

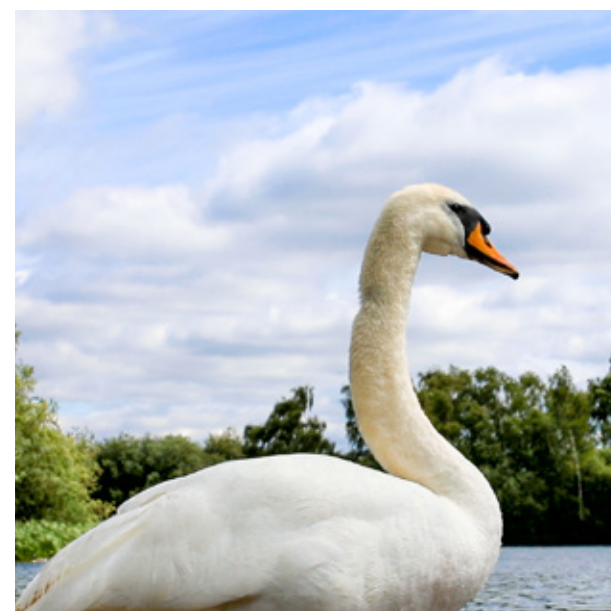
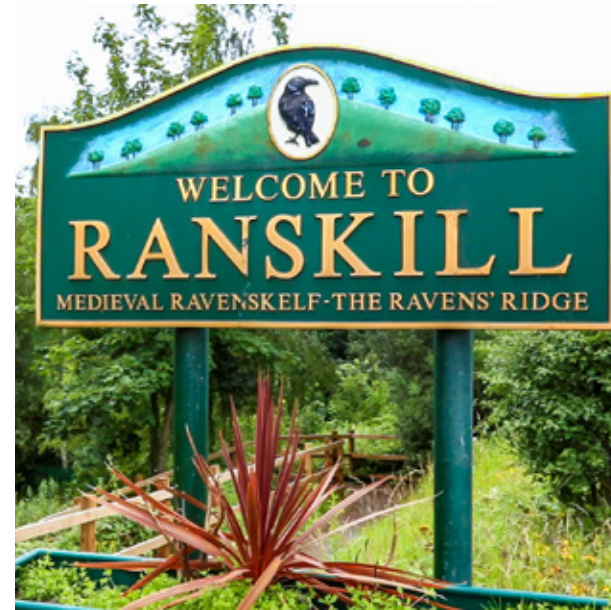


**FOLLYNOOK PARK**  
RANSKILL



# RANSKILL

The village of Ranskill occupies an idyllic position in Nottinghamshire, close to the South Yorkshire border. It is Ravenskelf, the medieval community of Ravens' Ridge. Its history and its heritage have earned it a serenity and a reverence that has allowed it to stand the test of time unspoiled. Nestled away in the countryside, this stunning rural community is afforded countless stunning vistas and sites of natural beauty. Relax by the tranquil waters of two stunning nature reserves, Daneshill Lakes and Idle Valley. Try your hand at the Serlby Golf Course or Lound Waterski Club. Lose yourself in stunning woodland and abundant fishing spots. With its wealth of serene landscapes and outdoor activities. Ranskill is a perfect antidote to the pressures of urban living. Its proximity to the historic market town of Bawtry affords it all the practicalities and amenities of daily life, as well as chic restaurants, wine bars, and a boutique shopping experience.



