

LODGE
MOUNT



A HOME MADE FOR TOGETHERNESS

Tucked within the peaceful village of South Leverton, Lodge Mount is a home that has grown gracefully over time. Once a much-loved farm bungalow dating back to the 1960s, it was extended in the 1990s and again in 2010 to create the spacious and versatile residence it is today.

A GRAND APPROACH

With close to 6,000 square feet of accommodation, this is a home designed for connection. A place where generations can gather, where every corner tells a story, and where the rhythm of rural life flows gently through generous rooms and sunlit gardens.

Full of heart and individuality, Lodge Mount blends its original farmhouse soul with the comfort and flexibility of modern living. A home for family, friends, and the joy of everyday moments.

Sitting proudly within its generous plot, Lodge Mount enjoys a sense of presence from the moment you arrive. The home is set back from the lane, with a wide granite paved driveway providing ample parking for family and guests, framed by mature planting that softens the landscape.





WHERE LIGHT LEADS THE WAY

Porcelain steps lead up to a welcoming entrance, where solid oak flooring and a graceful bespoke solid oak and cedar staircase set the tone for the warmth and quality found throughout. Natural light flows in through wide windows, catching glimpses of the gardens beyond and drawing you further inside.

Every detail feels considered. From the first impression, there is a sense of openness and calm that makes Lodge Mount feel instantly inviting.





ROOMS FOR POTENTIAL

From the main hallway, turn left to discover the practical heart of the home. Designed with everyday living in mind, these rooms make Lodge Mount as functional as it is beautiful.

A well-equipped utility room (or potential secondary kitchen) provides plumbing for both a washing machine and dryer, with plenty of space for storage and organisation. Beyond this lies a dedicated boot room, ideal for countryside living, where coats and muddy wellies can be tucked neatly away after long walks through the village lanes.

PRACTICAL SPACES

A spacious study sits just beyond, filled with light from a large window and fitted with built-in storage. It's a peaceful spot for working from home, though it could equally serve as an additional ground floor bedroom if needed.

Completing this wing is a shower room, perfectly placed for rinsing off muddy dogs or freshening up after time outdoors. Every detail here has been designed to make family life flow smoothly, blending practicality with comfort.



THE HEART OF THE HOME

At the centre of Lodge Mount lies the kitchen, a space that brings everyone together. Designed for family life and easy entertaining, it balances warmth and practicality with a welcoming sense of openness. A large oak central island forms the hub of the room, offering plenty of space to gather, prepare food, or simply pause with a morning coffee.





COOK & CONNECT

The multi fuel Rayburn adds a comforting glow through the winter months, filling the kitchen with gentle warmth and homely charm.

This is a kitchen made for conversation. With its generous dining area and double doors leading out to one of several patio terraces, it's the perfect place for relaxed family meals or evenings shared with friends.



A ROOM FOR ALL SEASONS

The sense of flow continues into a versatile living area, a space that naturally adapts to the rhythm of everyday life. It lends itself just as comfortably to a casual lounge as it does to a quiet reading corner or a place for children to scatter their toys and play. This gentle continuity between spaces helps to connect the family through every part of the day, allowing everyone to drift in and out with ease.

Whether it is the aroma of something baking, laughter rising around the island, or the familiar hum of daily routines unfolding, this room feels alive with warmth and belonging, shaping moments that settle effortlessly into the life of the home.





ENDLESS POSSIBILITIES

Lodge Mount is a home that evolves with you. Thoughtfully extended and designed with family life in mind, it offers exceptional versatility for modern living.

A self-contained wing provides the ideal setting for multi-generational living, independent space for guests, or an exciting B&B opportunity.

Step through into the library and games room, a generous and characterful space with a bespoke oak bookcase that forms the heart of this independent area.





A ROOM SHAPED BY FIRELIGHT

From here, a few gentle steps lead up to a light and airy lounge, where the open fire offers an immediate sense of warmth, its glow settling comfortably beneath a rustic oak mantel. The wooden flooring enhances the natural character of the room, its subtle grain catching the shifting light as the day moves on.



