



HILLSIDE
— FARM —



A modern country home with timeless appeal, Hillside Farm blends contemporary design with the charm of its rural setting. Built in 2015 by the current owners, this striking detached home sits in around one acre of landscaped grounds and enjoys panoramic views over Edingley, Farnsfield and beyond.

FRAMED BY NATURE

With flexible family living, a detached garage with integrated annexe, and sustainable technology including air source heating and solar panels, Hillside Farm is as practical as it is beautiful. Set along peaceful Greaves Lane, electric sliding gates open to reveal a generous tarmac and gravel driveway, providing ample parking for numerous vehicles.

The double garage with adjoining annexe sits neatly to one side, while landscaped gardens rise in tiers to frame the home. Surrounded by countryside and bathed in light, Hillside Farm enjoys a rare sense of privacy.





EVERYDAY ELEGANCE

Step inside your new home to a warm and welcoming entrance hall, tiled underfoot with underfloor heating extending across the ground floor. Light and flow define this home, with each space thoughtfully designed for modern family life.

The kitchen is a true showpiece. Handmade granite worktops, Bosch ovens, Neff induction hob and a central island set the tone for both entertaining and everyday living. Dual-aspect windows flood the space with natural light, while the open flow into the dining area ensures the kitchen is always at the heart of the home.





ECHOES OF WARMTH

In the dining area, a central log burner commands attention, filling the space with warmth and atmosphere. Its gentle glow creates a natural focal point, drawing people together around the fire on cooler evenings.



For summer months, double doors open directly onto the garden, extending the room outdoors and allowing entertaining to flow with ease. Just off this space, the snug offers a more intimate retreat. With engineered oak flooring underfoot and wide bi-fold doors framing garden views, it is a room perfectly suited for morning coffee, quiet reflection, or unwinding beside the fire as the day draws to a close.





ROOMS TO GATHER & RETREAT

Continue through to the family room, a generously proportioned and highly versatile space designed to adapt to your lifestyle. Filled with natural light, this room benefits from its own private staircase to the first floor, enhancing its sense of flexibility and independence within the home. Wide French doors open directly to the rear garden, creating a seamless flow between indoors and out.





PRACTICAL TOUCHES

Make your way back through the kitchen, where the utility is accessible from the main entrance. Well-planned and practical, it keeps family life running smoothly with plentiful storage and space for laundry appliances. Everyday tasks are managed with ease, while a stable door opens to the garden, providing the perfect route after outdoor pursuits, where muddy boots, coats and paws can be tended to before stepping further inside.

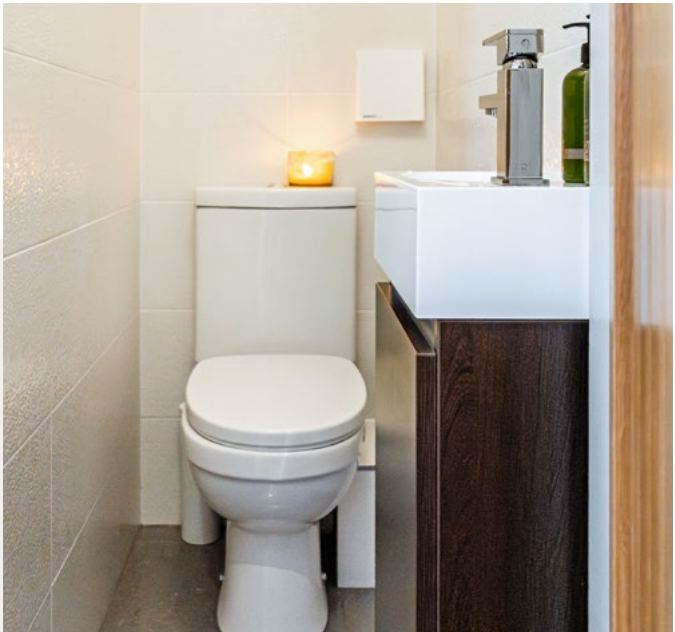


Meanwhile, the study offers flexibility at its finest. Naturally bright thanks to dual-aspect windows, it's an inspiring home office, or could easily become a playroom or additional snug depending on your needs.



GROUND FLOOR ESSENTIALS

From the main entrance, the hall provides useful space for coats and shoes, with a practical downstairs WC set to one side. Functional and well-planned, this area serves everyday family living with ease. From here, take the staircase to the first floor and explore the rooms above.





SANCTUARY OF SLEEP

Upstairs, the master suite is a true sanctuary of calm, designed as both a retreat and a statement of elegance. Vaulted ceilings enhance the sense of space, while dual-aspect windows draw in natural light throughout the day.

Perfectly placed frames capture far-reaching countryside views, the result is an airy yet restful atmosphere, where scale, light and outlook combine to create a bedroom that feels both uplifting and deeply relaxing.





A SUITE OF POSSIBILITIES

Steps lead to the luxurious en suite, where indulgence comes as standard – a double-ended bath, walk-in rainfall shower and his-and-hers vanity basins combine to offer a spa-like experience.



Adjoining the master bedroom is bedroom four, currently used as a dressing room with fitted wardrobes and matching vaulted ceilings. This additional space completes the suite beautifully, offering room to create a dedicated dressing area or a quiet retreat. For a growing family, it could also serve as an ideal nursery, keeping little ones close at hand while still allowing the main bedroom to remain a haven of rest.