IMMENSE COUNTRYSIDE

IDLE VALLEY  
NATURE RESERVE

COUNTLESS FISHING SPOTS

DANESHILL LAKES  
& SAILING CLUB



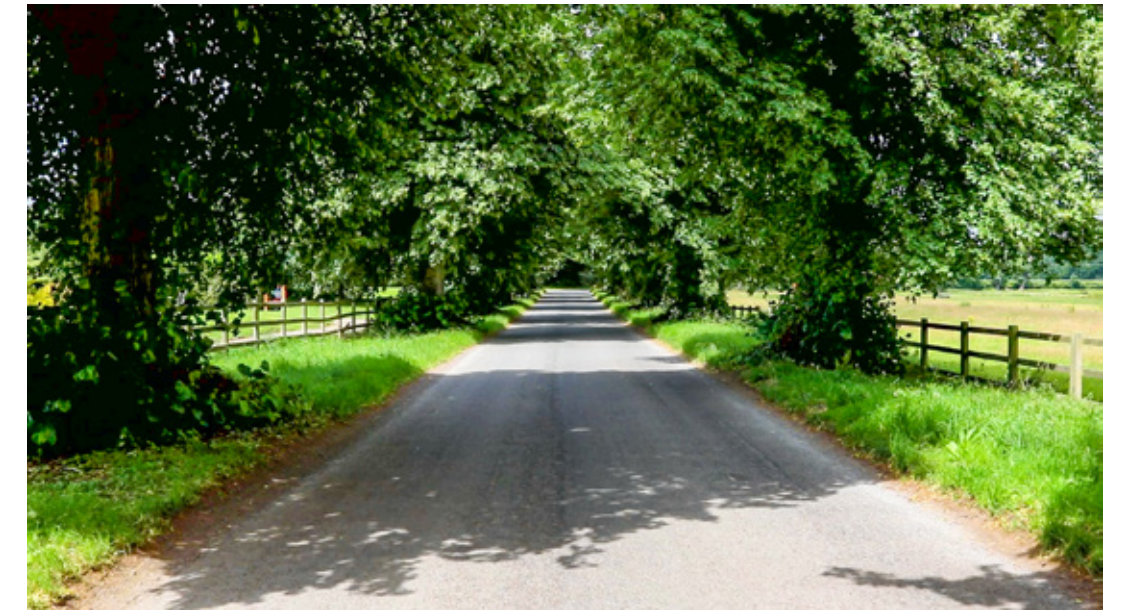
FOLLYNOOK PARK  
RANSKILL

BAWTRY/TICKHILL CAFÉ  
CULTURE

SERLBY GOLF COURSE

YORKSHIRE WILDLIFE PARK

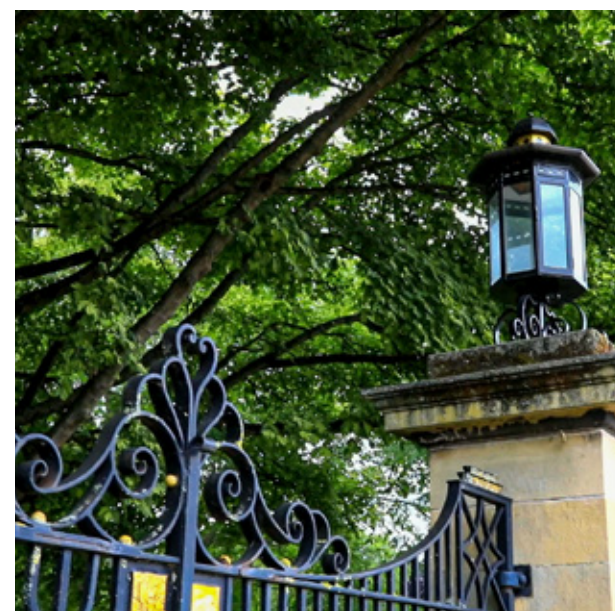
DONCASTER RACE COURSE





# INTO THE UNKNOWN

**T**ime to explore! Follynook Park earns you a prime position to enjoy the spoils of Nottinghamshire, Yorkshire, Lincolnshire and Derbyshire. Even from its own peaceful abode in Ranskill, it has ready access to excellent routes across the countryside. The A1(M) J34 is only a few minutes away giving you colossal reach, while London King's Cross can be accessed from Retford in just over an hour. You can finally secure the perfect home in the rolling green country, without taking your finger off the pulse. Follynook Park presents a real opportunity, resting at the confluence of these four great counties. It is your chance to escape the confines of daily life and explore some of the most beautiful parts of the country. From lakes to minsters, coffee shops to art galleries, Follynook Park gives you a true opportunity to expand your horizons.