This is a space that feels unhurried. The softness of the firelight and the clarity of the daylight work together to create an inviting place to pause, whether drifting in from the library or settling in for a moment of quiet.





A LIVING SPACE THAT
NATURALLY UNFOLDS

Double doors open out to a sunny patio, establishing an effortless connection between the calm of the interiors and the openness of the garden beyond. It is a delightful setting for a slow morning coffee or a peaceful afternoon spent outdoors. Just off this room lies a peaceful music room, a calm retreat filled with natural light, perfectly suited to moments of stillness or gentle creativity. Set slightly apart, it enjoys a sense of privacy within this part of the home, making it a treasured corner for quieter pursuits.

BUILT FOR
INDEPENDENCE

At the top of the staircase, arrive in the first floor sitting room, a private and uplifting space.

Soft light settles across the room, enhancing its calm, elevated feel. With the refitted shower room positioned directly off this space, the sitting room becomes a convenient and comfortable hub for the upper floor of the wing, offering an easy place to pause, prepare for the day or unwind in privacy.





ROOM FOR FAMILY & FRIENDS

From the sitting room, a staircase rises to the first floor, where two spacious double bedrooms create a private and comfortable haven, gently separated from the main home. Each room offers generous proportions and a quiet, restful feel, making this upper level a welcoming retreat for guests or family members.



THE FIRST FLOOR LANDING

Returning to the main house, climb the bespoke staircase to the first floor, where space and light create a calm and restful atmosphere. The landing opens up beautifully, drawing the eye to views of the gardens beyond and setting the tone for the generous accommodation above. It's the perfect spot for a quiet reading nook, a peaceful corner to pause and unwind.





A SUITE SHAPED FOR REST & RENEWAL

The principal bedroom is a true sanctuary, generous in scale and beautifully composed. Full height glazing to either side floods the room with light from morning through to late afternoon, enhancing the sense of openness and allowing the architecture to breathe.

The expanses of glass extend the room visually, creating a feeling of height and breadth that lifts the entire space.





A RETREAT OF LIGHT & INDULGENCE

Beyond the sleeping area the floor raises to feature a freestanding bath and a contemporary floating vanity with wash basin, blending spa-like luxury with considered design. Behind a sliding door lies a separate WC and large walk-in shower, finished with striking blue rainfall tiles that add a touch of modern character.

Behind the bed wall, a dressing area is fitted with full-height wardrobes and space for a dressing table, creating an elegant and functional suite that feels as beautiful as it is practical. Every element has been thoughtfully designed to offer privacy, light and indulgence in equal measure.





A HAVEN FOR QUIET COMFORT

Across the landing, bedroom two offers fitted wardrobes and a king-sized bed. Light streams in from the front-facing window, creating a calm and restful atmosphere. Bedroom three enjoys generous proportions with another king-sized bed and a large window framing lovely views over the rear garden, making it a peaceful and airy space.





REFRESH & REVIVE

Accessed along a quiet rear corridor, bedroom four is well-planned with fitted wardrobes and a Velux window that fills the room with soft, natural light. Ideal as a guest room, study or nursery, it has a sense of calm that feels instantly welcoming.



All three bedrooms are served by the family bathroom, fitted with a shower over the bath, pedestal wash basin, WC, towel rail and useful built-in storage. Elegant and practical in equal measure, this space has been designed for comfort and ease.





A FLOOR DESIGNED FOR EASE AND INDEPENDENCE

Venture up again to the top floor, where two large king-sized bedrooms and a shared shower room offer a private and relaxed space, ideal for older children or visiting guests. This floor could easily become a self-contained haven, with one of the bedrooms lending itself to a sitting area or study space. Every room feels inviting and considered, with subtle touches of comfort and character that make Lodge Mount feel instantly like home.



GARDENS WITH A STORY TO TELL

Beautifully conceived and lovingly maintained, the south-facing gardens at Lodge Mount are an absolute highlight of this home. Once an NGS garden, they have on occasion been opened to the public to raise funds for charity, a testament to the care and creativity poured into every corner.



