



# THE FARMSTEAD

BURTON JOYCE



## BUILDING A COMMUNITY

A development with a difference, Tania and Frank are at the heart of The Farmstead, farming the neighbouring land and championing the idyllic location and luxurious lifestyle these homes offer.

Neighbours, not simply developers, Tania and Frank have a personal connection to each and every home at The Farmstead. Taking pride in the development, each member of the team involved in this project is passionate about creating a unique and community feel at The Farmstead.

## BESPOKE LUXURY HOMES

Designing and building our own home is the ultimate dream for most of us, and at The Farmstead, you can experience that autonomy by adding your own personalised touches to your home – from detailed brickwork to bespoke kitchen and bathroom features and beyond.

Homeowners can choose to convert garages to gyms or annexes. Maximise the space by adding a room above the garage for use as a home office that doubles as a self-contained living space. At The Farmstead, we take the concept of multifunctional space to another level.

Adaptability is at the heart of these homes, with many homes having 4-5 bedrooms, which can easily be repurposed for smaller families to incorporate dressing rooms and full bedroom suites; when you buy a home at The Farmstead, you really are buying a home; not bricks and mortar.

*“We have a vested personal interest in The Farmstead, we want to build something future generations can be proud of, a legacy as we continue to farm the surrounding land.”*



## ATTENTION TO DETAIL

With an eye for detail, and excellence as our benchmark, the creative builds on The Farmstead have been visualised and brought to life by Ben Atkin from BMA Homes. A selective developer, Ben only works on unique, one-off projects, specialising in countryside renovations and new builds.





## A RURAL REFUGE

Swap the city pace for the restorative bliss of rurality at The Farmstead, an exclusive development of homes with a difference, wrapped up in protected greenbelt land on the cusp of Burton Joyce.

A stunning redevelopment of a former dairy farm and outbuildings; special approval was granted for The Farmstead, a 14-home countryside enclave, to be thus titled.

Nestled up a private road, winding up from the bottom of Glebe Drive, The Farmstead is a safe and secure community. Peaceful and quiet, the only passing cars are residents or visitors, there is no through-traffic.

*"We wanted to do the right thing for the village and for ourselves"*



## YOUR PRIVATE RETREAT

Safe and secure, the elevated plot is enclosed by sympathetic fence and banking, rewarding these picturesque properties with idyllic views over the valley. Surrounded by greenbelt land, there are no public footpaths, meaning nothing to disturb the tranquility, except for the reassuringly rural hum of the occasional tractor.





Plot G2 – The Paddocks



Plot G3 – Barley Fields



Plot G4 – Hawthorn House



Plot G1- The Brambles



Plot G5- Fox Covert



Plot G6 – The Coach House



Plot G7- Riverdale

## THE HOMES

At the pinnacle of our development are The Farmstead's premium homes, with backdrops to the woodland and valley and incredible views, particularly from upper levels. Each home takes its name from the farmland and surrounding area, including The Paddocks, Fox Covert and Riverdale...





## QUALITY & PRESTIGE

Prestigious homes in keeping with their surroundings, each home at The Farmstead epitomises natural beauty. Built with character and individual style, warmth and comfort preside over modern minimalism to offer modern living with rural charm.



Each uniquely designed home affords ample parking along the driveway, with provision for an electric vehicle charging point in the private garage, also served by power and lighting.

Glass Crittall doors flood entrance hallways with light, providing tantalising previews through to open-plan kitchen-dining family rooms, overlooking the garden. Each home sits in total harmony with its plot, making the most of verdant views with floor to ceiling French doors, creating a seamless flow with the outdoors.

Distinguishing The Farmstead from other new build developments is not only its sublime greenbelt setting, but also the superior build quality and interiors.



## TECHNICAL TRIUMPHS

Underfloor heating exudes warmth throughout the ground floor of each home, whilst chrome sockets, switches, television and USB points feature in every room. Feature wall lights in the lounge add classic comfort (with multi-fuel stove installation available by upgrade). For those working from home, BT points to the study offer ultra-fast broadband.



