



The Hollies



Emanating olde worlde charm, The Hollies combines the comforts of contemporary living with all the charm of the Elizabethan era.

Easily accessed, The Hollies, set on an acre of mature woodland and gardens, is tucked away on the main road, accessed along a small private driveway. Pull through the electric gated entrance and along the Chatsworth granite stone edged driveway, which sweeps around to a turning circle.



Perfect Privacy

Pull through the electric gated entrance and along the Chatsworth granite stone edged driveway, which sweeps around to a turning circle. Granite edged and illuminated at nighttime, the approach sets the scene for the warm and welcoming home it precedes. Ample parking is available along the driveway, whilst off the turning circle another smaller drive leads to a triple garage.

A centuries old copper beech tree stands to the front alongside an attractive fountain water feature. Grade-II listed, The Hollies, with its original stone and timber frame, dates back to approximately 1650, with an Edwardian garden room extension and one-bedroom annex, The Stable.







A Warm Welcome

Step into the porch, where there is space to doff and don coats, before stepping through into the wow-factor entrance hall; broad and bright with original arched brickwork, contrasting beautifully with the classic contemporary décor and modern flooring, reflective of a home that has been sympathetically modernised throughout whilst retaining its character and warmth.

Open the double doors to the right to arrive at the sitting room, a superb space, carpeted and decorated in creams with shades of gold to the walls. A broad window draws plenty of light through, with a feature pendant light suspended from within the ornate ceiling rose above.

A contemporary wall mounted fire adds warmth set beneath the wall-mounted television.

Also found along the entrance hall to the right, stairs lead down to the spacious cellar.





Relax And Unwind

Across from the sitting room, make your way through to the lounge, a light, spacious room dressed in shades of silver with a high white ceiling.

Elegant and light with detailed original cornicing, a two-way fire infuses the room with warmth. To either side of the redbrick fireplace arched entranceway's lead through to the conservatory.

Awash with light, windows to all sides draw the outdoors in. Cool in summer with the French doors open to invite the gentle breeze through and warmed by the two-way fire in the winter months, the modernised Edwardian conservatory ensures the garden is a space to be enjoyed whatever the weather.







Feast Your Eyes

Accessed from both the lounge and the entrance hall is the warm and welcoming dining hall, with attractive panelled walls, exposed stone walls and rustic beams overhead. Nestled within the huge inglenook, a stove emanates warmth.

A door to the rear leads to a handy storeroom. Carpeted in cream underfoot, this room is the heart of the home, perfect for festive feasting, and leading on through a latched door to the kitchen.







Wonderfully juxtaposed with the antiquity of the home, the stylish gloss cream kitchen is sleek and contemporary, with plinth lighting illuminating the modern engineered oak flooring.

Nestled within an inglenook, the cream Aga blends old with new, whilst a host of modern appliances includes a dishwasher and tumble dryer and wine cooler in the utility room next door. Black granite worktops provide plenty of preparation space.





Wine And Dine

Tucked away to the rear of the kitchen impress and entertain in the converted and upgraded utility room set beneath a vaulted, beam-laden ceiling. A granite topped central island is set beneath an elegant wine glass bespoke chandelier.

Engineered oak flooring continues underfoot, with exposed stone to the wall and a fitted bar. A latched door opens to reveal more storage. Utterly unique, the easy flow of this home is incredible.





Entertainment Heaven

Returning to the dining room, to the other side – and easily accessed from the snug lounge – is the cinema room. Cosy, intimate and yet spacious enough for a large corner sofa, latched doors, arched exposed red brickwork and low, beamed ceiling combine to create a comforting room in which to relax and unwind.

With its thick stone walls, this private room could also serve as an office for those working from home.



Rest Your Head

From the lounge, take the stairs up to the first-floor landing, where directly ahead there is a handy WC with wash basin.

Next door to this room on the left, steps lead down to bedroom three, a light and inviting bedroom that features views to the side and has an original feature fireplace.





Sweet Slumber

Turning left from the top of the stairs, make your way to the front of the home, arriving at bedroom four. Spacious and bright, Victorian-style coving embellishes the ceiling, with a cast iron fireplace adding character.

Dressed in neutral creams and floral patterns, this room currently accommodates a large four-poster bed.