The garden unfolds in distinct zones, each with its own character and sense of tranquility. Closer to the house, sunlit patios provide perfect spaces for dining and relaxation, framed by colourful planting and the gentle sound of the fish pond and its soothing water feature. These terraces catch the light throughout the day, making them ideal for morning coffee or evening drinks.





TERRACES, WATER & WINDING PATHS

Expansive lawns sweep away from the house, bordered by mature shrubs and seasonal blooms that create a natural flow through the garden. Beyond, a small orchard filled with apple, plum, cherry, fig and quince trees brings colour and fragrance through the seasons, while a well-tended allotment at the top of the garden offers space for growing vegetables and herbs. An additional outhouse provides practical storage for garden tools and equipment.

To the rear of the property, a large block-paved driveway forms a generous turning circle with ample parking for several vehicles. The double garage can be accessed from both the front and rear, providing excellent flexibility and convenience. Surrounded by open sky and gentle greenery, the grounds at Lodge Mount offer a rare balance of practicality and beauty, a garden that invites you to relax, entertain and simply enjoy the rhythm of outdoor life.



A HOME
FOR ALL SEASONS

Full of heart and harmony, Lodge Mount is a place to slow down and enjoy life's quieter moments. A home where mornings begin with sunlight through the trees and evenings end gathered with family and friends. Designed for the way modern families live, its flexible spaces offer the freedom to share life across generations or to welcome guests with ease. Rooted in warmth and surrounded by nature, it's a home to live in, to share, and to love.



OUT
& ABOUT

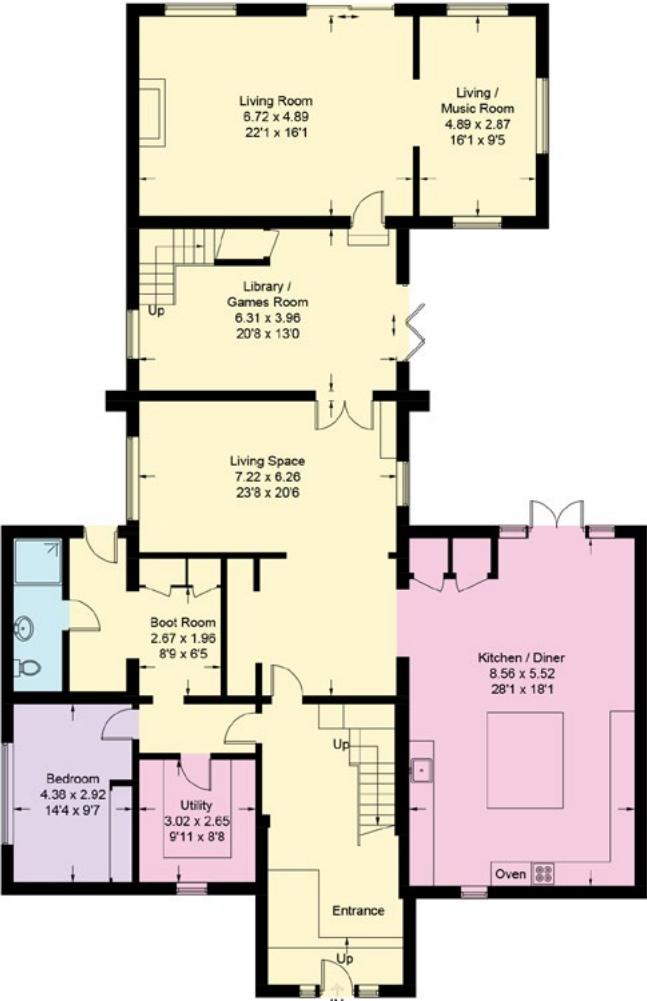
Set within the peaceful village of South Leverton, Lodge Mount enjoys an appealing balance between countryside calm and convenient access to nearby towns and transport links.

This is a village with a warm community spirit and a genuine sense of rural charm. Enjoy a relaxed drink by the fire at the local pub, wander quiet lanes lined with characterful homes, or head out on scenic walks through open fields and surrounding countryside with four-legged companions.

