



THE
OLD FARMSTEAD
at Bulcote

Exceptional,
without exception

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.



Images for illustration purposes only

About the development

The Old Farmstead is an exceptional collection of 65 homes, bringing together sensitively restored farm buildings and thoughtfully designed new-build properties within the peaceful Nottinghamshire countryside.

At the heart of the development is The Heritage Collection: 24 bespoke conversions that celebrate the character and craftsmanship of the former Grade II Listed model farm. Homes such as The Millhouse, The Oasthouse, The Stables and The Grain Barn each offer a distinctive connection to the site’s agricultural past. High-vaulted ceilings, exposed timber rafters, tall heritage windows, original brickwork, and retained structural details give every property its own unique identity. These historic features are complemented by contemporary German-designed kitchens, integrated NEFF appliances, luxurious Porcelanosa finishes and well-considered living spaces.

Many of the Heritage homes are arranged around an impressive landscaped central courtyard, creating an inviting focal point for the collection. Residents can also enjoy beautifully designed communal grounds and wildflower meadows, strengthening the connection between the farmstead and its rural surroundings.

The Contemporary Collection comprises 41 stylish new-build homes created for modern family life, including The Barleycroft, The Granary, The Willow and The Paddock. Private gardens, patios and allocated parking complement bright, generous interiors, flexible layouts and premium finishes. Selected homes also feature bi-fold or French doors, utility rooms and additional outbuildings, while energy-efficient features such as Air Source Heat Pumps and EV charging points provide greater comfort and convenience.

Together, the two collections form a distinctive and cohesive community, united by a high-quality specification and an exceptional countryside setting.

The proposals have been carefully designed to enhance the character and setting of the Conservation Area while preserving the openness of the surrounding landscape. The sensitive conversion of the historic farm buildings will secure their long-term future and support continued investment in the heritage of the site.

A new community building within the Old Dairy will complete the development, providing a welcoming place where residents and local groups can meet, connect and build a strong sense of community.

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.

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





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

Connectivity Guide

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



Where luxury lives

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.





 Original layout of the Grade II listed Farmstead

The Contemporary Collection brings together 41 beautifully crafted semi-detached, terraced and detached homes within the unique setting of the Grade II listed Bulcote Model Farm. Inspired by the site's agricultural heritage, the architecture has been carefully designed to complement its historic surroundings while delivering the comfort, efficiency and practicality of modern family living.

The layout reflects the character of the original farmstead, with terraces and semi-detached homes reinstating the historic rhythm of the site. Across Old Main Road, nine exclusive five-bedroom homes take inspiration from the neighbouring Corporation Cottages, replacing later agricultural buildings with a contemporary interpretation that enhances the setting. Together, they create a distinctive neighbourhood where heritage and modern living sit seamlessly alongside open countryside and mature landscaping.

History reimagined



Our Contemporary Collection

New build properties

 **The Barleycroft** 5 bed, 3 bath



 **The Harvest** 4 bed, 2 bath



 **The Granary** 4 bed, 2 bath



 **The Willow** 3 bed, 2 bath



 **The Paddock** 3 bed, 2 bath



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Plots 1-9

The Barleycroft *5 Bed Detached*

- ❖ **Exceptional 2.5-storey five-bedroom detached executive home**
- ❖ **Contemporary German-designed kitchen with integrated NEFF appliances and Porcelanosa tiled flooring**
- ❖ **Orangery-style kitchen roof lantern enhancing natural light**
- ❖ **Top-floor dedicated principal suite with walk-in wardrobe and luxurious en-suite. Velux balcony window to maximise countryside views**
- ❖ **Central kitchen island with dedicated snug area**
- ❖ **High-quality finishes throughout within a prestigious countryside setting**
- ❖ **Electric vehicle charging point**
- ❖ **Additional countryside land conveyed beyond generous rear garden**

The Barleycroft is a beautifully crafted 2.5-storey detached executive home that blends contemporary design with timeless elegance, offering generous family living within a sophisticated countryside setting.

The ground floor welcomes you with a grand entrance hall, leading to a private lounge, convenient WC, and a spectacular open-plan kitchen, dining and family area. Created with both everyday life and entertaining in mind, this stunning space features premium German kitchen cabinetry, integrated NEFF appliances, a central island, and elegant Porcelanosa tiled flooring. A versatile snug offers the perfect space for home working or additional family living.

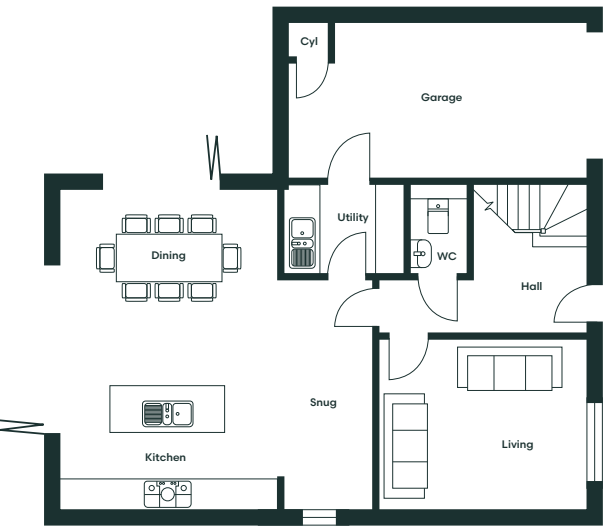
An orangery-style roof lantern fills the living space with natural light, while two sets of bi-fold doors open onto the landscaped rear garden, complete with a patio and large lawned area.

