



26 Pinfold Lane
Bottesford | Nottingham | Nottinghamshire | NG13 0AR

 FINE & COUNTRY

STEP INSIDE

26 Pinfold Lane

Constructed approximately fifteen years ago, this exceptional family residence has been thoughtfully designed in a timeless vernacular farmhouse style, blending classic architectural character with the finest contemporary comforts. Built to exacting standards, the home incorporates a range of sustainable technologies, including solar panels with battery storage, creating an energy-efficient and forward-thinking environment perfectly attuned to modern family living.

Impeccably presented throughout, the main house extends to approximately 4,305 sq. ft. of beautifully appointed accommodation arranged over two floors. A meticulous attention to detail is evident at every turn, with high specification finishes including bespoke oak joinery, underfloor heating to both ground and first floors, and air conditioning. The result is a home of undeniable quality, where craftsmanship and considered design combine to create an atmosphere of understated luxury.

GROUND FLOOR

A welcoming and generously proportioned reception hall sets an impressive tone upon arrival, offering a glimpse of the calibre and elegance that defines this remarkable home. From here, three beautifully presented reception rooms unfold, each enhanced by rich oak flooring.

The formal sitting room enjoys a delightful dual aspect, centred around a feature fireplace with log-burning stove, creating a warm and inviting setting for relaxation. This space flows seamlessly into a second reception room, currently arranged as a games room, providing versatility for both entertaining and family enjoyment. A third reception room offers a substantial family room complete with a contemporary media wall, ideal for more informal gatherings.

Undoubtedly the heart of the home is the magnificent open-plan living kitchen – a superbly designed space that effortlessly brings together cooking, dining, living and working areas. The bespoke handcrafted kitchen is fitted with premium cabinetry, a Range cooker and integrated appliances, combining functionality with refined aesthetics. The dining area is enhanced by bifold doors opening onto the gardens and a charming feature fireplace with log-burning stove, while the generous living area is bathed in natural light from three skylights and French doors leading outside. A thoughtfully designed study area, complete with high-quality fitted furniture, provides an ideal space for working from home.

Practicality has been carefully considered, with the ground floor further benefitting from a guest cloakroom, utility room and a stylishly appointed shower room.









FIRST FLOOR

A traditional staircase rises to a spacious and light-filled landing, where oak flooring continues to underscore the sense of quality and cohesion.

The principal suite is both generous and luxurious, featuring a walk-in wardrobe and a beautifully appointed en suite bathroom, creating a private retreat within the home. Five further double bedrooms are arranged on this level, two of which enjoy high-quality en suite shower rooms, while the remaining bedrooms are served by a well-appointed family bathroom. A dedicated laundry room completes the first-floor accommodation, enhancing the practicality of this thoughtfully designed home.









OUTSIDE

Set within professionally landscaped gardens extending to approximately 0.66 acres, the property enjoys an idyllic and tranquil setting with peaceful views over the River Devon. The gardens provide a superb backdrop to the house, featuring level lawns, well-stocked borders offering seasonal colour, and a variety of terraces and seating areas designed for relaxation and entertaining. An outdoor kitchen further enhances the home's suitability for al fresco dining, while an area of astro turf offers a practical and enjoyable space for active family life.

To the front, electric gates open onto a sweeping gravelled in-and-out driveway, providing ample off-road parking and access to a detached double garage with a versatile first-floor studio above. The property also benefits from three EV charging points, reflecting its forward-thinking design.

LOCATION

Situated in the thriving village of Bottesford, the property enjoys access to an excellent range of day-to-day amenities including local shops, public houses, medical facilities, dentists and veterinary services. The village is well regarded for its schooling and offers a strong sense of community.

For commuters, convenient access to the A52 and A1 connects to regional commercial and retail centres, while direct rail services from nearby Grantham provide swift links to London, making this an ideal setting for those seeking a harmonious balance between countryside living and city accessibility.

TENURE

Freehold.