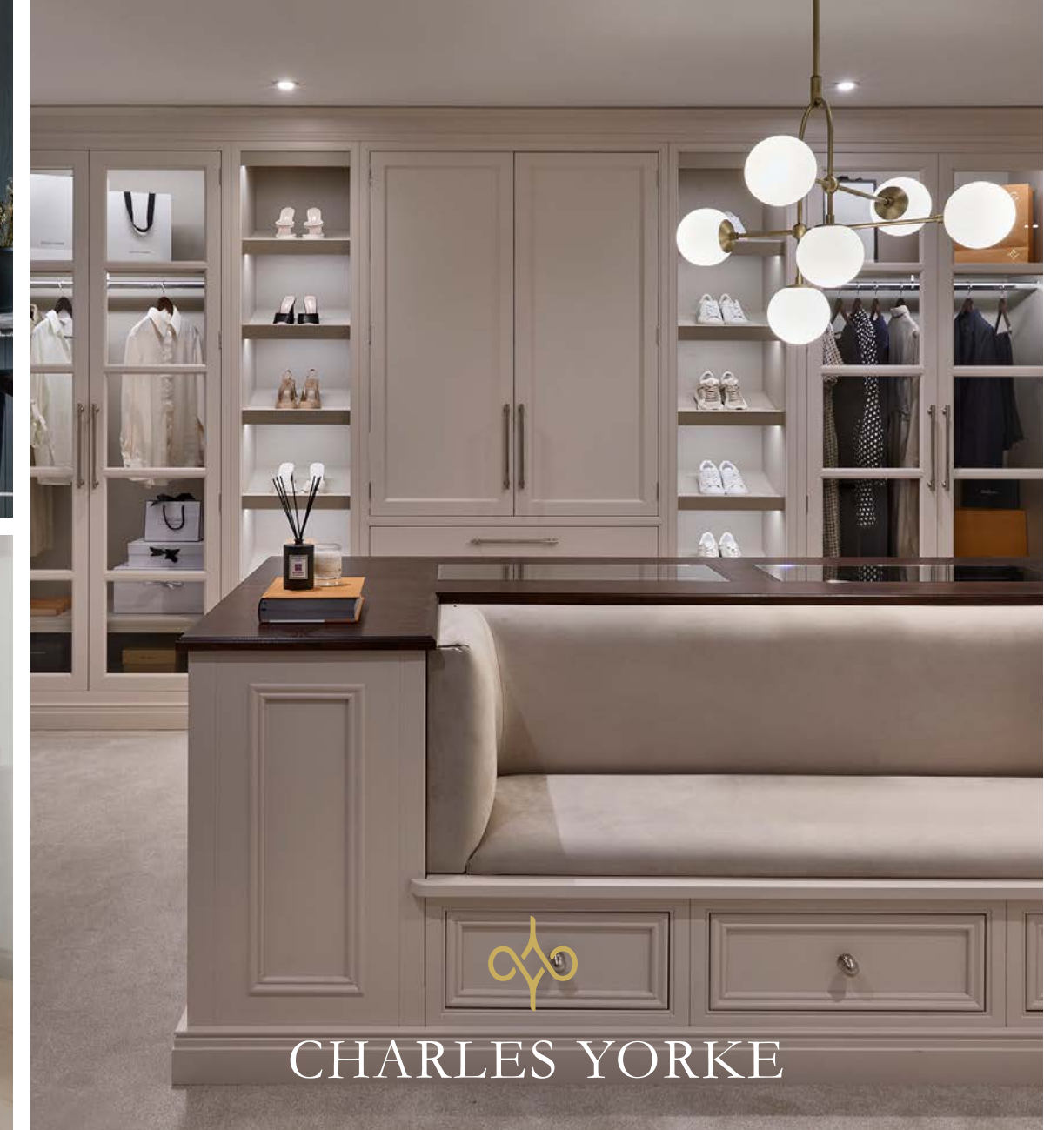


## INTERNAL ELEGANCE

Superior craftsmanship is another distinguishing feature of The Farmstead homes, with oak staircases, iron rails and glass balustrades. Cook up a feast for family and friends in the bespoke kitchens, furnished in handmade cabinetry by Charles Yorke.

