



Wynstay House
Normanton-on-the-Wolds | Nottinghamshire | NG12 5NN

WYNSTAY HOUSE



Wynstay House offers a stunning and first-class country house dating back to circa 1890 standing in a glorious position within approximately 1.2 acres of gardens and grounds. The property stands within a prominent position, nicely back from the road and offers a high degree of privacy. A particular feature of the property is the contemporary extension completed in 2022, creating an impressive open plan living space with well-defined kitchen and living areas. In our opinion Wynstay House offers one of the most unique and special opportunities that South Nottinghamshire has seen for some time.



An attractive red brick country house of impressive proportions with well-placed accommodation extending to over 5000 sq. ft. is arranged over two levels. The property showcases a range of original features including high ceilings, sash windows and feature fireplaces, well maintained and combined skilfully with contemporary design and flair.

GROUND FLOOR ACCOMMODATION

An entrance porch and traditional entrance door provides access to an impressive reception hall with Minton tiled flooring, providing an immediate indication to the calibre of this home. To the front of the property are three generous reception rooms consisting of a fine drawing room, formal dining room and comfortable snug. The elegant drawing room showcases a fireplace and features a bay window to the side elevation. The formal dining offers elegant proportions, further period features and is ideal for formal entertaining, whilst the snug is ideally located adjacent to the open plan living kitchen.

Without doubt, the heart of the home is the generous open-plan kitchen and living space, created from a striking contemporary extension to the rear of the property that was completed in 2022. Thoughtfully arranged into defined cooking, dining, and sitting areas, this stunning space features fully glazed elevations of sliding doors which can be opened in their entirety, allowing a seamless flow to outside. The high-quality kitchen was installed by Boyes Design, with bespoke contemporary units centred around a large central island, complemented by high end appliances and a walk-in pantry. A concealed door can be accessed from a bespoke boot room, with side access door to outside.

Completing the ground floor accommodation is a laundry room and guest cloakroom.

FIRST FLOOR ACCOMMODATION

The first floor can be accessed via two staircases. The more formal staircase rises to an impressive split-level landing and well placed first-floor bedroom accommodation. The principal bedroom is beautifully proportioned with dual aspect, benefitting from comprehensive built in storage and a well-appointed en suite. There are four further bedrooms on the first floor, one of which benefits from an en suite shower room, the others sharing the use of a generous house bathroom.









SELLER INSIGHT

“ We had admired Wynstay House for many years before it became ours – its beauty, privacy, and sense of calm always drew us in. Set in a peaceful conservation village, it offers the perfect blend of rural tranquillity and easy access to Nottingham.

From the moment we moved in, Wynstay has been a wonderful family home. The generous rooms are filled with light, and there’s a lovely warmth throughout. Mornings begin with birdsong, and evenings often end by the fire – it’s a home that instantly puts you at ease.

Our favourite space is the modern extension, where large glass doors open straight onto the terrace and pool. It’s where we spend most of our time, enjoying the connection between house and garden.

We’ve loved hosting family celebrations here, from weddings in the garden to cosy Christmases by the fire. Wynstay has a special energy when it’s filled with people – it’s grand yet welcoming.

The village of Normanton on the Wolds is friendly and picturesque, with The Plough pub at its heart and miles of countryside walks on the doorstep. Excellent local schools, amenities, and transport links make it as practical as it is peaceful.

To the next owners, we’d say – take time to enjoy it. Watch the seasons change from the garden room, listen to the birds in the morning, and make memories here. Wynstay truly feels like home.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.























COACH HOUSE GARAGE / STUDIO

A superb, detached coach house style double garage with machine store to the rear. This building also provides shower and changing facilities for the swimming pool, as well as a first-floor studio room, ideally suited as a games room, work from home office, or could provide self-contained guest or annexe facilities.

GARDENS & GROUNDS

The property is approached through an impressive, gated entrance where a sweeping driveway continues to the side of the property to a generous forecourt providing ample off-road parking and access to garaging.

The gardens at Wynstay House are without doubt one of the main attractions of this home, being beautifully maintained and showcasing seasonal colour all year round. Immediately to the rear and side of the property is an extensive south facing terrace, connecting seamlessly back into superb living accommodation within the house.

Located adjacent to the property is an outdoor heated swimming pool, surrounded by yew hedging, an ideal area for outdoor entertaining.

The gardens are private and mature, with formal lawns, a nice variety of mature trees and heavily stocked borders providing various points of interest.

In total the property sits within around 1.2 acres.

NORMANTON ON THE WOLDS

Normanton on the Wolds is a much sought after village lying to the south side of Nottingham and with excellent access into Nottingham city centre (approximately six miles) which has rail connections to London and the South East. Trains from Nottingham to London St Pancras offer a journey time of approximately 102 minutes. Normanton on the Wolds is convenient for the nearby village of Keyworth which offers all day-to-day facilities for everyday life as well as the trendy suburb of West Bridgford with a desirable high street and café culture. The village itself boasts a number of important period properties as well as an award-winning village pub.







INFORMATION

TENURE

Freehold

Council Tax Band: G

The property benefits from a modern gas-fired central heating system with Nest-controlled zones, ensuring efficient temperature management throughout. Mains drainage, water, and electricity are all connected, providing reliable utilities. The boot room, kitchen, and garden rooms feature underfloor heating for added comfort, while a comprehensive Control4 home automation system enhances convenience and functionality. In addition, the property is equipped with Wi-Fi connectivity and a security alarm system, combining comfort, technology, and peace of mind.

Wynstay House, Old Melton Road, Stanton on the Wolds

Approximate Gross Internal Area
Main House = 391 sq.m/4213 sq.ft
Garage = 100 sq.m/1076 sq.ft
Total = 491 sq.m/5289 sq.ft

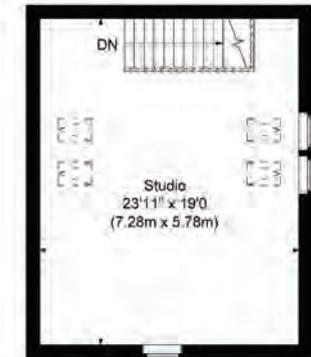
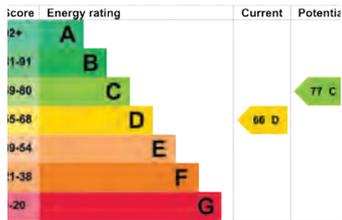


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Fine & Country Nottingham
The Old Barn, Brook Lane, Stanton on the Wolds, Nottinghamshire, NG12 5SE
0115 982 2824 | nottingham@fineandcountry.com