The first floor offers four well-proportioned bedrooms, including three generous doubles, one benefitting from its own stylish en-suite shower room, alongside a spacious single bedroom. A contemporary family bathroom is finished to an exceptional standard with Porcelanosa tiling, chrome heated towel rail and premium spa-style shower fittings.

Occupying the entire top floor, the luxurious principal suite provides a private sanctuary. This impressive space features a generous walk-in wardrobe, an elegant en-suite bathroom with Porcelanosa finishes, and a striking Velux balcony window that floods the room with natural light while framing far-reaching countryside views.

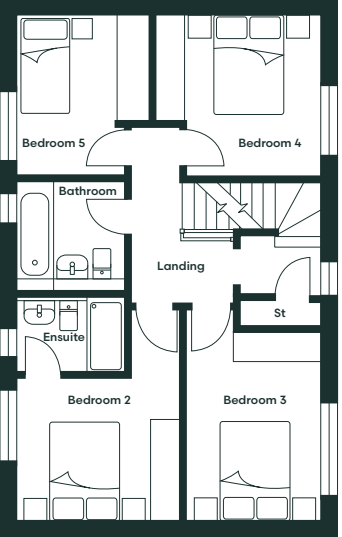
Beautifully crafted inside and out, The Barleycroft delivers sophisticated design, high-quality specification, and versatile family accommodation in a truly idyllic rural setting.

The Barleycroft *Floor Plan*



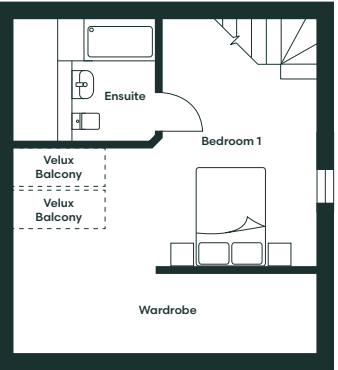
Ground Floor

Lounge	3569 x 4262	11'7" x 14'
Snug/Study	4475 x 1631	14'7"x 5'4"
Kitchen/Dining	6653 x 4512	21'8"x14'8"
Utility	1508 x 2345	4'9" x 7'7"
Garage	3163 x 5242	10'4" x 17'2"



First Floor

Bedroom 2	2885 x 3302	9'5" x 10'8"
Bedroom 3	3512 x 2698	11'5" x 8'9"
Bedroom 4	3163 x 3369	10'4" x 11'1"
Bedroom 5	3163 x 2631	10'4" x 8'6"
Bathroom	1935 x 2108	6'3" x 6'9"
En-suite	1653 x 2108	5'4" x 6'9"



Second Floor

Bedroom 1	4922 x 3017	16'1" x 9'9"
Walk-in Wardrobe	1640 x 6090	5'4" x 20'
En-suite	2419 x 2065	7'9" x 6'8"



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Plot 13

The Harvest *4 Bedroom*

- ❖ Exceptional four-bedroom semi-detached new-build home
- ❖ Designed to complement surrounding heritage conversion properties
- ❖ Contemporary German-designed kitchen with integrated NEFF appliances and Porcelanosa tiled flooring
- ❖ Spacious rear living room with bi-fold doors opening onto a private garden
- ❖ Open-plan kitchen and dining area
- ❖ Principal bedroom with private en-suite shower room
- ❖ Contemporary family living within a heritage-inspired farmstead setting
- ❖ Rear garden
- ❖ Allocated private parking spaces
- ❖ Electric vehicle charging point
- ❖ Views over adjacent paddock area

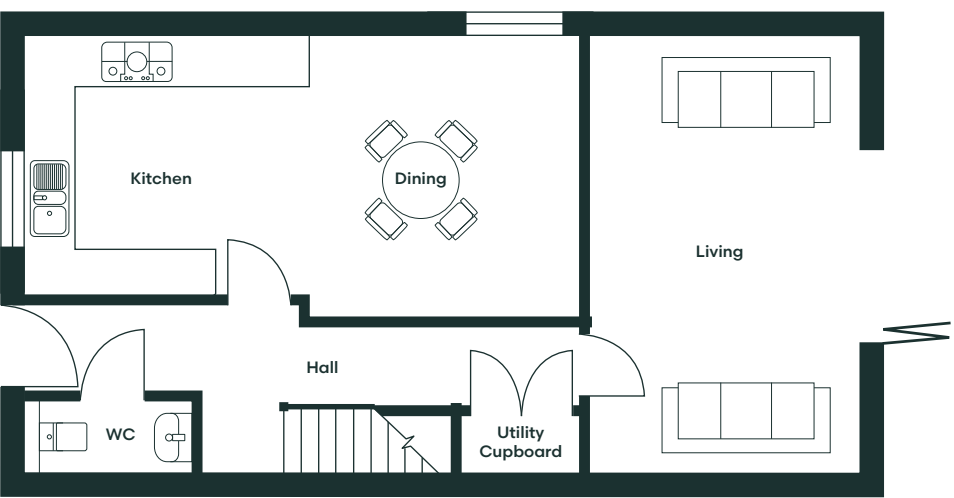
The Harvest is a thoughtfully designed four-bedroom semi-detached new-build home that complements the surrounding heritage conversion properties, delivering contemporary family living and a high-quality specification throughout.

