



Widmerpool Hall

Widmerpool

- Luxury three double bedroom penthouse apartment
- Set within prestigious Widmerpool Hall
- Approximately 2,319 square feet of space
- Stunning period features throughout
- Impressive sitting room with natural light
- Spacious kitchen/dining room
- Separate study/home office
- Detached double garage
- EPC Rating G / Council Tax Band F / Leasehold

Situated within the prestigious setting of Widmerpool Hall, this outstanding three bedroom penthouse apartment offers an exceptional standard of living within one of Nottinghamshire's most architecturally significant residences. Combining striking period character with contemporary comfort, the property extends to approximately 2,319 square feet of elegant accommodation.

Widmerpool Hall is perfectly positioned to enjoy the peace of village life while remaining conveniently connected to Nottingham, Leicester, and surrounding centres, making it ideal for both commuters and those seeking a more relaxed pace of living.

This is a rare opportunity to acquire a substantial and characterful home within a truly distinguished setting.





Accommodation:

Accessed via an impressive communal entrance, rich in historic detail, the apartment opens into a substantial private entrance hall that immediately conveys a sense of space and grandeur. The layout has been thoughtfully designed to balance open, sociable living with more private retreat areas.

The principal living space is a magnificent sitting room, notable for its generous proportions and natural light, providing an ideal setting for relaxation. The kitchen/diner is equally impressive, offering a functional space with ample room for dining and gathering.

There are three spacious double bedrooms, all beautifully presented, including a superb main bedroom complete with en suite facilities. The remaining bedrooms are served by a well-finished family bathroom, while an additional room, currently utilised as a walk-in dressing room with bespoke fitted joinery adds valuable flexibility, ideal for use as a study, gym, or additional accommodation.

Throughout the apartment, high ceilings and large windows enhance the sense of light and scale, while the overall finish reflects a careful blend of classic elegance and modern refinement.

Gardens and land:

Externally, the property benefits from a detached double garage and access to beautifully maintained communal grounds, providing a tranquil backdrop to this exclusive residence.

Location:

Widmerpool is a charming and sought-after Nottinghamshire village, known for its attractive period homes and peaceful rural surroundings. The village offers a strong sense of community alongside everyday amenities, while nearby centres such as Nottingham, Loughborough and Melton Mowbray provide a wider range of shopping, dining and leisure facilities.

At the heart of the village, Widmerpool Hall stands as a striking Grade II* listed residence, renowned for its architectural significance and elegant setting within beautifully maintained grounds, offering an exceptional blend of history and exclusivity.

The location is particularly well suited to commuters, with excellent access to the A46, A52 and M1, while mainline rail services from Nottingham and East Midlands Parkway provide direct connections to London and beyond.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold Leasehold with 982 years remaining.

Park Maintenance Charge: £2,000 per annum

Hall Maintenance Charge/ Ground Rent: £3,421.21 per annum

Buildings Insurance: £2,878.42 per annum

Local Authority:

Rushcliffe Borough Council, Rushcliffe Arena, Rugby Road, West Bridgford, Nottingham, NG2 7YG. Council Tax Band F.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of East Midlands.



Services:

The property is connected to mains electricity, water, and drainage.

Heating is provided by an LPG central heating system.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:

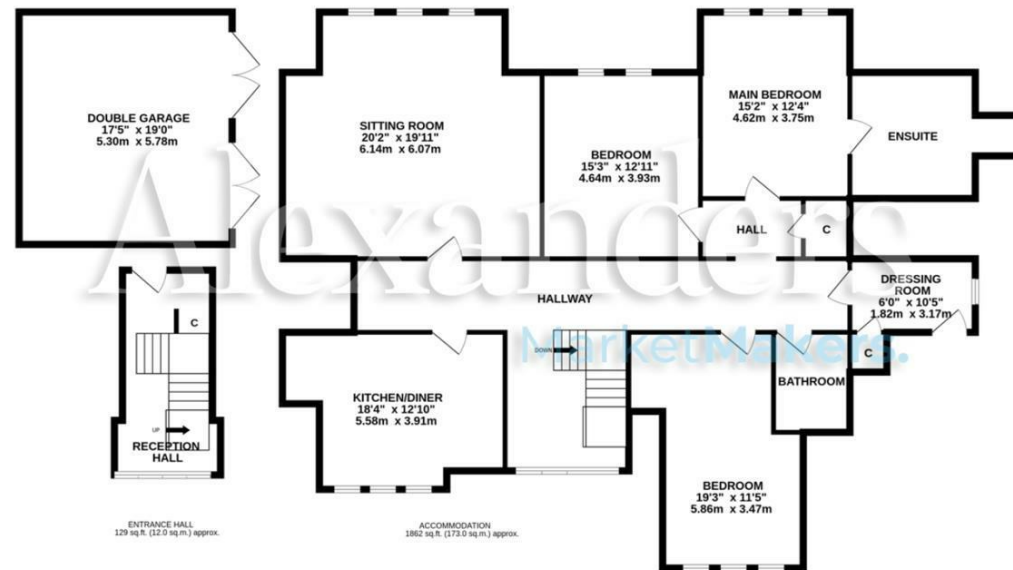
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



TOTAL FLOOR AREA : 2321 sq.ft. (215.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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