



Woodall  
HOMES

THE  
OLD FARMSTEAD  
*at Bulcote*



**Exceptional,  
without exception**

Images for illustration purposes only

# THE OLD FARMSTEAD *at Bulcote*

A truly exceptional development, The Old Farmstead at Bulcote is a former Grade II Listed model farm, thoughtfully transformed into a luxurious and stylish residential community. Rich in heritage and character, this unique enclave blends timeless architecture with contemporary finishes, offering breathtaking countryside views and a lifestyle of refined comfort.

Every detail has been carefully considered to preserve the original charm while introducing modern elegance. The development is thoughtfully divided into two distinct sections: The Contemporary Collection, comprising 41 beautifully designed new build homes, and The Heritage Collection, featuring 24 characterful residences within the converted farm buildings.





## About the *Development*

The development comprises a blend of homes offering contemporary layouts and energy-efficient construction.

The proposals will enhance the character and setting of the Conservation Area and preserve the openness of the surrounding countryside. Changing the use of these historic farm buildings will secure their long-term viability, ensuring continued investment in the historic core of the site without compromising their heritage value.

As part of the development, a new community building located in the Old Dairy will also be delivered, providing a welcoming space for residents and local groups to gather, connect, and build a strong sense of community.

-  24 unique one-to-four-bedroom homes in the Heritage Collection
-  41 new-build three-to-five bedroom homes in The Contemporary Collection

## About the *Location*

The location offers an idyllic countryside landscape, whereby residents will enjoy far-reaching views, abundant country walks and cycle route options, areas of amenity space and the tranquillity of village life, all within a short commute to Nottingham city centre.













Set within a picturesque village conservation area, The Old Farmstead Development offers a rare harmony of historic character and contemporary elegance.

At the heart of the development lies The Heritage Collection — 24 bespoke conversions that celebrate the original farmstead buildings.

Complementing these are 41 thoughtfully designed new-build homes in The Contemporary Collection, where modern architecture meets the tranquillity of the rural landscape. Generous living spaces, premium finishes, and carefully considered layouts create homes that are both practical and aspirational, ideal for today's lifestyle.

Together, the two collections form a distinctive and cohesive community, where the charm of the past meets the convenience and sophistication of modern living — a place of lasting appeal, craftsmanship, and tranquillity.



-  **The Barleycroft**  
Plot: 1-9
  -  **The Paddock**  
Plot: 10-12, 29, 31, 33-36, 38, 40
  -  **The Paddock**  
(with outbuilding)  
Plot: 15, 17, 19, 20, 21, 22, 24, 26
  -  **The Granary**  
Plot: 14, 27, 28, 41
  -  **The Harvest**  
Plot: 13
  -  **The Willow**  
Plot: 30, 32, 37, 39
  -  **The Willow**  
(with outbuilding)  
Plot: 16, 18, 23, 25
  -  **Community Building**  
Plot: C01
  -  **Conversions**  
see separate layout plan  
Plot: C2-C25
  -  Bicycle Store
  -  Access Points
  -  Sub Station
- Plan not to scale.



 Countryside on your doorstep

## Discover *Bulcote Village*

Nestled in the heart of the Nottinghamshire countryside, Bulcote is the perfect place to call home. This picturesque village offers a peaceful retreat with the convenience of nearby amenities. Whether you're seeking a cosy local pub, scenic countryside walks, cycle routes, or indulgent fine dining for a special occasion, Bulcote delivers it all—right on your doorstep.

Just over a mile away, Burton Joyce Train Station provides easy rail access to Nottingham and beyond, making commuting or weekend escapes effortless. For those who enjoy dining out, the acclaimed Old Vol gastropub in Caythorpe—only 2 miles away—offers award-winning cuisine in a stylish setting.



The Old Vol Gastropub



Burton Joyce Train Station

## Local Amenities

Families will appreciate the excellent local primary schools and nurseries, including Burton Joyce Primary and Rivendell Flying High Academy, both rated highly by Ofsted. The area also boasts a village park, local nature reserves such as Lambley Reed Pond and Langford Lowfields, and an abundance of charming country pubs, including The Wheatsheaf Inn, The Cross Keys, and The Railway Inn.

Whether you're after a relaxed pint, a long countryside walk, or luxury dining for a special occasion, Bulcote offers a truly idyllic village lifestyle—hidden amongst nature, yet wonderfully connected.

### Local Schools

- 0.9 miles: Carlton le Willows Academy
- 1 mile: Burton Joyce Primary School
- 1 mile: The Honey Pot Nursery
- 1.5 miles: Lowdham CofE Primary School
- 1.6 miles: Gunthorpe CofE Primary School

### Connectivity Guide

- 0.7 miles: Burton Joyce Library
- 0.8 miles: Co-op Food Supermarket
- 0.8 miles: Minister Veterinary
- 1.2 miles: Burton Joyce Station
- 2.2 miles: The Old Vol Restaurant
- 3 miles: Gunthorpe Nature Reserve
- 3.5 miles: Leisure Centre
- 8.3 miles: Nottingham City Centre

## About the *Old Farmstead*

Bulcote Farm formed an important part of Nottingham's sanitary development and stands as an example of a very late model farm within the English Model Farm movement (1700–1914). The Grade II listed buildings' architectural style is functional yet elegant, with their significance lying in their pivotal role in the development of British cities and the innovative approach to agricultural and civic planning.

Originally designed by City Engineer Arthur Brown and operational from 1904, these remarkable structures—including former stables, granaries, and dairies—are arranged in a distinctive quadrangle within the Bulcote Conservation Area.