A welcoming entrance hall introduces the home and includes a convenient WC and useful utility cupboard. To the front of the property is a contemporary kitchen and dining area featuring a German-designed kitchen, integrated NEFF appliances and elegant Porcelanosa tiled flooring. Designed to be both practical and stylish, it provides the perfect setting for everyday family life and entertaining guests. To the rear, a spacious living room opens onto the private rear garden through large bi-fold doors, creating a seamless connection between indoor and outdoor living while filling the space with natural light.

The first floor offers four well-proportioned bedrooms. The principal bedroom benefits from a stylish en-suite shower room finished with Porcelanosa tiling and premium fittings. A luxury family bathroom serves the remaining accommodation and is completed to the same exceptional specification.

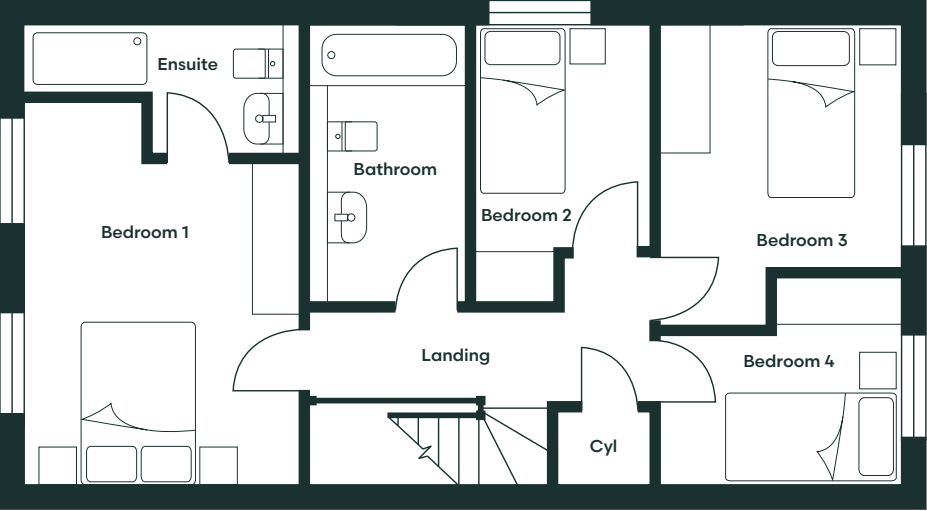
Externally, The Harvest benefits from a private rear garden and front driveway, with additional access to the shared open spaces, reinforcing its connection to the wider courtyard community.

The Harvest *Floor Plan*



Ground Floor

Kitchen	3669 x 3308	12' x 10'10"
Dining	3616 x 3491	11'10" x 11'5"
Living	5601 x 3483	18'5" x 11'5"
WC	2161 x 902	7'1" x 3'
Utility Cupboard	1746 x 755	5'9" x 2'6"



First Floor

Bedroom 1	4686 x 3379	15'4" x 11'1"
Bedroom 2	3373 x 2153	11'1" x 7'1"
Bedroom 3	2955 x 2954	9'8" x 9'8"
Bedroom 4	2954 x 2531	9'8" x 8'4"
Ensuite	3379 x 1566	11'1" x 5'2"
Bathroom	3373 x 1922	11'1" x 6'4"



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The Granary *4 Bedroom*

- ⌘ **Exceptional four-bedroom new-build home**
- ⌘ **Contemporary German-designed kitchen with integrated NEFF appliances and Porcelanosa tiled flooring**
- ⌘ **Spacious rear living room with large bi-fold doors opening onto a private garden**
- ⌘ **Principal bedroom with open-plan space and private en-suite shower room**
- ⌘ **Designed to complement the surrounding heritage setting**
- ⌘ **Open-plan kitchen and dining area**
- ⌘ **Allocated driveway parking spaces**
- ⌘ **Electric vehicle charging point**

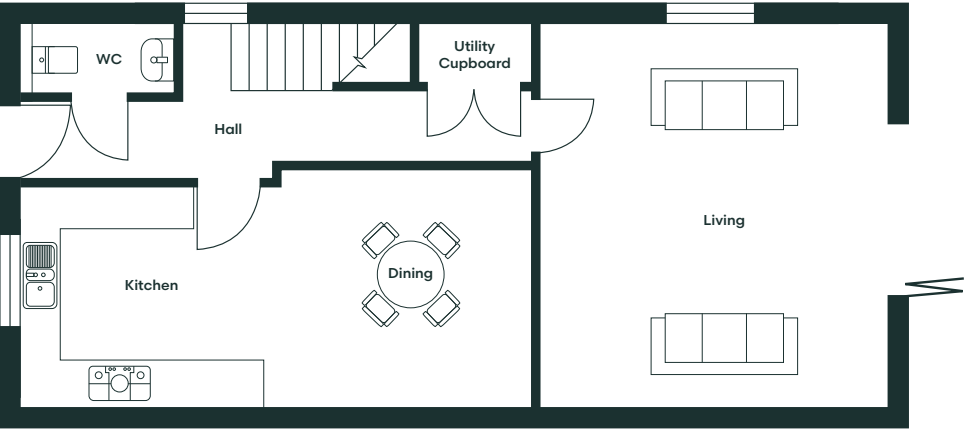
The Granary is a substantial four-bedroom new-build home arranged over two floors. The home is designed to complement the heritage character of the surrounding conversion properties, harmoniously joining contemporary designs with generous family living and a high-quality specification throughout.

A welcoming entrance hall introduces the home and includes a convenient WC and useful utility cupboard. To the front of the property is a contemporary German-designed kitchen and dining area featuring integrated NEFF appliances and elegant Porcelanosa tiled flooring. Designed to be both practical and stylish, it creates the perfect setting for everyday family life and entertaining. To the rear, a spacious living room features large bi-fold doors which open onto the private rear garden, creating a seamless flow between indoor and outdoor living while filling the space with natural light.

