JOHNSONS & PARTNERS

Estate and Letting Agency



THE LODGE HOUSE BRIDLE ROAD,

BURTON JOYCE, NG14 5FQ

£1,350,000

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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 | |

Johnsons & Partners are pleased to be working in partnership with Elite Homes in the marketing and sale of this exceptional property.

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 and detached barn and stables, enjoying approximately 5acres 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.

THE LODGE HOUSE

Entrance Hallway

Open Plan Kitchen, Living & Dining
42'7" x 20'5" (13 x 6.24)

Utility Room
10'5" x 6'9" (3.2 x 2.06)

Boot Room
4'11" x 6'9" (1.50 x 2.08)

WC

Principle Bedroom
24'8" x 17'8" (7.52 x 5.39)

En-Suite
10'7" x 10'9" (3.23 x 3.29)

Bedroom
11'11" x 13'5" (3.65 x 4.10)

En-Suite

Bedroom
14'0" x 11'3" (4.28 x 3.44)

En-Suite
11'8" x 7'1" (3.58 x 2.16)

Bedroom
14'0" x 10'1" (4.28 x 3.08)

Office/Bedroom
14'0" x 10'5" (4.28 x 3.18)

THE BARN

Main Barn Area
29'1" x 58'7" (8.87 x 17.86)

Store Room
20'10" x 11'6" (6.36 x 3.52)

Stable One
11'7" x 14'7" (3.55 x 4.45)

Stable Two
6'10" x 8'0" (2.10 x 2.44)

Stable Three
11'7" x 11'6" (3.55 x 3.52)

Stable Four
11'7" x 11'6" (3.55 x 3.52)

CGI Disclaimer:

Images shown are computer-generated concept visuals for illustrative purposes only. They are not to scale and should not be relied upon as an exact representation of the finished development. Final design, layout, materials, landscaping and finishes may vary.

Buyers AML Check

By law, we are required to conduct anti-money laundering checks on all potential buyers, and we take this responsibility very seriously. In line with HMRC guidelines, we use Thirdfort to securely manage these checks on our behalf. Once an offer is accepted (subject to contract), a secure link to Thirdfort will be sent to you to complete the biometric links electronically. A non-refundable fee of £15 + VAT per person will apply for these checks, and payment for this will be handled directly with our office. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band F

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:









Road Map



Hybrid Map



Terrain Map



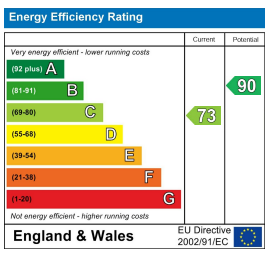
Floor Plan

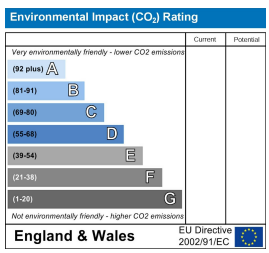


Viewing

Please contact our Burton Joyce Office
on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars, whilst believed to be accurate are 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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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