holly Lodge offers abundant walking trails and is close to the National Water Sport Centre, featuring leisure facilities like a White Water Course and gym.

Nearby Holme Pierrepont Hall, a versatile venue for events and weddings, adds cultural charm. The area boasts various dining options in West Bridgford, just a five-minute drive away, along with The Radcliffe Inn, a local gastro-pub within a 20-minute walk.

Daily necessities are easily accessible at the local Co-op or Morrisons, with a broader selection in West Bridgford. Families benefit from proximity to several schools including Lady Bay and Radcliffe Primary Schools, West Bridgford and Rushcliffe Secondary Schools, Nottingham High School, and Loughborough Amherst School. Commuting is convenient with the A52 and A1, and East Coast Mainline stations in Grantham and Newark offer quick access to London.

Holly Lodge combines modern luxury with traditional charm, featuring a low-maintenance, secure garden, ideal for those seeking a balance of country comfort and city connectivity.



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FLOOR PLAN

Approximate Gross Internal Area = 290.1 sq m / 3122 sq ft.
Illustration For Identification Purposes Only. Measurements Are Accurate. Not To Scale

Presented By

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