



B R O O K H O U S E

AN IDYLIC SETTING

Bringing the old in line with the new, discover a home of heritage reborn for modern day living, nestled in the sought-after village of Lambley, not far from the lulling waters of the River Trent and just a short distance from the conveniences of Nottingham city centre.

Approached along a sweeping driveway, offering ample parking, Brook House stands proudly over three storeys, tucked behind neatly edged and manicured lawns, fringed in maturely planted borders.

Charge your car at the EVC or park up in the integral double garage, before making your way to the main entrance. Dating back to 1865, Brook House, formerly the village butcher's shop, retains its impressive character, alongside great versatility for modern living, replete with its own spacious annex.





STYLISH PRACTICALITY

Make your way indoors, stepping onto the gleaming tiles of the utility room entrance, where marbled worktops are countered by slate grey Shaker-style cabinetry offering ample storage, and light streams in through a window overlooking the garden.

Refreshment awaits in the bathroom to the right, where the gleaming tiles continue underfoot, and a modern, P-shaped bath features an overhead shower and a handy wall-mounted heated towel radiator. There is also a wall mounted vanity unit wash basin and WC.



A WARM WELCOME

Make your way into the heart of the home, a versatile and spacious living-dining hall bedecked in beams; the clients own electric log burner nestled in an exposed brick chimney breast, fills the room with toasty warmth.

With a working flue, there is scope to introduce a log burning stove. With space for a large dining table, nestled beneath a rustic bare bulb and driftwood feature light suspended from the original beam, this room is the entertaining heart of the home.





RELAX & UNWIND

Step through from here into the light-filled orangery, where windows to three sides invite the outdoors in, with French doors opening out onto the stone patio. Ideal for relaxing and unwinding at any time of the day, the soothing views out over the private garden, enclosed within mature hedging, are a salve for the soul.



Returning to the central reception room, step through into the large living room, where shimmering shades of grey and silver dress the walls, mingling with fresh white. Windows capture vistas out to the front, highlighting the home's tranquil setting. A trio of tall windows frame garden views to the rear, shaded by electric blinds. The traditional log burner in this space creates a cosy and inviting focal point that adds a touch of rustic charm.





FEAST YOUR EYES

Also opening up from the central living-dining room is the recently fitted kitchen, furnished with an array of appliances including a wine cooler, Bosch fridge and freezer, an AEG dishwasher, induction hob, NEFF combi-microwave, oven and extractor. Sleek, handleless drawers and cupboards provide plenty of storage with ample preparation space available on the white worktops, which run seamlessly to the under-mounted sink.

Stairs lead down from the kitchen to an inviting snug lounge; a versatile room with the flexibility to serve as perhaps a playroom, cinema room or even a home office.



SANCTUARY OF SLEEP

Ascending the staircase from the main living-dining room, make your way up to the first floor, turning left to seek sanctuary in the master suite. Dressed in soothing shades of pale grey, fitted wardrobes provide plenty of storage on the left as you enter, with space for a dressing table beside a window overlooking the front.

Bright and airy, the high ceilings create an open feel whilst sliding doors glide open to provide instant access out to the balcony, where a glass balustrade preserves the view out over the verdant garden.

The perfect place for morning coffee and afternoon drinks, relax and unwind in peace and tranquillity. The chic en-suite with bathtub, separate shower, vanity unit wash basin, WC and towel radiator adds an extra level of luxury.