Part of The Old Farmstead

## Welcome to the *Heritage Collection*

Set within the beautifully restored setting of The Old Farmstead Development, The Heritage Collection offers a truly exceptional selection of homes that marry historic charm with refined contemporary living.

Each home within The Heritage Collection seamlessly marries the timeless character and craftsmanship of the original farmstead buildings with individually designed, often one-of-a-kind layouts that celebrate the site's architectural heritage while offering the elegance, comfort, and modern conveniences of contemporary living.

At the heart of the Heritage Collection lies a shared courtyard, fostering a sense of community and connection among residents.

The Old Farmstead offers more than just homes — it offers a lifestyle rooted in history, comfort, and community.



// Retained historic architectural features throughout each dwelling

// Vaulted ceilings with exposed rafters, celebrating the original farm building structures


// A considered blend of restored materials and modern finishes for timeless appeal

// Solid concrete first floors (existing), delivering exceptional acoustic performance

// Spacious stairwells and welcoming entrance halls

// High ceilings and generous door openings, enhancing light and space



 Keeping the Character

## Authentic Character & Craftsmanship

The proposals will enhance the character and setting of the Conservation Area and preserve the openness of the surrounding Countryside. Changing the use of these historic farm buildings will secure their long-term viability, ensuring continued investment in the historic core of the site without compromising their heritage value.

As part of the development, a new community building located in the Old Dairy will also be delivered, providing a welcoming space for residents and local groups to gather, connect, and build a strong sense of community.

Set within an idyllic countryside landscape, residents will enjoy far-reaching views, abundant country walks, areas of amenity space and the tranquillity of village life, all within a short commute to Nottingham city centre.



 Neff hide and slide oven

## Kitchen and *Family Space*

The heart of each home is a bright, open-plan kitchen and family area, designed to blend contemporary living with traditional charm.


Specification Highlights (varies by house type):

- // Premium contemporary German kitchens
- // Neff integrated appliances
- // Downlighters throughout kitchen and dining areas



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 Shaver Sockets

## Bathrooms *& En-suites*

- // Porcelanosa floor tiles to all wet areas (as standard)
- // Chrome heated towel rails
- // Shaver sockets
- // Recessed downlighters to WC and bathrooms
- // Dual shower heads on selected housetypes for a spa-like feel

PORCELANOSA

**Luxury.  
as standard**



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## **Comfort & Efficiency**

Each home within The Heritage Collection is designed for year-round comfort and energy efficiency.

- // Highly thermally efficient ground floor slab with underfloor heating (ground floor only)
- // Central heating radiators to first-floor areas
- // Timber or aluminium windows, newly installed or expertly reconditioned to preserve their historic appearance

## **Outdoor Spaces & Setting**

Each home in The Heritage Collection is a celebration of heritage, craftsmanship, and thoughtful design — offering the character of a period property with the ease, efficiency, and comfort of modern living.

- // Shared courtyard garden, offering a peaceful community atmosphere
- // Additional grassland amenity spaces and wildflower meadow areas, enhancing the development's natural beauty
- // Allocated parking provided for each home
- // Landscaped surroundings designed to reflect the rural heritage of the original farmstead



**Where  
luxury lives**

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## **Welcome to the** *Contemporary Collection*

Thoughtfully designed with a blend of modern elegance, refined detailing, and lasting quality, The Contemporary Collection offers a versatile range of new-build homes to suit every lifestyle.

Across the collection, every housetype has been carefully planned to maximise space, natural light, and everyday functionality. Depending on the layout, you'll find a choice of well-proportioned bedrooms, flexible spaces ideal for working from home, and beautifully finished bathrooms and en-suites designed for both practicality and indulgence.





 Bi-fold Doors

## Kitchen and *Family Space*

The heart of each home is a bright, open-plan kitchen and family area, designed to blend contemporary living with traditional charm.

Specification Highlights (varies by house type):

- // Premium contemporary German kitchens
- // Neff integrated appliances
- // Roof lanterns or feature glazing to selected house types
- // Bi-fold or French doors opening onto the garden
- // Separate utility room in larger homes
- // Downlighters throughout kitchen and dining areas



Images for illustration purposes only



 Chrome Heated Towel Rail

## Bathrooms *& En-suites*

- // Porcelanosa floor tiles to all wet areas (as standard)
- // Chrome heated towel rails
- // Shaver sockets
- // Recessed downlighters to WC and bathrooms
- // Dual shower heads on selected housetypes for a spa-like feel

PORCELANOSA



## A home crafted for modern life

All housetypes showcase thoughtful design, contemporary finishes, and a commitment to quality — creating comfortable, efficient, and beautifully crafted homes that elevate everyday living.

## Energy Efficiency & Smart Technology

All the homes are designed to meet the demands of modern life, offering impressive levels of sustainability and convenience.

- // Air-source heat pump heating systems\*
- // Innovative shower wastewater heat recovery systems
- // Premium uPVC double-glazed windows
- // Integrated alarm system and Ring video doorbell
- // Underfloor heating on conversion ground floors

## Outdoor Living

Each property benefits from attractive, low-maintenance outdoor spaces designed for both enjoyment and practicality.

- // Private rear gardens with patio and turf\*
- // Outside lighting and water tap\*
- // Allocated parking or private driveways depending on housetype
- // Outbuildings to some properties
- // EV charging points\*

\*housetype dependent - please speak to our sales advisor for more information.



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