With stunning quartz worktops as standard, each home comes with the option to select whatever built-in appliances your heart desires – from the latest high-tech coffee machine to all the culinary gadgets and appliances needed to ensure easy living – every brand imaginable is available. Prefer to leave it to the developer to choose? As standard, high-class appliances from Bosch or Siemens ensure a fine calibre of finish.

Tiled throughout the downstairs and bathrooms, with plush carpet to the bedrooms on the upper floors and stairs, feel free to add your own personalisation, from freestanding baths at the ends of beds to oak flooring: sometimes the perfect home begins with owning the journey.

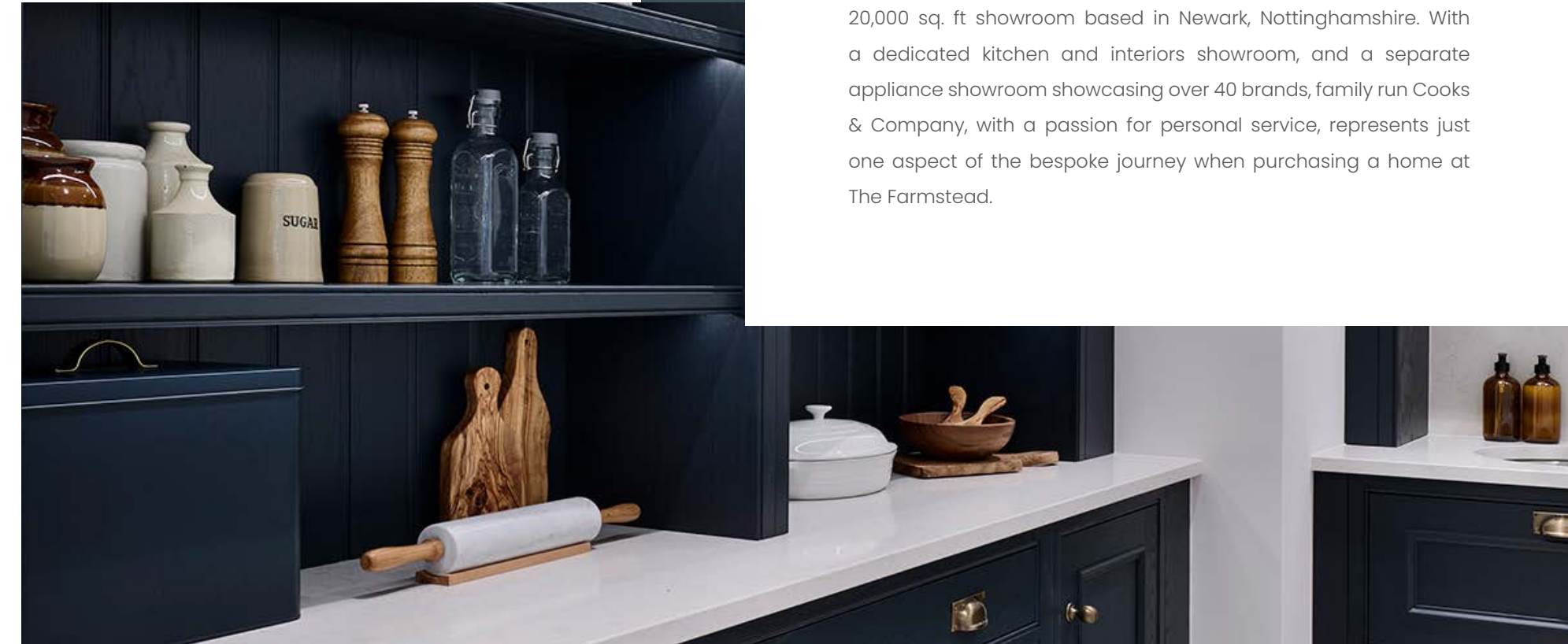


CHARLES YORKE



Our itemised list of included features goes above and beyond those of the average developer, including patios, turf and high-quality carpet.