The first floor offers four well-proportioned bedrooms, including two generous double bedrooms and two comfortable single bedrooms. The principal bedroom benefits from a dressing area and a stylish en-suite shower room finished with Porcelanosa tiling and premium fittings. A luxurious family bathroom serves the remaining accommodation and is completed to the same exceptional specification.

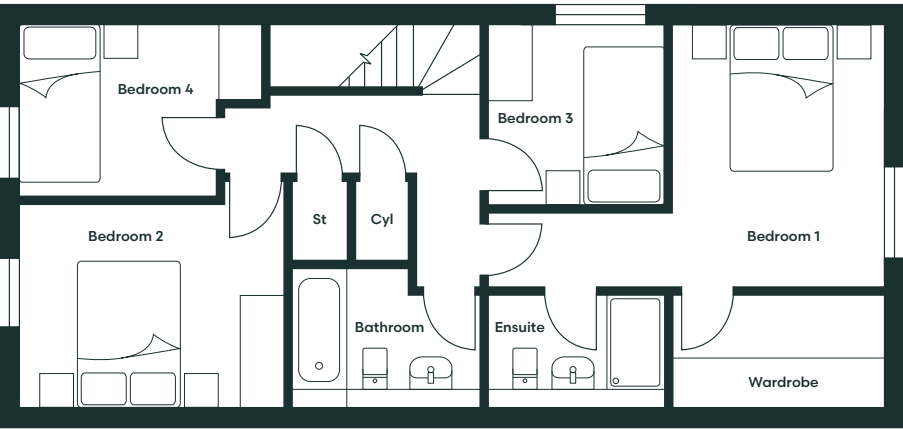
Externally, The Granary benefits from a private driveway, rear garden and access to the surrounding shared open areas, reinforcing its connection in the wider farmstead community.

The Granary *Floor Plan*



Ground Floor

Kitchen	3664 x 3000	12' x 9'10"
Dining	3491 x 3267	11'5" x 10'9"
Living	5252 x 4833	17'3" x 15'10"
Utility Cupboard	1746 x 755	5'9" x 2'6"
WC	2161 x 902	7'1" x 3'



First Floor

Bedroom 1	3619 x 2975	11'10" x 9'9"
Wardrobe	2975 x 1518	11'10" x 5'
Bedroom 2	3677 x 2780	12'1" x 9'1"
Bedroom 3	2504 x 2450	8'3" x 8'
Bedroom 4	3379 x 2358	11'1" x 7'9"
Ensuite	2450 x 1518	8' x 5'
Bathroom	2656 x 1897	8'9" x 6'3"



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Plots 30, 32, 37, 39

The Willow *3 Bedroom*

- ❖ **Exceptional three-bedroom new-build home**
- ❖ **Contemporary German-designed kitchen with integrated NEFF appliances and Porcelanosa tiled flooring**
- ❖ **Private rear garden**
- ❖ **Principal bedroom with a private en-suite shower room**
- ❖ **Designed to complement surrounding heritage setting**
- ❖ **Stylish family bathroom finished to a high specification**
- ❖ **Allocated parking spaces adjacent to the property entrance**
- ❖ **Electric vehicle charging point**

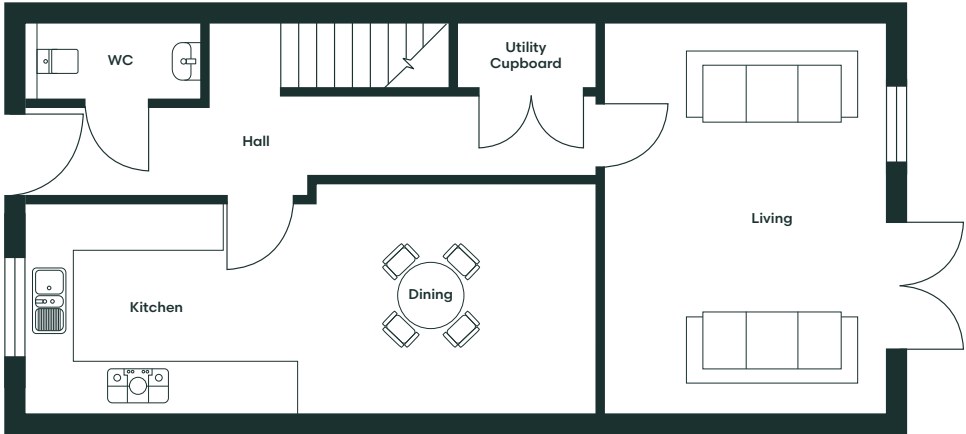
The Willow is an elegant three-bedroom mid-terrace new-build home arranged over two floors. Beautifully designed to complement the surrounding heritage conversion properties, it combines contemporary family living with traditional architectural detailing that reflects the character of the wider farmstead setting.

A welcoming entrance hall introduces the home and includes a ground-floor WC and useful utility cupboard. At the front of the property is a modern kitchen and dining area, creating a functional and sociable heart of the home. To the rear, a spacious living room opens through French doors onto the private rear garden, creating a seamless connection between indoor and outdoor living.

The first floor offers two generous double bedrooms and a well-proportioned single bedroom. The principal bedroom benefits from a stylish en-suite shower room finished to a high specification, while a luxurious family bathroom serves the remaining home, creating a practical and well-balanced layout for modern family living. Residents can also enjoy access to the surrounding shared open spaces, creating a welcoming setting within the wider farmstead community.