SERVICES

Mains electricity, water and drainage are all understood to be connected to the property. Gas fired central heating and underfloor heating. Solar panels with battery storage. Air conditioning.

ENERGY PERFORMANCE

A full copy of the Energy Performance Certificate is available upon request.

VIEWINGS

Strictly by appointment with Fine & Country Nottingham.



26 Pinfold Lane, Bottesford
Approximate Gross Internal Area
Main House = 400 sq.m/4305 sq.ft
Garage = 55 sq.m/597 sq.ft
Total = 455 sq.m/4902 sq.ft

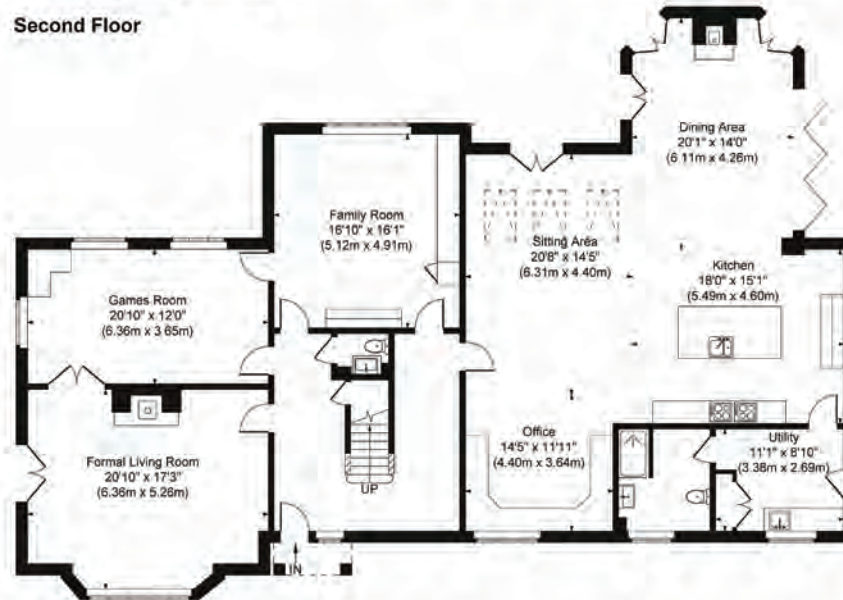
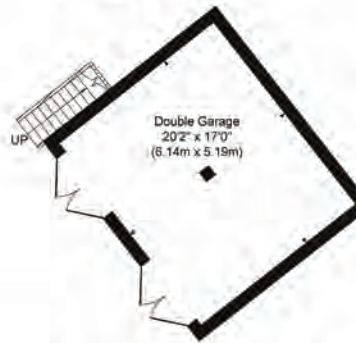
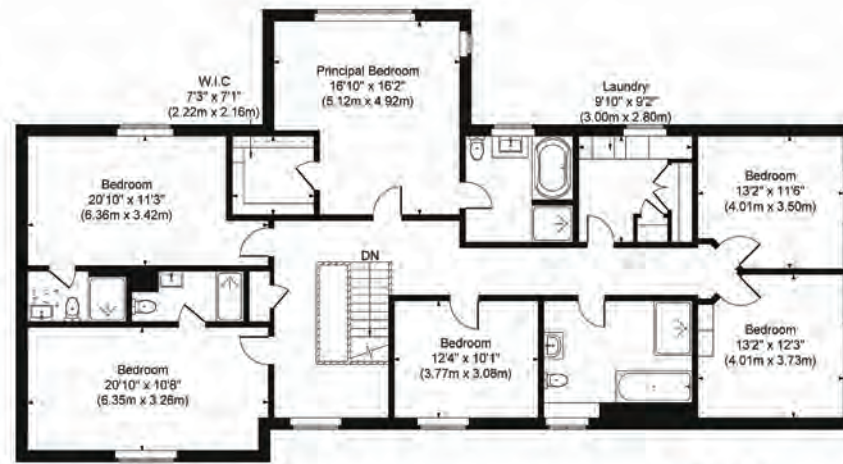


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B	88	90
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



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