To the other end of the landing, bedroom two also offers a bountiful and bright setting for sleep, carpeted and serene, with a large window overlooking the front and fitted with an original fireplace and elegant coving.



Soak And Sleep

Nestled between, and serving both bedrooms, a recently fitted large and spacious bathroom offers luxurious refreshment.

Warmed by underfloor heating, indulge in a relaxing soak in the freestanding slipper bath with floor mounted tap, or enjoy a refreshing spritz in the separate power shower. A spacious and serene bathroom, it is also furnished with wash basin and WC.





The Principal Suite

Privately accessed up its own secret staircase from the dining room, make your way to the main bedroom, on the left. Large and light filled, quirky angles add character, with exposed stone and beams harmonising sublimely with the chic contemporary colours in the décor.





Refresh And Revive

A quirky door opens to provide access to an inner landing and a characterful bathroom, with exposed oak beams in the wall and furnished with a freestanding copper and zinc bathtub, set on a plinth with mood lighting beneath. Twin wash basins follow the gilded theme, set upon an oak topped vanity unit.





Off the secret corridor discover a newly fitted ensuite, beautifully tiled, and furnished with walk-in shower, vanity unit wash basin and WC.

Ideal as a dressing room or a nursery, close to the main bedroom, a fifth double bedroom is furnished with two large built-in wardrobes.





Garden Escapes

Set within approximately an acre of mature gardens, The Hollies is an entertaining haven both indoors and out.

Discover the deluxe garden room, with wide, bifolding doors, the ultimate summer refuge with its own private hot tub enclosure. Enjoy the luxurious summer house for leisure or work, ideal for those running a beauty therapy business.

Outside the main home, a large patio provides plenty of space in which to relax and unwind with friends, extending out to the annex. Lawn extends, perfectly mown and manicured, the perfect croquet lawn and ideal for children and four legged friends. Gather around the circular fire-pit for convivial evenings with friends throughout the seasons.

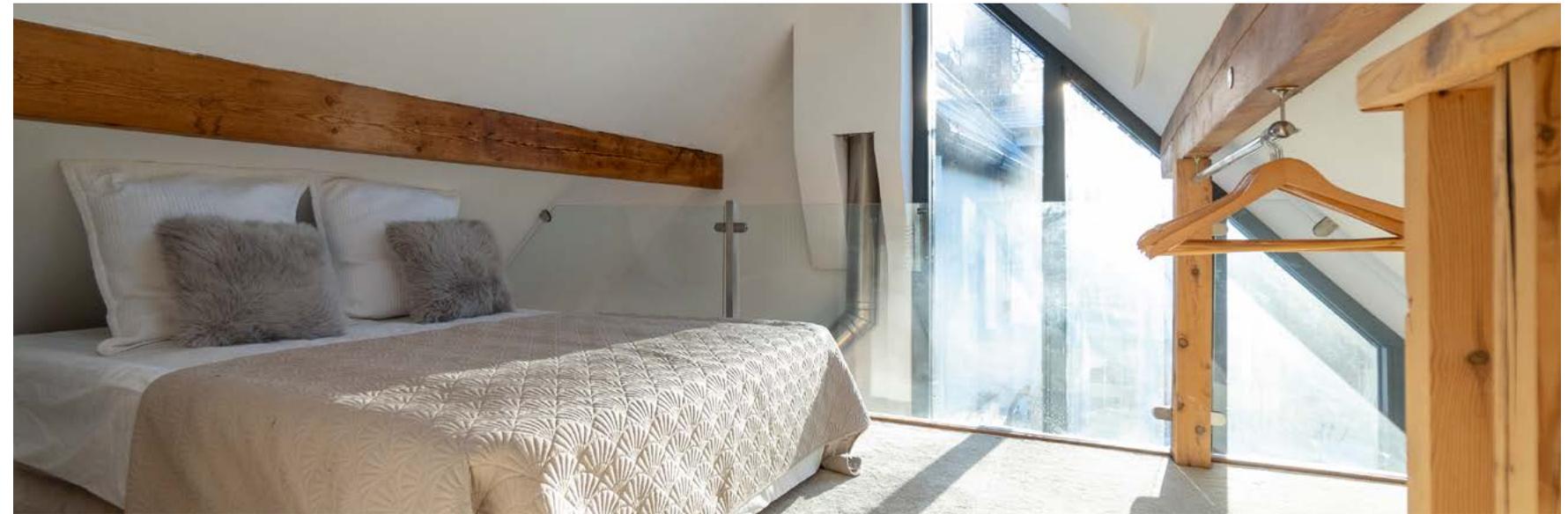




The Stable

Guest accommodation is available in The Stable, a one-bedroom one-bathroom annex with spacious open-plan living-dining-kitchen.