## FOLLYNOOK PARK RANSKILL



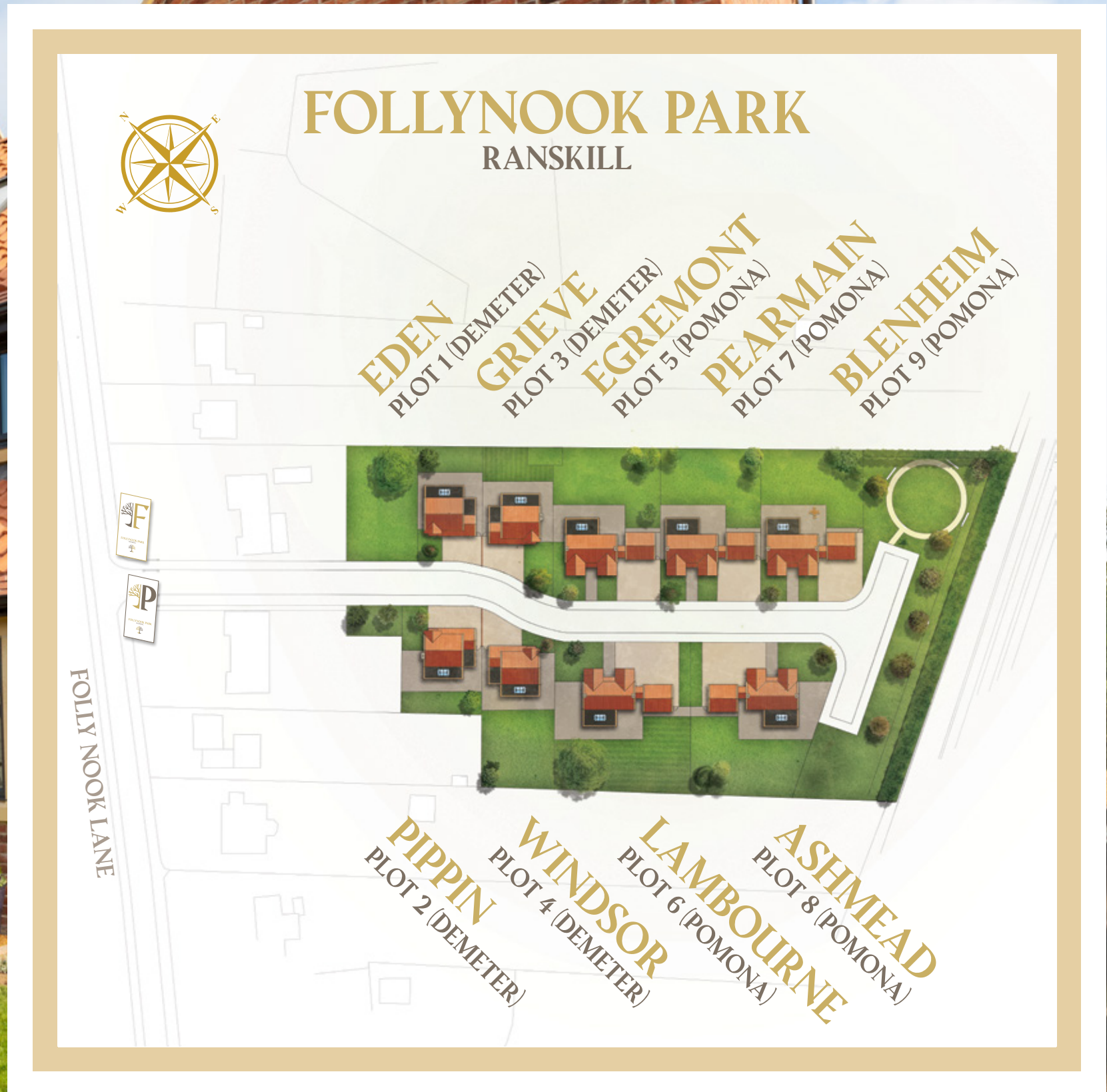




# FOLLYNOOK PARK

Follynook Park is a glorious contemporary development that doesn't compromise on the architectural cues of its surroundings. The development transcends the expectations of many modern builds by opting to avoid the pitfall of a cramped road with as many houses as possible. It instead boasts an exclusive and stunning community.

Follynook Park has been built around its own garden parkland at the end of the development in the shade of tall trees. It's a place for children to play, families to picnic, and for everyone to foster a real sense of community within this exclusive manor. But the park is so much more than just the garden: Follynook Park is your family's orchard. Every home has been bestowed with an apple as its sigil, a house crest affording it a unique but kindred identity with the other homes of the park. Each home will be gifted with the apple tree of its namesake, exhibiting it upon its front lawn. Every home will bear fruit for families to share and enjoy together in the many years to come.