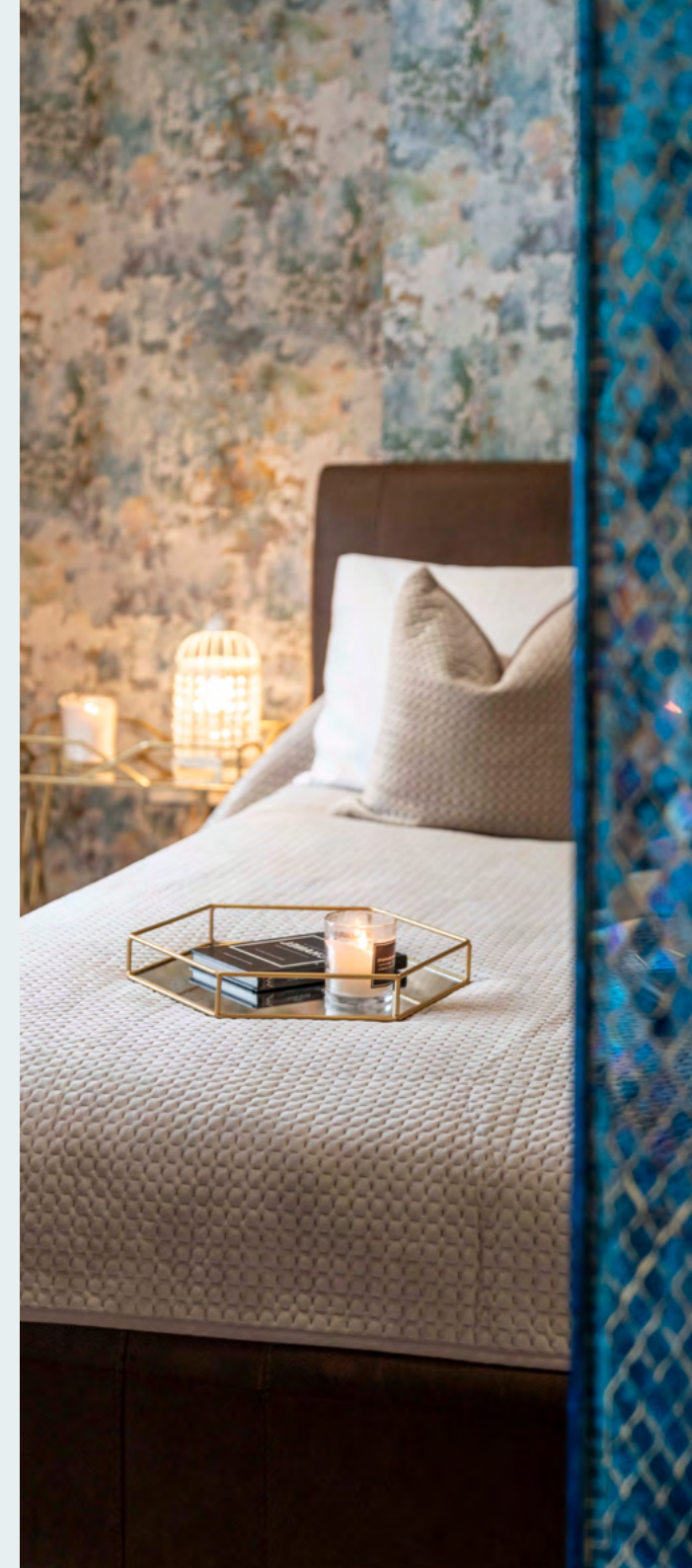


REST & REFRESH

Along the landing a spacious shower room serves all the family, featuring linen closet storage alongside a wash basin and WC. Conveniently situated for access to the family shower room is a fourth double bedroom, generously sized, and suffused in light from windows to two aspects, framing verdant views out over the garden.



Turning left, elegant feature wallpaper dresses the main wall of a double bedroom, with views out over the garden at the rear, whilst next door on the left lies another spacious double bedroom, again offering views out over the lush green lawn at the back of Brook House.



ANNEXE LIVING

Alongside Brook House is a detached, independent annexe, ideal for multi-generational living. Step inside and into the spacious open plan living-dining-kitchen, where there is also space for a bed. Served by a fully fitted shower room with storage, WC and wash basin, there is also space for a washing machine and dryer. This space could also be ideal for those working from home





RELAX & UNWIND

Peaceful and serene, the sunny, south-facing garden is a tranquil oasis, accompanied by the soothing sounds of water from the babbling brook that runs alongside Brook House. Dine alfresco beneath the shelter and shade of the covered raised decking area, furnished with power.



With a path running around from the front garden where a mature spring blossom tree grows, to the rear, this garden offers great scope for those with young ones. With a large lawn ideal for games, hedging runs along the boundary to three sides offering privacy and security.





OUT & ABOUT

Ideally situated on the semi-rural fringes of the city, all the shops, bars, transport links and leisure facilities of Nottingham are roughly six miles from Brook House.

A village with a fascinating history once famed for framework knitting, Lambley is populated by an interesting architectural array of homes from across the eras.

With fields and woodland walks to be enjoyed nearby at the Dumbles, there is plenty to explore in Lambley, whilst families are well served by a wide array of local schools such as Lambley Primary School alongside independent schooling including Salterford House School, and Hollygirt School. The Minster School is also within commuting distance.