A PRIVATE ESCAPE

Bedroom two is another highlight of the home. Spacious and light, with Velux windows to both front and rear, it enjoys its own private staircase and a connection to the en suite shower room – perfect for guests, older children or visiting family who appreciate privacy and comfort.





LIGHT, SPACE & **CHARACTER**

Bedroom three is equally appealing, enjoying dual-aspect windows that frame garden and countryside views. With ample proportions, it's a versatile space easily accommodating a double or king-sized bed.



Adding to its character, bedroom three also benefits from a mezzanine level, ideal as a fun sleeping platform for children, a tucked-away reading nook, or additional storage. Served by the sleek contemporary family shower room, it's a room that feels both practical and full of personality.





ANNEXE LIVING

Incorporated within the garage building, the self-contained annexe adds valuable versatility. With its own entrance, bedroom and shower room, it's perfect for extended family, older teenagers or visiting guests – or even as a base for a home business.





GARDEN & GROUNDS

The grounds extend to around one acre, designed across four landscaped tiers. Lawns, terraces, flowerbeds and a tranquil pond invite exploration and relaxation in equal measure. Private patios provide sheltered spots for dining, while the elevated position rewards with sweeping views over the Nottinghamshire countryside.





A HOME OF SPACE & **SUSTAINABILITY**

Hillside Farm is a forward-thinking home, with air source heating, twelve solar panels, and underfloor heating across the ground floor, paired with traditional radiators upstairs. Designed for comfort, efficiency and low running costs, this is a home built with the future in mind.

Modern yet timeless, flexible yet practical, Hillside Farm offers an exceptional standard of family living in an idyllic countryside setting.





Just a short drive away, historic Southwell is home to the majestic Minster, boutique shopping and vibrant café culture. Families are well placed for highly regarded state and independent schools, while commuters benefit from excellent transport links: Newark provides direct rail services to London, and Nottingham, Mansfield and the M1 are all within easy reach.

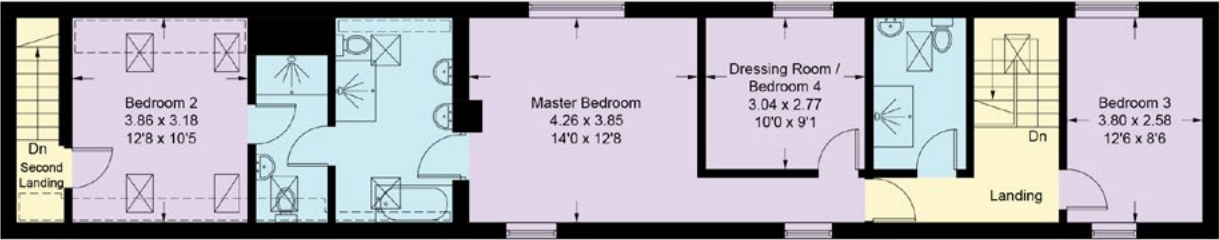


ON YOUR
DOORSTEP

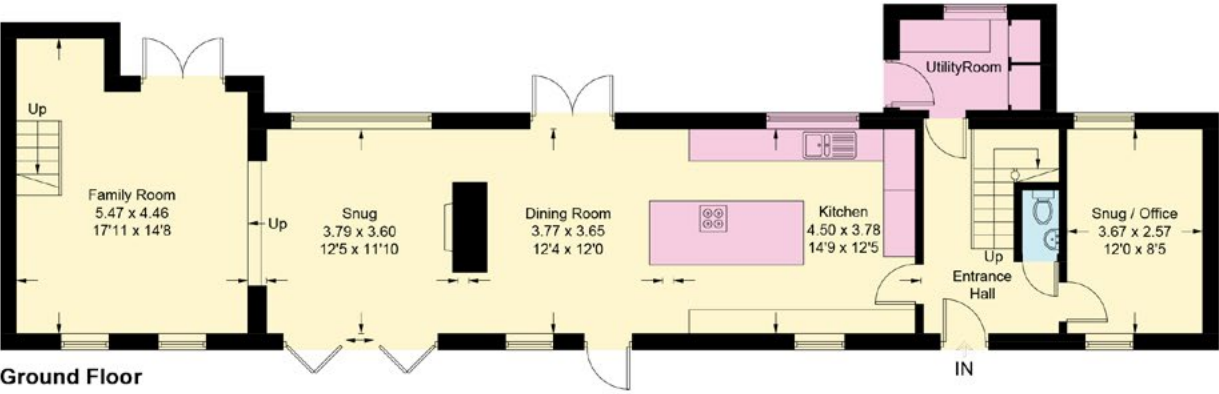
Edingley is a quintessential Nottinghamshire village, celebrated for its community spirit and countryside charm. At its heart lies The Old Reindeer Inn, a welcoming country pub. Walking and cycling routes weave through the surrounding fields and woodlands, while neighbouring Farnsfield offers shops, cafés and everyday conveniences.

FLOOR
PLAN

Approximate Gross Internal Area = 229.0sq m / 2465 sq ft.
Illustration for identification purposes only. Measurements are approximate. Not to scale.



First Floor



Ground Floor



[Dashed box] = Reduced headroom below 1.5m / 5'0"



Garage / Annex
(Not Shown In Actual Location / Orientation)

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