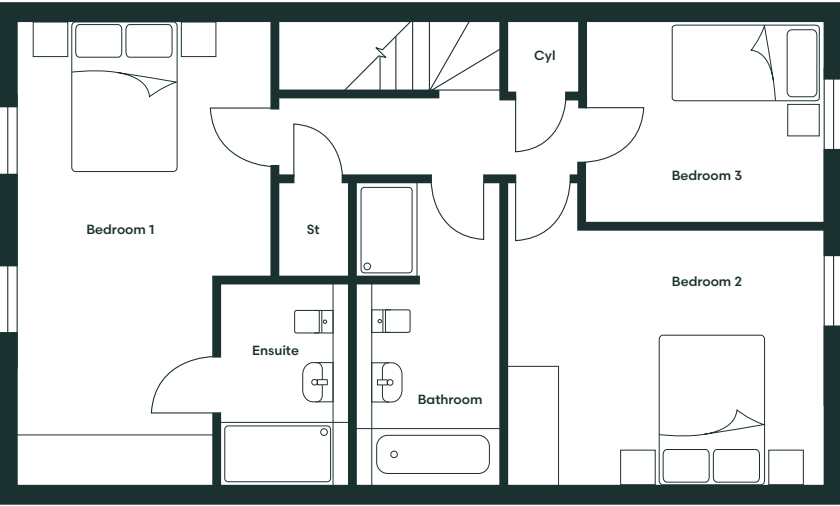
Combining contemporary design with practical family living, The Willow offers an outstanding opportunity to enjoy a stylish new home within the unique setting of The Old Farmstead Bulcote development.

The Willow *Floor Plan*



Ground Floor

Kitchen	3664 x 2561	12' x 8'5"
Dining	3491 x 2823	11'5" x 9'3"
Living	4814 x 3483	15'10" x 11'5"
Utility Cupboard	1746 x 755	5'9" x 2'6"
WC	2161 x 902	7'1" x 3'



First Floor

Bedroom 1	6161 x 3379	20'3" x 11'1"
Bedroom 2	4190 x 3377	13'9" x 11'1"
Bedroom 3	3142 x 2669	10'4" x 8'9"
Ensuite	2639 x 1713	8'8" x 5'7"
Bathroom	4012 x 1910	13'2" x 6'3"



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Plots 16, 18, 23, 25

- ⌘ **Exceptional three-bedroom new-build home**
- ⌘ **Contemporary German-designed kitchen with integrated NEFF appliances and Porcelanosa tiled flooring**
- ⌘ **Private rear garden**
- ⌘ **Principal bedroom with a private en-suite shower room**
- ⌘ **Designed to complement surrounding heritage setting**
- ⌘ **Stylish family bathroom finished to a high specification**
- ⌘ **Allocated parking spaces adjacent to the property entrance**
- ⌘ **Electric vehicle charging point**
- ⌘ **Retained original piggery outbuildings providing a flexible home office or storage space**

The Willow is a stylish three-bedroom mid-terrace new-build home arranged over two floors. Beautifully designed to complement the surrounding heritage conversion properties, it combines contemporary family living with traditional architectural detailing that reflects the character of the wider farmstead setting.

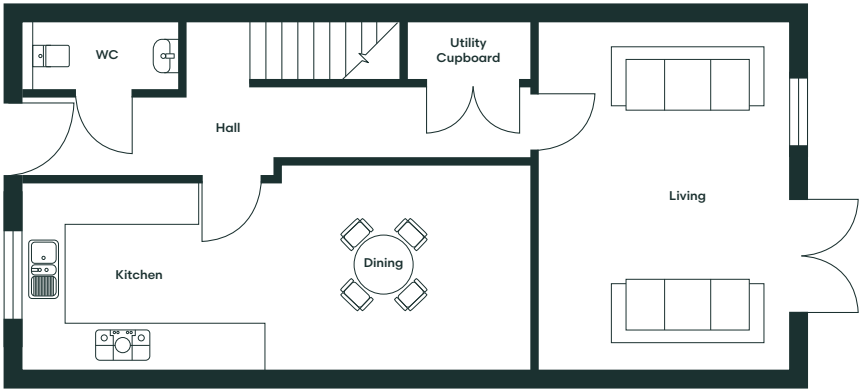
A welcoming entrance hall introduces the home and includes a ground-floor WC and useful utility cupboard. At the front of the property is a modern kitchen and dining area, creating a functional and sociable heart of the home. To the rear, a spacious living room opens through French doors onto the private rear garden, creating a seamless connection between indoor and outdoor living.

The first floor offers two generous double bedrooms and a well-proportioned single bedroom. The principal bedroom benefits from a stylish en-suite shower room finished to a high specification, while a luxurious family bathroom serves the remaining home, creating a practical and well-balanced layout for modern family living.

The rear garden is further enhanced by the original piggery outbuildings that have been thoughtfully incorporated to provide flexible additional space. Ideal as a home office or creative workspace, they preserve their original character while adding a unique feature to the property.