So, whether you choose to personalise and put your own stamp on your home, rest assured that our 'standard' package is so much more than average and includes all you need for a turnkey ready home of distinction.



## CLIENT EXPERIENCE

Your unique home buying experience begins as soon as you confirm your reservation for your new home at The Farmstead.

An appointment will be made at your convenience for a first stage interior consultation with our partner Cooks & Company at their 20,000 sq. ft showroom based in Newark, Nottinghamshire. With a dedicated kitchen and interiors showroom, and a separate appliance showroom showcasing over 40 brands, family run Cooks & Company, with a passion for personal service, represents just one aspect of the bespoke journey when purchasing a home at The Farmstead.





## ON YOUR DOORSTEP

Favourably located in an inspirational greenbelt location, surrounded by lush woodland, rolling, sheep-grazed fields and with breathtaking views out over the River Trent, The Farmstead sits on the cusp of the thriving village of Burton Joyce.

Walk along the River Trent and call in for a thirst-quencher and some hearty food at local pub The Nelson.

Formerly a farming community, Burton Joyce blends rural bliss with community comforts and conveniences. Only six miles from Nottingham and with fabulous commuter links via road and rail (Newark Northgate Station is only 30-minutes away, with links to Kings Cross Station in an hour and 15-minutes) – it is easy to see why this friendly village is one of the most highly desirable locations in the country.

Catch a train from the village station and arrive in the centre of Nottingham within 11-minutes, with the picturesque market town of Newark-on-Trent accessible by rail in under 40-minutes.



Schools – Burton Joyce Primary School and Carlton le Willows Academy is within a 10-minute drive. Nottingham High School within a 20-minute drive.



Shops – Sainsbury's at Colwick is an 8-minute drive, with a Co-op located in Burton Joyce.



Pub – Walk along the River Trent and call in for a drink at The Nelson.



Doctors – Apple Tree Medical Practice is located in Burton Joyce.



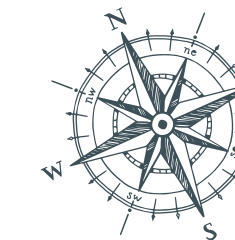
Day Out – Walking trails, picnic spots and lake swimming at Colwick Country Park; only a 15-minute drive.



Train Station – Burton Joyce is a 3-minute drive. Newark a 30-minute drive.

Families are well served by a selection of local schools in the area, while for family days out, Colwick Country Park is only a couple of miles away with its many walking trails, picnic spots and opportunities for lake swimming.

Uniquely set with far-reaching views over the Trent Valley, farmers' fields and rolling hills, dare to aspire to live the next chapter of your life in a different way, at The Farmstead, a unique blend of thought-provoking homes in an enchanting location.



**THE FARMSTEAD**  
BURTON JOYCE

### ENERGY PERFORMANCE

A copy of the full EPC will be available upon request (predicted rating B)

### WARRANTY

10-year insurance backed build warranty with Premier, complemented by a warranty from the builder BMA homes for the first 2 years.

### PLEASE NOTE

A detailed design outlining the interior specification will be provided on a plot-by-plot basis. We reserve the right to alter the interior layout from that shown on plan, subject to building requirements. We reserve the right to make changes to the specification subject to product availability. In such cases, a similar alternative will be provided and we reserve the right to make these changes as required. Some of the images and floorplans shown throughout the marketing and within the brochure are computer generated images and may not be accurate and therefore should not be relied upon for decision making. The accuracy of the dimensions, layout and visuals are not guaranteed and may be subject to change.





Presented By

Smith & Co.  
e s t a t e s

Unwin Suite, Innisdoon, 1 Crow Hill Drive, Mansfield NG19 7AE

To arrange a viewing, call our team on 01623 392352 or email [info@smithandcoestates.co.uk](mailto:info@smithandcoestates.co.uk)



Scan to view video tour



[poet.sport.crown](http://poet.sport.crown)