



ELITE HOMES

Consultative Estate Agents with Integrity



Lambley Lodge, 75 Lambley Lane, Burton Joyce
NG14 5BL

Overview

Elite Homes have great pleasure in offering to the market this beautiful, detached period family home. The property dates back to the 1930s retaining much of its original character and features and offering an impressive level of accommodation. Boasting 4 stunning reception rooms, a fantastic kitchen diner and 4 generous bedrooms, the majority overlooking the property's private landscaped gardens.

Key Features

- Traditional Detached Period Home set in Approx 1 Acre Plot.
- 4 Large Double Bedrooms, 3 Bathrooms
- Flexible Accommodation - 4 Spacious Reception Rooms
- Superb Open Plan Kitchen Diner, with separate Walk in Pantry and Utility
- Beautiful Gardens Surrounding the Property.
- Large Gravel Private Driveway
- Detached Garaging and Outbuildings
- Desirable Village Location
- For Separate Negotiation - Additional Land Available for Sale with Planning Permission Granted.

Description

Lambley Lodge is tucked away in an idyllic setting approached via sweeping driveway to a level plot with formal gardens surrounding the house, lying in approximately 1 acre. The gardens run to all sides of the property are well stocked with established trees and shrubs. The large level lawn benefits from the sun throughout the day and provides a wonderful outdoor entertaining space with large pergola and covered terrace.

The expansive gravel driveway provides a substantial amount of parking as well as a double garage and further traditional brick built garage and attached building which could offer further scope, subject to necessary consent.

*** The current owners have architect plans drawn up, as it is likely that there is further scope to extend this property, subject to necessary consents. ***

*** There is also the possibility of an additional piece of land being available for sale, which has planning permission granted for another dwelling. ***

Overall, this is a rare opportunity to acquire a truly beautiful traditional home in this unique setting. Viewing comes highly recommended to appreciate the vast and flexible accommodation this property has to offer.

Accommodation

Internally the property offers a wealth of accommodation boasting high ceilings, deep skirting, period doors, as well as attractive fireplaces and to several of the reception rooms.

To the **ground floor** there are 4 fabulous reception rooms leading off a welcoming central hallway.

The layout offers flexible accommodation, the current owners using the rooms as follows; Study/family room with built in bookshelves, log burner and bay window enjoying the garden aspect. Elegant sitting room with fireplace, built in units to the alcoves, bay window and French doors onto a south facing

terrace enjoying the gardens. Formal dining room with feature inglenook fireplace and doors through to an expansive conservatory / garden room which is a fantastic addition to the property.

The generous open plan well-appointed living kitchen offers an array of storage, Aga stove, granite worktops, Belfast sink and a selection of Neff appliances. In addition, there is a separate walk-in pantry and large utility room offering more storage, Belfast sink, plumbing for washer dryer and stable door to the front driveway. There is also a useful walk-through cloaks room and wc.

On the **first floor** there are 4 spacious double bedrooms, one of which benefits from en-suite and dressing room facilities, as well as two further bathrooms. Many of these rooms have built in storage and tranquil views over the gardens. The property also benefits from a number of walk-in storage cupboards and large boarded attic.

Outside

The stunning grounds extend to approximately 1 acre and run to all sides of the property. There is a large decking area leading out from the kitchen dinner and a traditional patio area enjoying an elevated position of the formal gardens. The gardens boast a large lawned area, well stocked planting and an abundance of established trees and shrubs.

A striking feature within the garden is an expansive raised timber deck with brick-built pizza oven and pergola providing a wonderful outdoor entertaining space. There is also a quaint timber summerhouse enjoying a different aspect of the garden.

The property is approached off an initial shared driveway which leads to the private driveway with extensive gravel parking area, all belonging to Lambley Lodge. There are two detached garages, one with the addition of a workshop / store rooms, which subject to consent could be developed further.

Council Tax Band: G





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		60
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Approximate Gross Internal Area
3692 sq ft - 343 sq m
(Excluding Outbuilding)



Not to Scale. Produced by The Plan Portal 2024
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