



ELITE HOMES

Consultative Estate Agents with Integrity



Brookside Cottage, 1 Catfoot Lane, Lambley, Nottinghamshire
NG4 4QF

Overview

A rare opportunity to acquire TWO DETACHED PROPERTIES set within approximately an ACRE PLOT of idyllic private grounds in one of Nottinghamshire's most desirable village locations.

This exceptional Grade II listed home perfectly combines CHARACTER, space and VERSATILITY.

Key Features

- Exceptional Grade II Listed Detached House
- Separate One Bedroom Detached Annexe
- Approx One Acre Plot - Private Gardens, Woodland & Brook
- Wealth of Original Character Features
- Double Garage with Large Office Above
- Secure Electric Gated Driveway
- Extensive Off-Road Parking
- Beautifully Presented Throughout
- Highly Sought-After Village Location – Conservation Area

Description

The main residence is an elegant three-bedroom detached cottage bursting with charm and original features, including exposed beams, sash windows and feature fireplaces. The accommodation offers a beautifully appointed bespoke kitchen with solid wood worktop and breakfast island, two generous reception rooms, a bright and airy sun room, utility room, cloakroom and a luxurious four-piece family bathroom. The impressive principal bedroom further benefits from a dressing area and en-suite shower room.

Complementing the main house is a superb detached one-bedroom annexe, with its own private entrance, good size kitchen diner, living room with double doors providing access outdoors, double bedroom and shower room. Ideal for multi-generational living, guest accommodation, independent teenagers or those seeking a dedicated home office or rental opportunity.

Gardens & Grounds

Set in approximately 1 acre of grounds, the mature private gardens and woodland are truly magical. Featuring a charming brook with various steps and paths leading down to the water, expansive lawned areas, a chicken coupe, tranquil fishpond, garden room and an abundance of established trees and planting, creating a peaceful and highly private setting. A discreet rear gate at the end of the plot also provides direct access out to scenic countryside walks and the famous picturesque local "Dumbles".

The property further benefits from a large double garage with electric doors and a substantial office/loft room above. There is a detached brick-built car port, large greenhouse and potting shed. There are multiple power sources and water points down the land.

To the front of the property there are large electric gates and pedestrian access, through to an expansive gravel driveway providing secure parking for multiple vehicles.

This is a truly unique home, offering exceptional character, flexibility and lifestyle appeal.

Location

The property is positioned in the heart of Lambley, a highly regarded and picturesque village, known for its rural charm, historic character and strong sense of community.

Surrounded by green belt countryside, it offers a peaceful, village lifestyle with scenic walks (such as Lambley Dumbles) close by.

There are local schools, shops, pubs, restaurants and Gedling Country Park on the doorstep.

Despite its tranquil setting, it remains conveniently positioned for access into Nottingham, making it an ideal choice for those seeking the best of both worlds.

Council Tax Band

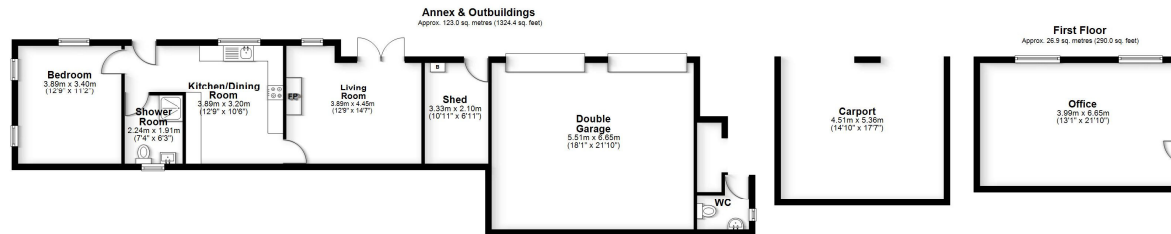
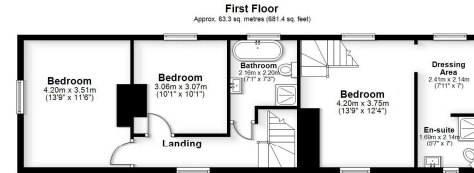
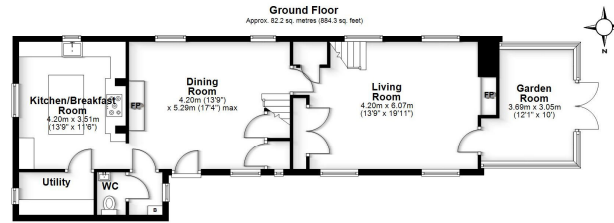
Main House: F

Annexe: A









Total area: approx. 295.4 sq. metres (3180.2 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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