Head to the nearby village of Calverton, where there is a wider selection of schools available, alongside a leisure centre and Lambley Riding Club.

Dine out in nearby Mapperley, with regular bus services providing transport. Catch live entertainment at local pub The Lambley on Friday nights or call in at The Woodlark Inn for a thirst-quencher, just a five minute walk from the door.

Spacious and flexible, offering all a young family needs in which to grow, with scope for multi-generational living, Brook House is a versatile, welcoming home blending country living with the convenience of town.

FLOOR PLAN

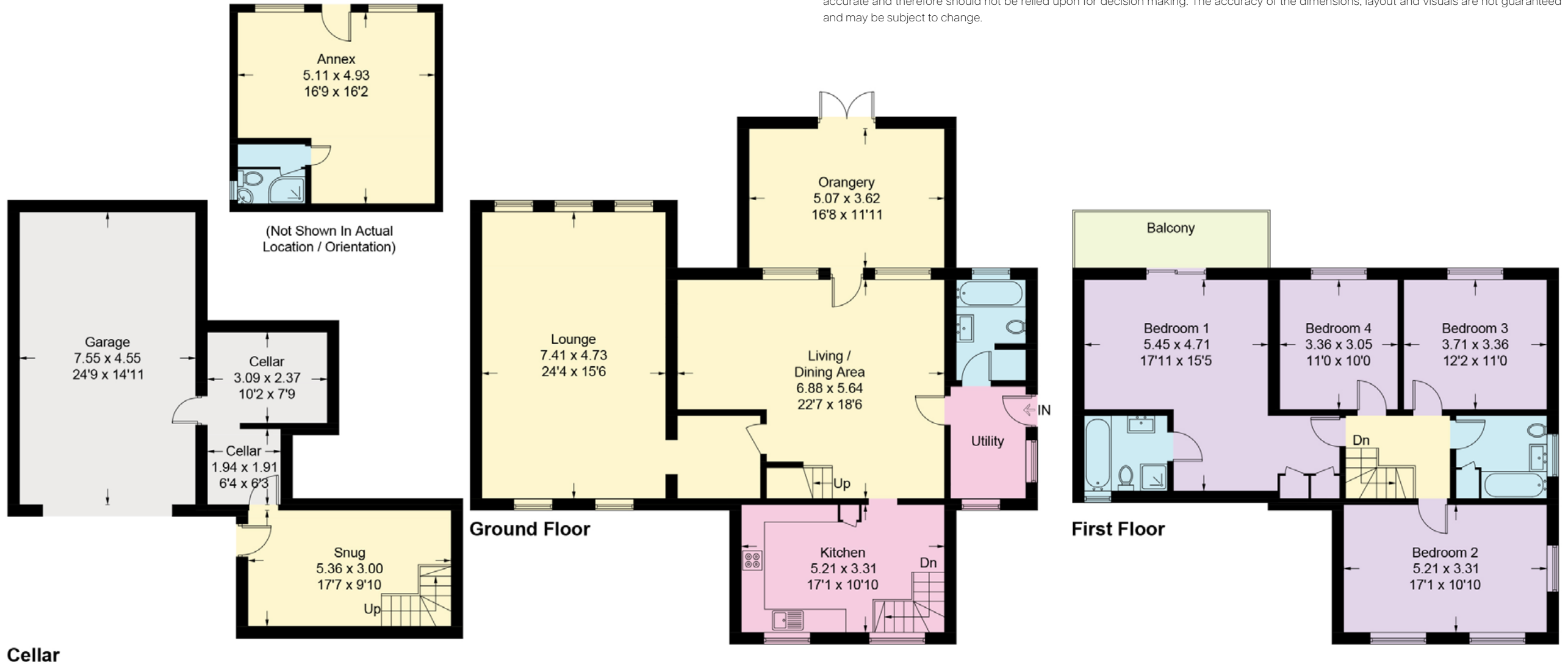
Approximate Gross Internal Area = 210.7 sq m / 2268 sq ft. Cellar = 63.0sq m / 271 sq ft.
Annex = 25.2 sq m / 271 sq ft. Total 298.8 sq m / 3217 sq ft (Excluding Garage)

Illustration For Identification Purposes Only. Not To Scale. Measurements Are Accurate.

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

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Cellar

Presented By

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