Situated in stunning open countryside is a superb individual home built by the current owners for their own occupation with no expense spared and situated within 6.3 acres of magnificent gardens, paddocks, spinney and pond. Featuring extensive ground floor accommodation with three reception rooms and a magnificent open plan living/dining kitchen with Vale Garden House conservatory, the property offers exceptional quality with sealed unit double glazing, oil fired central heating and the very highest quality of kitchen and bathroom fittings. On the first floor are three double bedrooms, en-suite dressing room and bathroom and a further family bathroom. Potential for further first floor accommodation over the kitchen if required (subject to planning consents/approvals). Set well back from the lane, a long sweeping driveway provides extensive hardstanding and leads to a large open bay double garage with playroom/studio above. In all, an exceptional country home of style and character in wonderful grounds and enjoying outstanding views.

**Guide Price:** £1,250,000
The Property
This magnificent country property was constructed by the owners for their own design and specification at a significant cost. Finished to the highest possible standards with exceptional quality fixtures and fittings, the property is situated in glorious open countryside just outside the highly desirable village of Widmerpool and is ideal for fast access to Nottingham, Leicester, Loughborough and Melton Mowbray. The setting and the gardens of the property are quite exceptional and the property has been specifically designed for further accommodation if required over the kitchen and dining room. Designed for entertaining and family living, the property enjoys views over stunning formal garden grounds with rolling lawns leading to a large natural pond and woodland beyond which is a haven for wildlife. In addition is a large paddock to the front of the property currently being a wildflower meadow, the whole extending to approximately 6.34 acres.

Accommodation
The property is entered via a magnificent original oak front door with full height double glazed side screens and top light over.

Superb Galleried Reception Hall
Featuring a specially commissioned solid oak staircase leading to a first floor galleried landing. Attractive limestone flooring with underfloor heating, Cathedral ceiling and off is:

Inner Hall
With matching limestone flooring and off:

Cloakroom
Fitted with a white two piece suite comprising a low level WC and wash hand basin set within a limestone work top. Limestone flooring with underfloor heating, full height double meter cupboard, spotlighting and extractor fan.

Sitting Room
15'9" x 13' (4.8m x 3.96m)
With sealed double glazed windows to front and side, spotlights to ceiling, radiator and provision for wall mounted TV.

Study/Family Room
17'2" x 10'2" (5.23m x 3.1m)
With sealed double glazed window to side, living flame gas fire set within a limestone surround with matching hearth. Built-in oak side dresser with base cupboards, glass fronted display cupboard and shelving, matching fitted desk in oak with base cupboard and drawers. Halogen spotlights and telephone point.

Dining Room
15'9" x 15'7" (4.8m x 4.75m)
Sealed double glazed windows overlooking side and rear gardens. Wood burning stove inset within limestone surround with matching hearth. Halogen spotlights, underfloor heating and double doors to:

Superb Open Plan Living/Dining Kitchen
Comprising:

Living Area
18'9" x 11'2" (5.72m x 3.4m)
With sealed double glazed window overlooking the rear garden, limestone flooring with underfloor heating, halogen spotlights, double doors to reception hall and opening through to:
Conservatory Area
15’9” x 14’5” (4.8m x 4.4m)
By Vale Garden Houses of Harlaxton with sealed double glazed picture windows and double and single doors opening onto the landscaped patio and gardens (all with fitted blinds). Double glazed roof with automatic roof lights with fitted blinds, two TV aerial points and attractive limestone flooring with underfloor heating. The conservatory area opens through to:

Superb Dining Kitchen
27’7” x 11’10” (8.4m x 3.6m)
Being fitted with a range of cream fronted units with pewter fittings comprising base cupboards and drawers. Oak side unit with cupboard under. Range of granite work surfacing. Matching central island with twin stainless steel sink units. Oil fired Aga with electric module in piano black. Integrated appliances to include a dishwasher with matching front and a Fisher & Paykel fridge/freezer in stainless steel. Limestone flooring with underfloor heating, four sets of sealed double glazed windows to front with fitted blinds and access to loft storage. Featuring a Cathedral ceiling with three magnificent roof trusses and four sets of double glazed roof lights. Off is:

Excellent Half Cellar
A fully tanked half cellar with limestone floor, exposed brick walling with shelving and having halogen spotlights ideal for wine storage.

Utility Room
9’3” x 8’5” (2.82m x 2.57m)
With a Belfast sink unit, oak work surfacing, space and plumbing for washing machine, space for tumble dryer, limestone flooring with underfloor heating, door to garden, sealed double glazed window to side and off is a walk-in cloaks cupboard with full height shelving.

Landing
On the first floor approached via a staircase from the reception hall is the first floor landing with spotlighting, double radiator and built-in triple airing cupboard housing the Megaflow pressurised hot water cylinder and full height.

Master Bedroom Suite
Comprising:

Bedroom
15’8” x 13’9” (4.78m x 4.2m)
With two sets of sealed double glazed windows overlooking side and rear gardens, two double radiators, TV aerial point and access to roof space. Off is:
**Dressing Area**
With a range of built-in wardrobes with hanging rails and storage.