From the bedroom, a glass balcony provides verdant views over the garden. Self-contained privacy that is perfect for older teenagers, children returning home from university or older relatives seeking independent living with the comfort and reassurance of family close by.



On Your Doorstep

Only a mile from Junction 26 of the M1, and a mere 15 minutes from Nottingham city centre, The Hollies is the perfect self-contained haven on the cusp of great transport links and essential amenities.

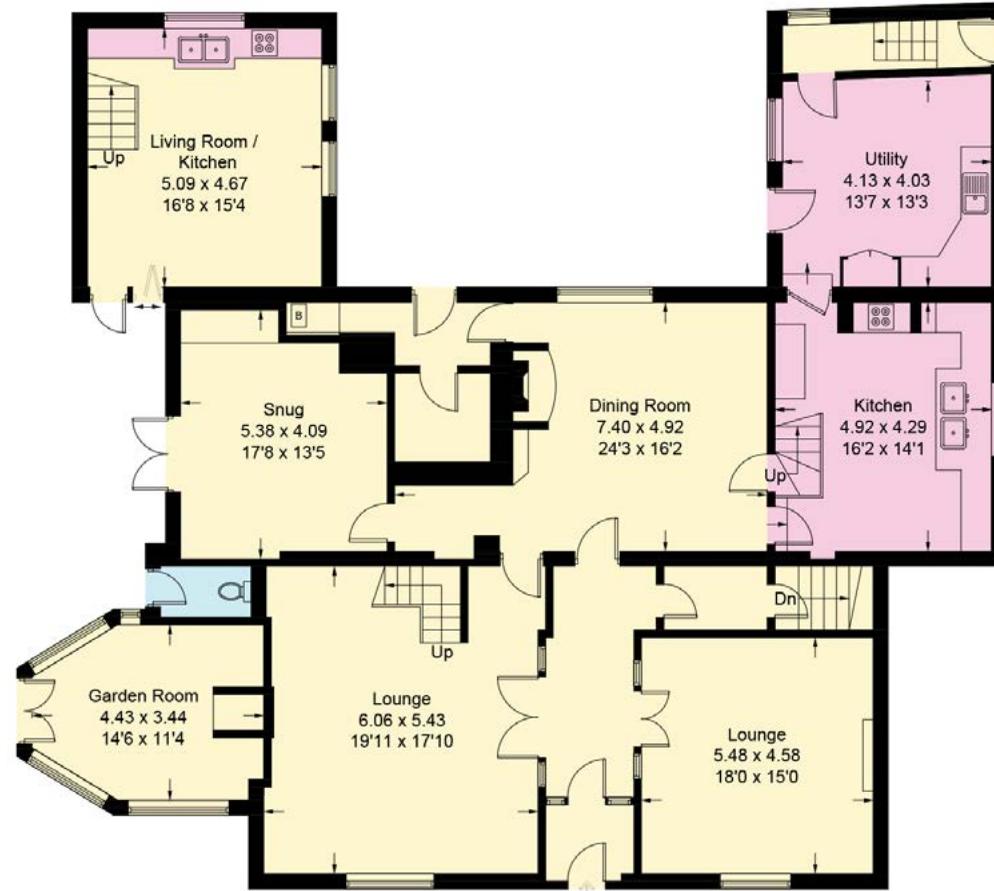
Pay a visit to The Queen's Head in Watnall, a cosy public house serving tasty food and with a fantastic garden for the summer months. A little further down the road, arrive at The Royal Oak, another friendly local.

Enjoy coffee and cake at the Priory Tea Rooms, around three miles away, a fantastic heritage spot set in the grounds of a ruined, medieval priory, inhabited by monks until the 16th century.

A spacious family home, ideal for entertaining, The Hollies is a homely sanctuary, filled with character and only five minutes' drive from a tram stop that connects you to Nottingham.