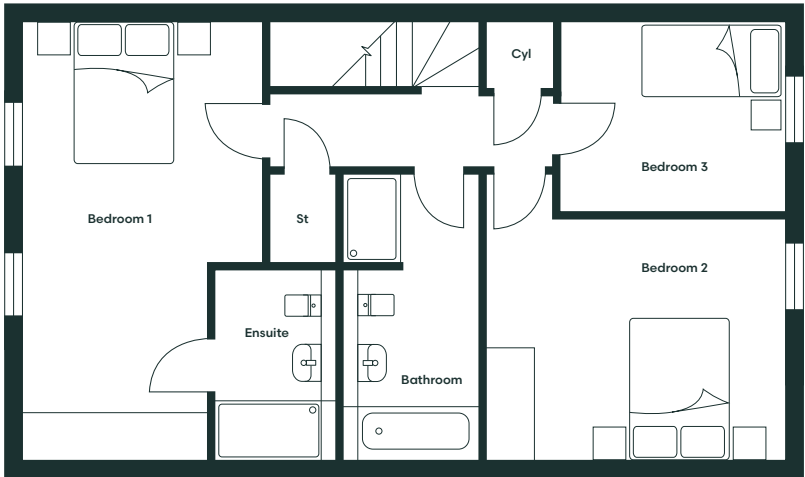
Residents can also enjoy access to the surrounding shared open spaces, creating a welcoming setting within the wider farmstead community.

The Willow *Floor Plan*



Ground Floor

Kitchen	3664 x 2561	12' x 8'5"
Dining	3491 x 2823	11'5" x 9'3"
Living	4814 x 3483	15'10" x 11'5"
Utility Cupboard	1746 x 755	5'9" x 2'6"
WC	2161 x 902	7'1" x 3'

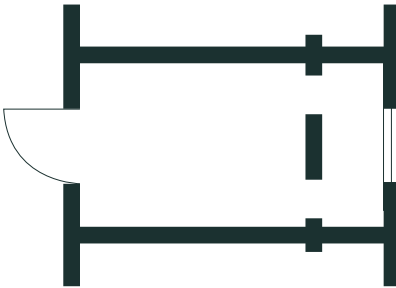


First Floor

Bedroom 1	6161 x 3379	20'3" x 11'1"
Bedroom 2	4190 x 3377	13'9" x 11'1"
Bedroom 3	3142 x 2669	10'4" x 8'9"
Ensuite	2639 x 1713	8'8" x 5'7"
Bathroom	4012 x 1910	13'2" x 6'3"

Single Outbuilding

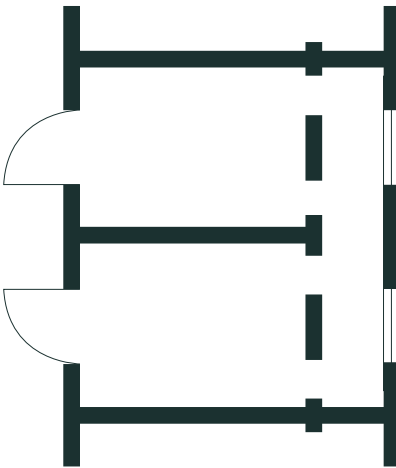
Sizes vary depending on plot



Plots 16, 25

Double Outbuilding

Sizes vary depending on plot



Plots 18, 23

The Willow *3 Bedroom with outbuilding*



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The Paddock *3 Bedroom*

- ⌘ **Exceptional three-bedroom new-build home**
- ⌘ **Contemporary German-designed kitchen with integrated NEFF appliances and Porcelanosa tiled flooring**
- ⌘ **Private rear garden**
- ⌘ **Principal bedroom with a private en-suite shower room**
- ⌘ **Designed to complement surrounding heritage setting**
- ⌘ **Allocated adjacent parking spaces**
- ⌘ **Electric vehicle charging point**

The Paddock is a beautifully designed three-bedroom new-build home arranged over two floors. Designed to complement the surrounding heritage conversion properties, it combines contemporary family living with traditional architectural detailing that reflects the charm of the wider development.

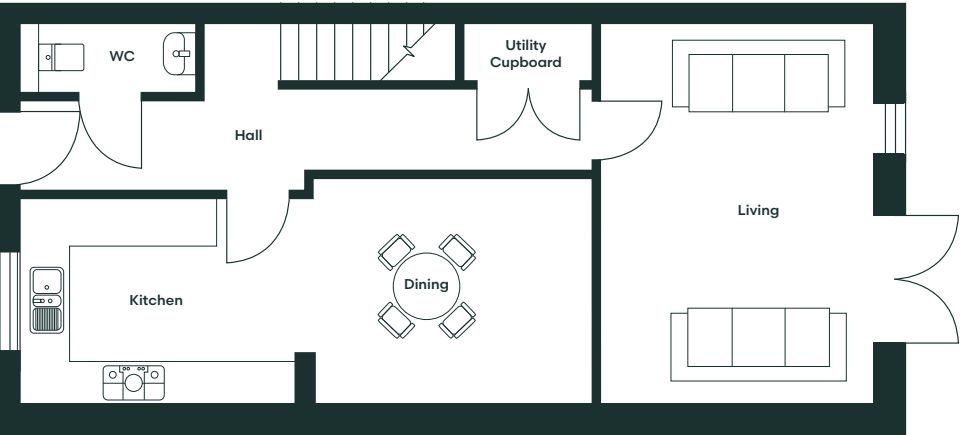
A welcoming entrance hall introduces the home and includes a convenient WC and useful utility cupboard. To the front of the property is a contemporary kitchen and dining area, while to the rear, a spacious living room opens through double doors onto the private rear garden, creating a seamless flow between indoor and outdoor living.

The first floor creates a practical and well-balanced layout, with two generous double bedrooms and a well-proportioned single bedroom. The principal bedroom benefits from a stylish en-suite shower room finished to a high standard, while a luxury family bathroom serves the remaining home, both finished with Porcelanosa tiling and premium chrome fittings.