## DEMETER

### SPECTACULAR STYLE AND SUBSTANCE - PLOT 1-4

**D**emeter; like its namesake the Greek deity of harvest, is a beautiful form held by the first four homes of Follynook Park. Standing at its centre is an unmatched living space of staggering size and sophistication. This dazzlingly bright home already offers an outstanding aspect throughout, bathed in natural light from floor to ceiling. It is within this grand hall that you will find an atmosphere within a class of its own, whether you are cooking, dining or entertaining. The five double bedrooms, four WCs, three showers and two baths make it an exceedingly accommodating home for family, friends, and guests. Built for entertainment as well as quiet evenings of comfort and relaxation, it offers another two reception rooms to the front. The first bedroom occupies the entire second floor. An ode to the luxury and the thought that has born Follynook Park itself, this bedroom offers both its own en suite as well as a separate dressing room with a stunning bath where you can gaze up toward the stars.



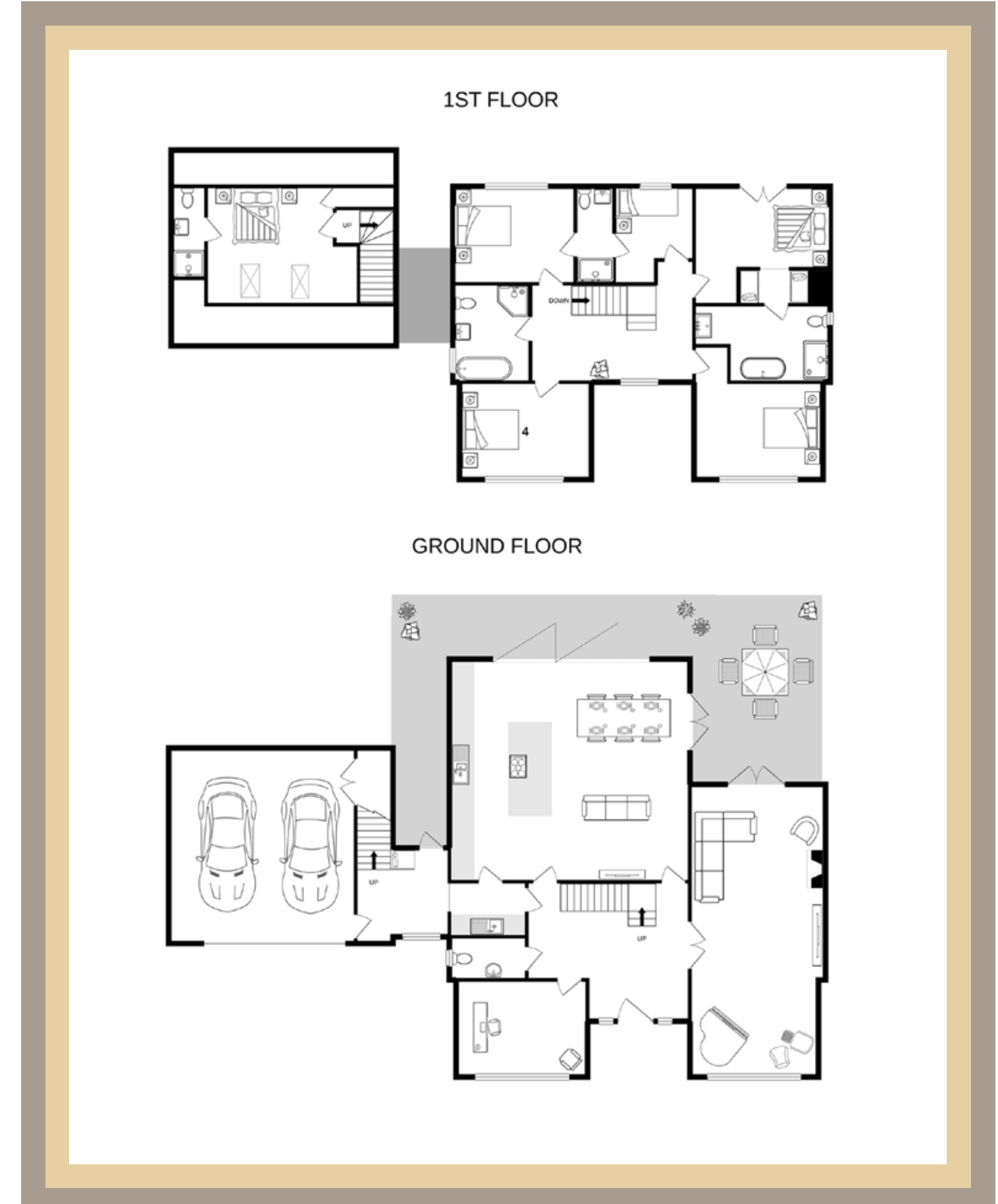




# POMONA

## THE APEX OF FORM AND FUNCTION - PLOT 5-9

**P**omona, the Roman goddess who fostered orchards and secret gardens, was the only title truly befitting the flagship home of Follynook Park. The sheer scale and luxury of this form is present in each and every room. The Pomona boasts five superb bedrooms in the main house with two en suites and the family bathroom on the first floor. Yet it still offers a great deal more. If you cross the bridging lobby and follow the stairs above the garage you will find a tremendous annex. It comprises a beautiful self-contained guest bedroom with its own en suite, making this immense home simply ideal for hosting friends and relatives from near or far. The Pomona offers a gorgeously bright space to the rear of the home, overlooking the garden and combining the beautiful kitchen with dining and leisure space. This is complimented further by an extensive lounge which also enjoys the garden view thanks to its stunning dual aspect. Nothing has been sacrificed to secure such outstanding living spaces. Thanks to its thoughtful construction, you will find a separate study, utility room, cloakroom, double garage and more, nestled within the grand walls of this breath-taking home.





# UNCOMPROMISING SPECIFICATION

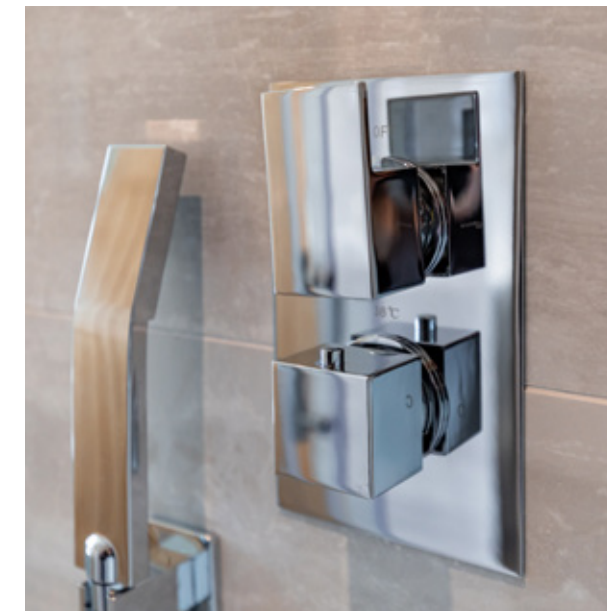