Neighbouring North Leverton offers a primary school, doctors’ surgery and village shop, while the historic market town of Retford provides a broader choice of restaurants, cafés and boutiques. Retford’s mainline station offers direct connections to London Kings Cross and Leeds, making travel straightforward and convenient.

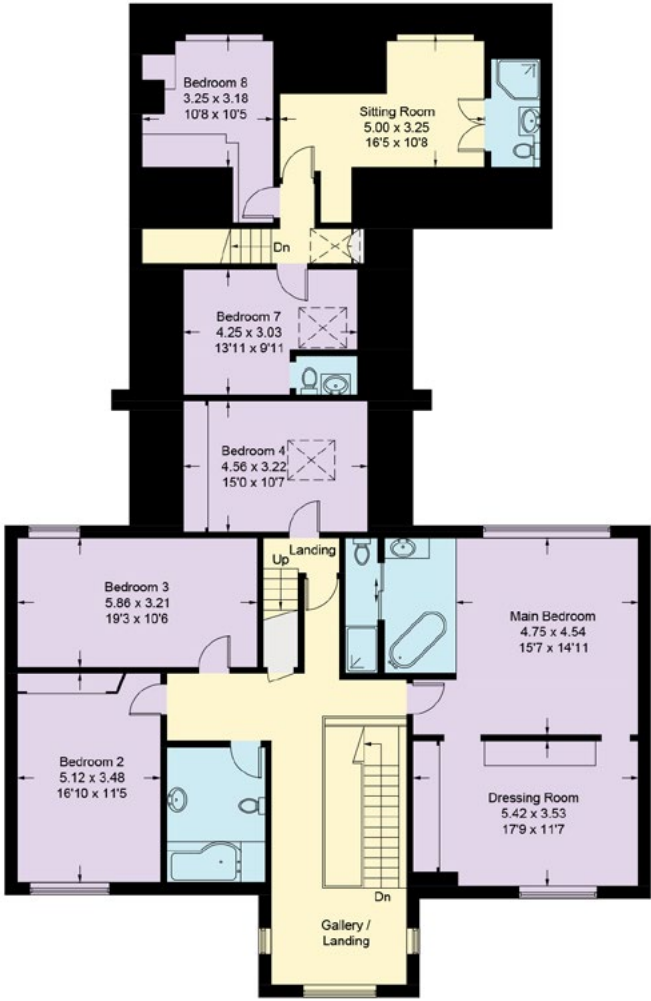
Families are well served by a range of respected schools, including Ranby House and Worksop College, with further options in Tuxford and nearby villages.

For leisure time, Clumber Park, Sherwood Forest and the Yorkshire Wildlife Park are all within easy reach, while the historic city of Lincoln offers a cathedral, castle and a thriving mix of independent shops and dining. Together, they create a lifestyle that blends rural living with everyday accessibility.

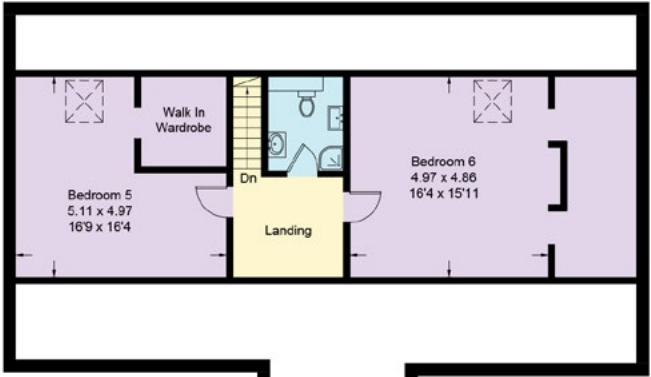


Ground Floor

Approximate Gross Internal Area = 552 sq m / 5941.67 sq ft
(Including Workshop / Garage). Illustration For Identification Purposes Only.
Measurements Are Approximate. Not To Scale.



First Floor



Second Floor



(Not Shown In Actual Location / Orientation)
Outbuilding



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