



ELITE HOMES

Consultative Estate Agents with Integrity



The Lodge House, Bridle Road, Burton Joyce, Nottingham
NG14 5FQ

Overview

Exceptional Modern Single-Storey Bungalow | Approx. 5 Acres | Full Planning Permission for Barn Conversion to Self-Build Dwelling | Stables | Stunning Ornamental Koi Pond | Panoramic Countryside Views | Gated Private Setting | Viewings Highly Advised

Key Features

- Equestrian property set in approximately 5 acres of private grounds with far-reaching countryside views
- Full planning permission granted for extension and conversion of the barn into a self-build dwelling / house. This substantial modern barn already has water, electric and drainage connected
- Multiple stables and tack room with easy access to several bridledways - Well-fenced pasture and paddocks, ideal for grazing
- Main house - three bedrooms, each with its own en-suite bathroom, plus two further versatile rooms
- Spacious open-plan kitchen, dining and living area with stylish island
- Underfloor heating throughout and a multi-fuel stove in the lounge
- Spectacular ornamental koi pond with waterfall, timber bridge and decking
- Gated private setting with established access rights

Description

Set in a peaceful, private and elevated position on the edge of the popular village of Burton Joyce, The Lodge House is a beautifully presented modern bungalow with detached barn and stables, enjoying approximately 5 acres of grounds, with wonderful far-reaching views over open countryside.

The substantial modern barn which has full planning permission (Application 2025/0670, granted 12 December 2025) for extension and conversion into a self-build dwelling / house. The barn already benefits from full water, electric, and drainage connections.

This spacious and light-filled contemporary home offers excellent indoor-outdoor living. Multiple bifold doors open directly from the living areas onto a private gravel courtyard garden and a truly stunning ornamental koi pond, complete with waterfall, timber bridge, and decking - creating a serene and impressive centrepiece to the property.

Inside, the accommodation is well-proportioned and versatile. The open-plan kitchen, dining, and living space forms the heart of the home, with a stylish kitchen island, electric oven, gas hob, and large windows that frame the countryside views. A multi-fuel stove adds warmth and character to the lounge area.

There are three generously sized bedrooms, each with its own en-suite, plus two further versatile rooms currently used as an office and craft room.

The property benefits from underfloor heating throughout, served by an oil-fired external boiler, along with a pressure-fed hot water system.

Practical features include a fitted alarm system with external cameras, 3-phase electricity, and well-maintained services including a Klargester Biodisc treatment plant.

Outside, the grounds are a real highlight. The private courtyard provides a sheltered space for entertaining, while the spectacular koi pond adds a sense of tranquillity and luxury. Beyond the immediate gardens lie approximately 5 acres of level, well-fenced pasture and paddocks - ideal for equestrian use, family enjoyment, or future landscaping.

This represents a fantastic opportunity to create additional accommodation, a guest annexe, or a separate income-producing property.

The property forms part of a small, private gated community with established access rights, including a historic private route via Willow Wong (documented in the 1769 Enclosure Award).

Location

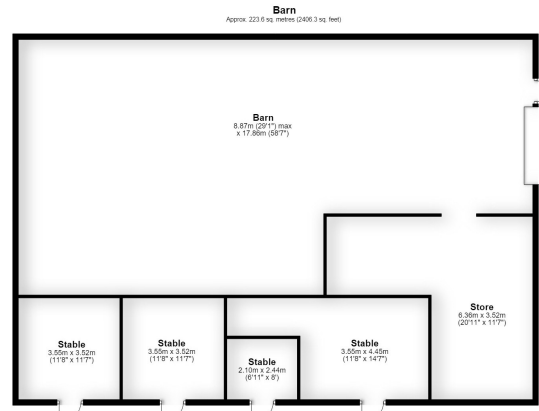
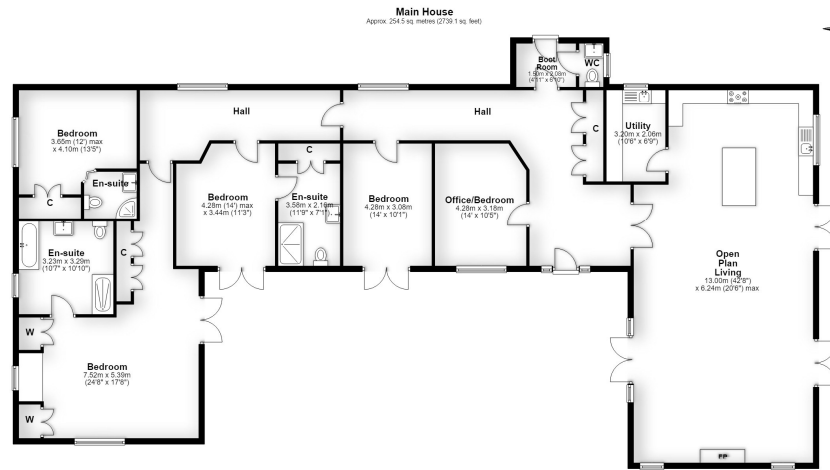
Burton Joyce is a well-regarded village with a strong community feel, excellent primary school, local shops, pubs, and amenities. It offers convenient access to Nottingham (approximately 6–7 miles) with Burton Joyce train station providing regular services into the city in around 11 minutes.

Council Tax Band: F









Total area: approx. 478.0 sq. metres (5145.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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