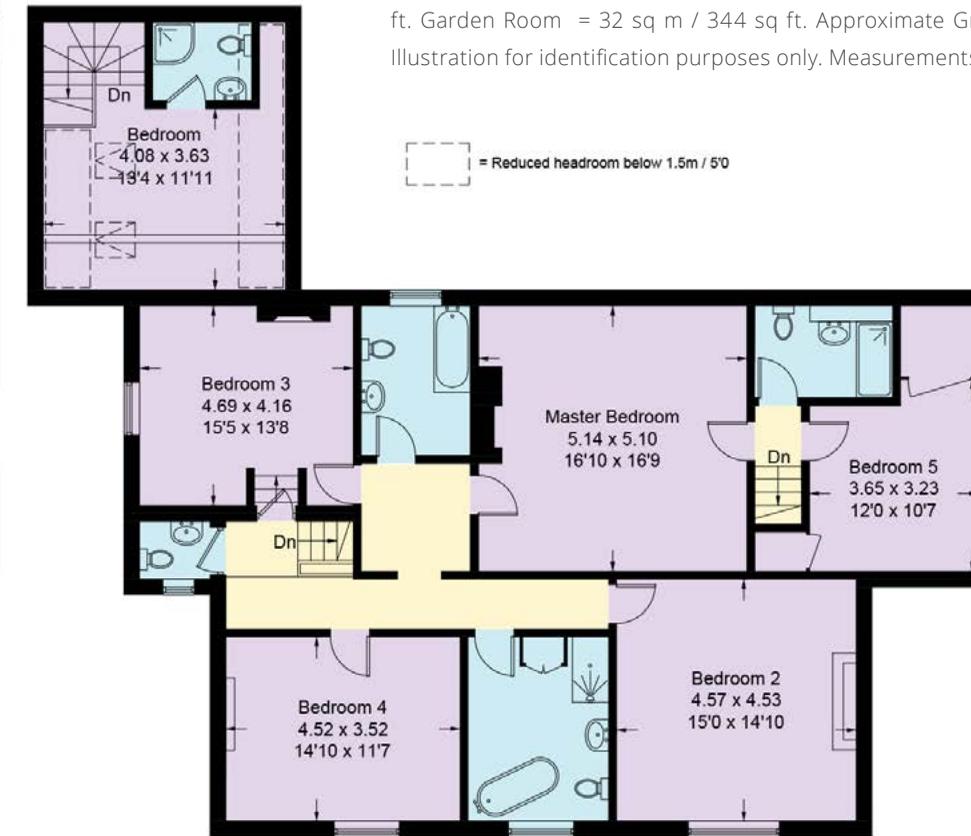
Secluded, but not isolated, make The Hollies your haven.

Annex Ground Floor



Ground Floor

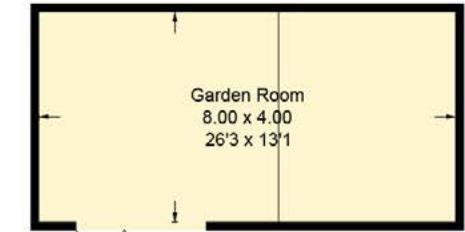
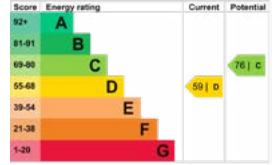
Annex First Floor



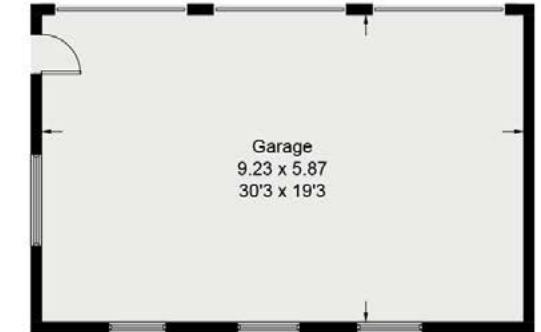
First Floor

Floor Plan

Approximate Gross Internal area Main House = 408 sq m / 4391 sq ft. Garage = 54 sq m / 581 sq ft. Garden Room = 32 sq m / 344 sq ft. Approximate Gross Internal Area = 494 sq m / 5316 sq ft. Illustration for identification purposes only. Measurements are approximate. Not to scale.



(Not Shown In Actual Location / Orientation)



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Presented By

Smith & Co.
e s t a t e s

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