**En-suite Shower Bathroom**
Fitted with a quality white four piece suite comprising a freestanding roll edge bath by Victoria & Albert with shower attachment, fully tiled shower cubicle with electronic shower, low level WC and corner vanity unit with marble work top with inset wash hand basin with cupboards under and mirror and pelmet over with lighting. Extractor fan, spotlighting, sealed double glazed window and chrome heated towel rail/radiator.

**Bedroom Two**
16'1" x 13' (4.9m x 3.96m)
With two sealed double glazed windows to front and side, two double radiators, and range of built-in wardrobes with hanging rails and storage and a central chest of drawers.

**Family Bathroom**
Fitted with a high quality white four piece suite comprising a bath by Showerlux, corner wash hand basin within marble worktop with base cupboards under and mirror and pelmet over with lighting, low level WC and fully tiled corner shower cubicle. Extractor fan, spotlighting, chrome heated towel rail/radiator and sealed unit double glazed window.

**Bedroom Three**
16' x 9'6" (4.88m x 2.9m)
With sealed double glazed window to the side, double radiator and built-in double and single wardrobes with hanging rails and storage.

**Agents Note**
Designed by the owners for their own occupation, the property has been specifically designed with foundations underneath the dining kitchen to cater for a first floor extension if required accessed from the landing (subject to the necessary consents/approvals).

**Outside**
The property enjoys a spectacular rural location. Set will back from the road, an impressive driveway leads in turn via double gates into a sweeping private drive which leads into the front of the property and provides hardstanding for a large number of vehicles and leads in turn to a further large side driveway providing further hardstanding and leading to:
Large Open Bay Double Garage
22'9" x 19'8" (6.93m x 6m)
With a block paved floor and double doors at the rear leading through to the mower store. An enclosed staircase leads from the double garage up to:

First Floor Playroom
18'7" x 11'5" (5.66m x 3.48m)
With fitted light and power, sealed double glazed window to side and a useful double storage cupboard. This room would also be ideal as a studio, study or gym.

Mower Store
10'8" x 9'10" (3.25m x 3m)
With double doors leading to the rear garden, access to roof space, shelving, consumer unit etc. and housing the Worcester oil fired central heating boiler.

The Gardens & Grounds
To the front of the property are delightful lawned gardens with sweeping lawns edged by granite sets and featuring flower borders with a variety of shrubs, plants and mature trees. In addition are ornamental gravelled pathways enclosed by boxed hedging which lead around the side of the property to the rear.

Immediately to the rear of the property is a superb full width York stone paved split level sun terrace interspersed with flower borders enclosed by box hedging with a variety of spring and summer plants providing a most attractive display of all year colour. The side wall of the garage has a magnificent wisteria and in addition is a covered summer dining area/barbecue area with useful store off providing space for fridge etc. The gardens in turn lead to a large area of rolling lawn, one again featuring a large variety of shrubs, plants and trees, planted borders and in addition to which is a separate kitchen garden with raised beds, greenhouse and timber build garden shed enclosed by Yew hedge and brick walling. To the foot of the garden is a delightful ornamental fish pond complete with resident ducks which is a haven for aquatic and wildlife. Beyond the pond is a magnificent spinney of mature trees providing a delightful leafy backdrop and total privacy. The spinney offers a variety of woodland walks from which to enjoy the wild flowers and trees, the whole being a haven for wildlife and beautifully landscaped within formal gardens.

Paddock
To the front of the property situated adjacent to the drive and extending to Widmerpool Lane is a wildflower meadow/paddock, the whole extends to approximately 6.34 acres, which approximately 2 acres is gardens, pond and spinney.
N.B. All measurements are approximate. These Sales Particulars have been prepared by BENTONS upon instruction of the Vendor(s). Service, Fittings and equipment referred to within the sales particulars have not been tested (unless otherwise stated) and no warranties can be given. Accordingly the prospective Buyer(s) must make their own enquiries regarding such matters. These particulars are intended to give a fair description but their accuracy is not guaranteed. Nor do they constitute an offer or contract.
Services
Mains water and electricity are connected. Central heating is oil and drainage is via a private digester treatment works. The paddock land is registered under the Rural Payment Scheme and entitlements will be passed to the purchasers upon completion.

Fixtures & Fittings
All quality fitted carpets are included.

Location:
Wolds Farm is located just outside the highly desirable village of Widmerpool. Widmerpool is a village and civil parish in Nottinghamshire, about 10 miles south, south east of Nottingham and some 7.5 miles north east of Loughborough. It sits just over a mile west of the A46 and is one of Nottinghamshire’s oldest settlements. Widmerpool has limited local services but does have a Church and a village hall. The closest primary school is Willoughby Primary School which provides education to children aged between 4 – 11 and was graded ‘Outstanding’ in its last Ofsted report (January 2007). The village is serviced by a regular bus (Willoughby – Widmerpool – Wysall – Keyworth) which connects with Red 3, the Keyworth to Nottingham service. The closest train station is Nottingham Train Station, which provides transport to various destinations including London, Leicester and Peterborough.