Every home in this remarkable community has been afforded the sophistication it deserves. Each element of the property has been thoughtfully chosen to exemplify the heritage and the culture that these homes represent. They offer an ideal canvas for any lifestyle: from their future-focused wiring allowing for entertainment and communication throughout, to their peaceful green gardens with patios of beautiful Indian stone.

## INTERNAL

- Light grey walls in vinyl emulsion and ceilings in pure white matt
- Architraves and skirting finished in white satin
- Heavy oak doors
- Sophisticated brushed chrome ironmongery throughout
- Tailored contemporary tiling for bathrooms and showers
- Contemporary white sanitary ware with chrome taps and showers
- LED downlighters throughout with warm or cool lighting choices
- Satellite dish and TV wiring / data distribution system throughout
- High efficiency gas-fired boiler with heated towel radiators to all bathrooms and under floor heating to downstairs
- Tailored granite/quartz kitchen worktops
- Soft close doors and drawers
- Fitted wardrobes to principal suite
- Under-lit wall units
- Washing machine, dryer and undermounted sink in the Utility Room
- Intruder alarm and CCTV wiring
- Heat and smoke detectors
- Kitchen appliances comprising:
  - 'Slide and hide' oven warming drawer
  - Induction hob with downdraft extractor
  - Combi microwave oven
  - Integrated fridge/freezer
  - Dishwasher
  - Separate wine cooler
  - Chrome mixer taps with instant boiling water

## EXTERNAL

- Your home's namesake apple tree
- Exquisite Landscaping to the front and rear
- External brick walls, constructed using traditional methods
- Artstone cils and heads
- Anthracite windows and frames with elegant polished chrome ironmongery and low maintenance PVCu bodywork
- High security doors and locks
- Front and rear security lights
- Electric car charging point
- Timber feather edge fencing between properties
- Modern resin driveways
- Indian stone patio to rear
- Automatic Garage Doors
- External taps in the garage and rear garden