Externally, The Paddock benefits from a private rear garden with access to the surrounding shared open spaces, creating a welcoming setting within the wider farmstead community.

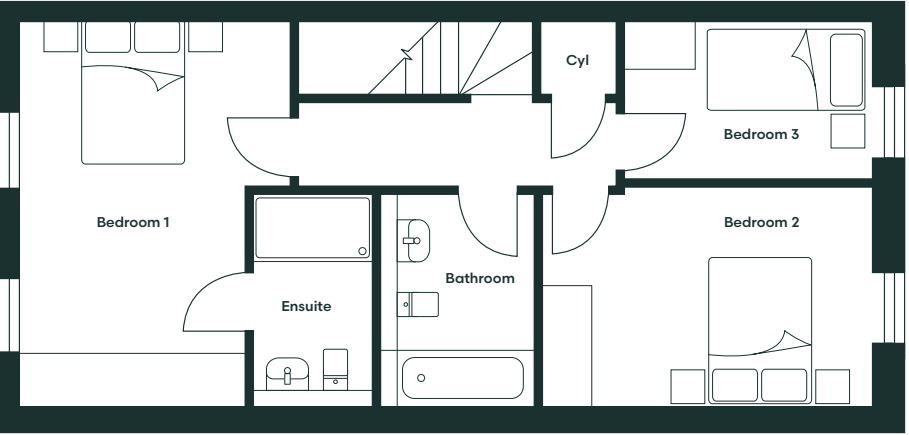
Combining contemporary design with practical family living, The Paddock offers an exceptional opportunity to enjoy a stylish new home within the unique setting of The Old Farmstead Bulcote development.

The Paddock *Floor Plan*



Ground Floor

Kitchen	3664 x 2561	12' x 8'5"
Dining	3491 x 2829	11'5" x 9'3"
Living	4814 x 3483	15'10" x 11'5"
Utility Cupboard	1746 x 755	5'9" x 2'6"
WC	2161 x 902	7'1" x 3'



First Floor

Bedroom 1	4814 x 3379	15'10" x 11'1"
Bedroom 2	4190 x 2738	13'9" x 9'
Bedroom 3	3142 x 1960	10'4" x 6'5"
Ensuite	2664 x 1503	8'9" x 4'11"
Bathroom	2664 x 1910	8'9" x 6'3"



To discover more, contact our Sales Team
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Disclaimer: All information and images provided are intended for illustrative purposes only and may be subject to change for reasons beyond our control. Wall and roof finishes vary. Handing may vary and some plots have integrated garages. Ask a member of our sales team for a finishes schedule to clarify queries on a specific plot. Floor plans are not to scale and each property shown may not include the features as described in the illustrations. As a consequence, this should be used for guidance only and cannot be relied on to accurately describe any Specified Matters as prescribed by an Order made under the Property Misdescriptions Act 1991, nor constitute a warranty, contract or part thereof.

THE
OLD FARMSTEAD
at Bulcote

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OLD FARMSTEAD
at Bulcote



The Paddock *3 Bedroom with outbuilding*

- ⌘ **Exceptional three-bedroom new-build home**
- ⌘ **Contemporary German-designed kitchen with integrated NEFF appliances and Porcelanosa tiled flooring**
- ⌘ **Private rear garden**
- ⌘ **Principal bedroom with a private en-suite shower room**
- ⌘ **Designed to complement surrounding heritage setting**
- ⌘ **Retained original piggery outbuildings, providing flexible home office or storage space**
- ⌘ **Allocated parking adjacent to the entrance**
- ⌘ **Electric vehicle charging point**

The Paddock is a beautifully designed three-bedroom new-build home arranged over two floors. Designed to complement the surrounding heritage conversion properties, it combines contemporary family living with traditional architectural detailing that reflects the character of the wider development.

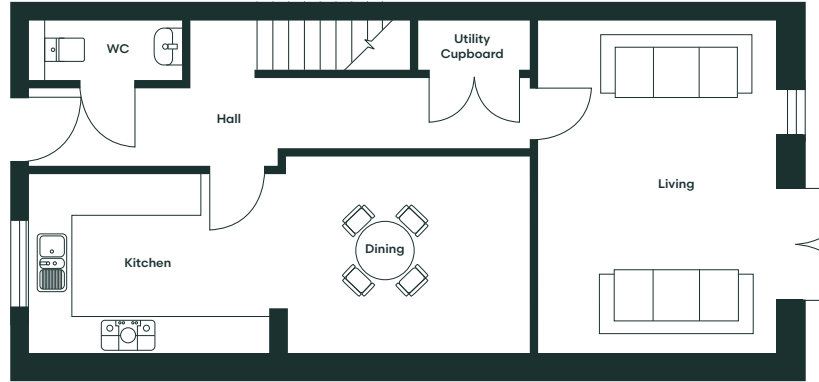
A welcoming entrance hall introduces the home and includes a convenient WC and useful utility cupboard. To the front of the property is a contemporary kitchen and dining area, while to the rear, a spacious living room opens through double doors onto the private rear garden, creating a seamless flow between indoor and outdoor living.

The rear garden is further enhanced by original piggery outbuildings that have been retained and incorporated to provide flexible additional space. Ideal as a home office or creative workspace, they preserve their original character while adding a unique feature to the property.