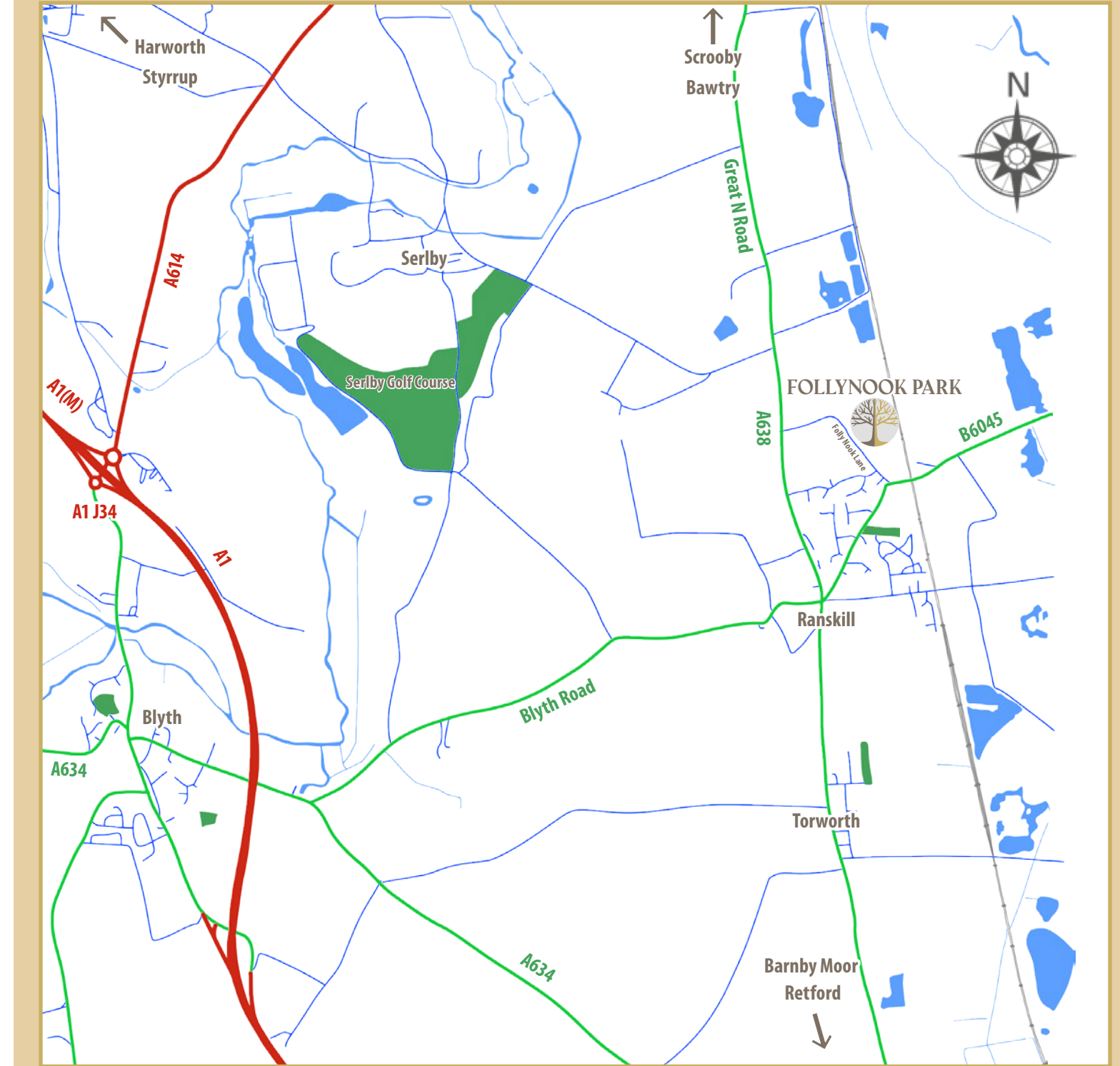


Follynook Park  
Ranskill  
Nottinghamshire  
DN22 8FR



## FINDING YOUR WAY HOME

**W**e don't expect you will get lost along the way, but it's good to know how to find your way home. Follynook Park is on Folly Nook Lane just off the A638 section of The Great North Road. It is only moments away from the A1(M) Junction 34, making it exceedingly simple to get home by road. The train station at Retford is also particularly convenient, with regular bus services connecting it to Ranskill and Blyth.





**FOLLYNOOK PARK**  
RANSKILL

available **exclusively** from



0114 232 1764



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. Floor plans are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