The first floor creates a practical and well-balanced layout, with two generous double bedrooms and a well-proportioned single bedroom. The principal bedroom benefits from a stylish en-suite shower room finished to a high standard, while a luxury family bathroom serves the remaining home, both finished with Porcelanosa tiling and premium chrome fittings.

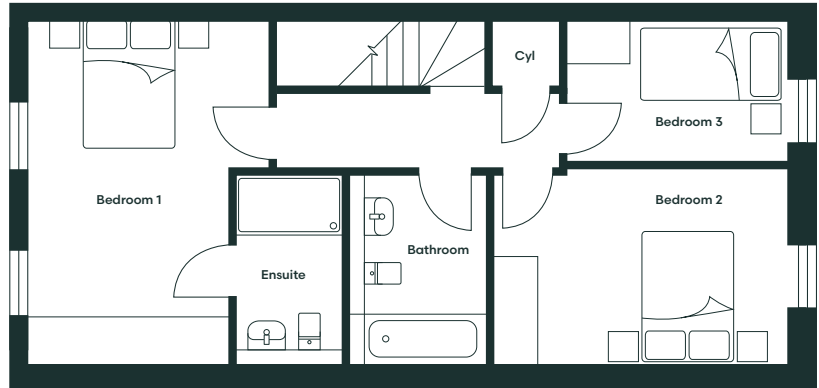
Externally, The Paddock also benefits from access to the surrounding shared open space areas, reinforcing its connection to the wider farmstead community.

The Paddock *Floor Plan*



Ground Floor

Kitchen	3664 x 2561	12' x 8'5"
Dining	3491 x 2829	11'5" x 9'3"
Living	4814 x 3483	15'10" x 11'5"
Utility Cupboard	1746 x 755	5'9" x 2'6"
WC	2161 x 902	7'1" x 3'

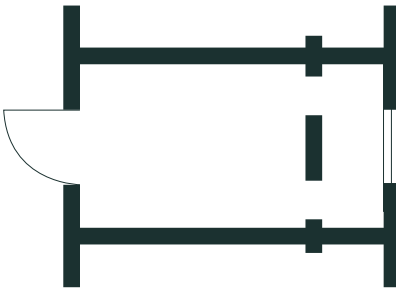


First Floor

Bedroom 1	4814 x 3379	15'10" x 11'1"
Bedroom 2	4190 x 2738	13'9" x 9'
Bedroom 3	3142 x 1960	10'4" x 6'5"
Ensuite	2664 x 1503	8'9" x 4'11"
Bathroom	2664 x 1910	8'9" x 6'3"

Single Outbuilding

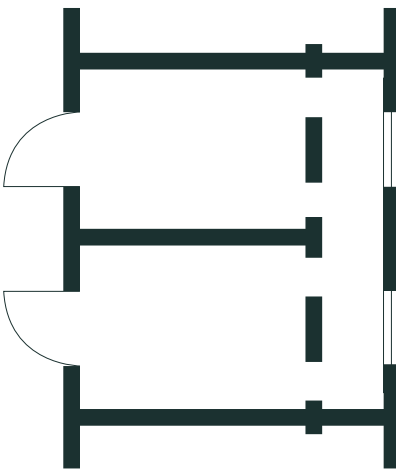
Sizes vary depending on plot



Plots 20, 22, 26

Double Outbuilding

Sizes vary depending on plot



Plots 15, 17, 19, 21, 24



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 Luxurious finishes as standard

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
- // Porcelanosa floor tiles to kitchen area



 Exceptional as standard fixtures

Bathrooms & en-suites

- // Porcelanosa floor & wall tiles included 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 on all new-build plots
- // Innovative shower wastewater heat recovery systems *
- // Premium double-glazed windows
- // Integrated alarm system

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
- // Selected properties include outbuildings
- // EV charging point

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



Exceptional living built with care

Woodall Homes is a family-owned housebuilder with over 15 years' experience of creating high-quality homes in sought-after locations. As a family business, we take real pride in everything we build, treating each home as if it were our own. High standards run through every stage of the process, from design and materials to craftsmanship and finish.

All Woodall homes come with a 10-year insurance-backed warranty, alongside our own two-year Woodall Homes warranty, and where build stages allow, you'll have the opportunity to personalise your home so it truly reflects you. Because for us, **exceptional really does come as standard.**

Let's find a place you'll be proud to call home



Your new home is closer than you think

1 Reserve your new home

Once you've found the home you love, you can reserve it by completing a reservation form and paying the reservation fee. This secures your chosen property for an agreed period of time, giving you peace of mind while you move forward with the next steps.

2 Arrange your mortgage

If you need a mortgage, this is the time to get things underway. An independent financial advisor can help you understand your options and find a mortgage that suits your circumstances. We're always happy to offer guidance or point you in the right direction.

3 Appoint a solicitor

Your solicitor will manage the legal side of your purchase, including searches, contracts and completion. If you need recommendations, our Sales Advisors can help or you may prefer to use someone trusted by family or friends.

4 Personalise your home

Depending on the stage of construction, you may have the opportunity to personalise your new home. Choose from a range of kitchen options, finishes and upgrades to add those personal touches that make your house feel like home.

5 Exchange contracts

Once your solicitor has completed all necessary checks and your mortgage offer is in place, you'll be ready to exchange contracts. At this stage, you'll pay your deposit and the sale becomes legally binding, bringing you one step closer to moving in.

6 Move in and settle

When your new home is ready, you'll be invited to complete the purchase and collect your keys. Our Sales Advisor and Site Manager will welcome you and show you around, so you can start enjoying life at The Old Farmstead from day one.



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