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PROPERTY BROCHURE



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# SINT NICOLAASGA

HUISTERHEIDE 1 - 8521 NC - NETHERLANDS

€2,500,000 v.o.n.

# SINT NICOLAASGA

## HUISTERHEIDE 1 - 8521 NC

ASKING PRICE	€2,500,000 v.o.n.
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Status	beschikbaar
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Acceptance	in overleg
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### CONSTRUCTION

Kind of house	Landgoed, vrijstaande woning
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Building type	bestaande bouw
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Construction period	1871
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Particulars	monumentaal pand, monument, erfgoed
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### SIZES AND LOCATION

Living area	583 m <sup>2</sup>
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External storage space	26 m <sup>2</sup>
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Volume	2033 m <sup>3</sup>
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Plot size	50080 m <sup>2</sup>
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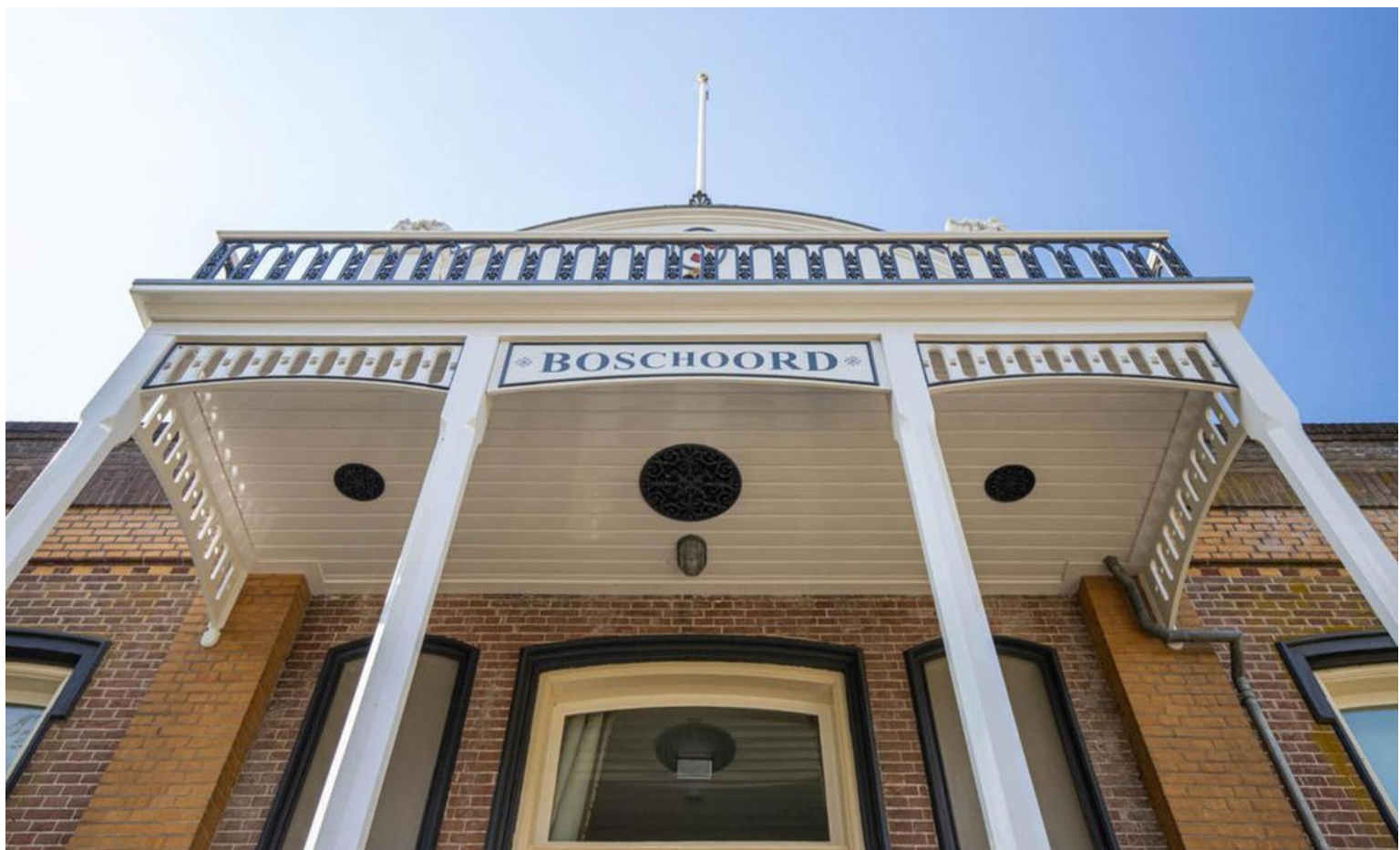
Location	aan bosrand, aan water, aan rustige weg, vrij uitzicht, beschutte ligging, buiten bebouwde kom, in bosrijke omgeving, landelijk gelegen
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### VILLA FRIESLAND MAKELAARDIJ

Lange Marktstraat 1  
8911 AD Leeuwarden

+31 582300623  
info@villafriesland.nl



# SINT NICOLAASGA

## HUISTERHEIDE 1 - 8521 NC

### LAYOUT

Rooms	11
BedRooms	8
BathRooms	9
Floors	3
Facilities	mechanische ventilatie, alarminstallatie, tv kabel, airconditioning, rookkanaal, dakraam, glasvezel kabel, domotica, natuurlijke ventilatie

### MISCELLANEOUS

Insulation	dakisolatie, muurisolatie, vloerisolatie, dubbel glas, hr glas
Type of roof	samengesteld dak
Roof materials	pannen, bitumineuze dakbedekking
Inside maintenance	goed
Outside maintenance	goed

### C.H.

Heating	cv ketel, vloerverwarming gedeeltelijk
Boiler type	Nefit
Construction year	2020
Fuel	gas
Ownership	eigendom
Combined boiler	1
Hot water	cv ketel

### SHED

Type	vrijstaand hout
Facilities	voorzien van elektra
Amount	1

### GARAGE

Type	vrijstaand steen
Facilities	elektra, water, vloering
Capacity	2
Dimensions	1500x700 (105)
Amount	1

### GARDEN

Gardens	tuin rondom
Total surface	50000 m <sup>2</sup>
Main garden	tuin rondom
Back entrance	1

### PARKING

Facilities	op eigen terrein, op afgesloten terrein
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# SINT NICOLAASGA

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## HUISTERHEIDE 1 - 8521 NC

### DESCRIPTION

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NSW Estate "Huize Boschoord" – Frisian Lake District

In the heart of the Frisian Lake District, between Lemmer and Joure, lies the exceptional NSW-designated estate "Huize Boschoord". A historic country house of rare elegance, set on 5.5 hectares of private grounds and surrounded by woodland, water and tranquillity.

Built in 1871 as a refined country retreat, Huize Boschoord combines architectural distinction with contemporary comfort. The eclectic design, inspired by chalet-style elements and expressive brickwork, was highly progressive for its time and remains striking today.

The estate offers approximately 568 m<sup>2</sup> of living space, divided over a basement, bel-etage and upper floor. The residence comprises eight spacious suites, each with its own bathroom, making the property suitable for private use, representative living or a high-end hospitality concept. A circular driveway provides an elegant arrival and departure.

Over the past decade, the house has been meticulously restored and upgraded, with an investment exceeding €1.2 million. Modern installations and sustainability measures, including roof insulation and double glazing, have been discreetly integrated, preserving the authentic 19th-century atmosphere.

The interior is rich in period details, including ornate fireplaces, damask wall coverings, refined staircases and bespoke finishes.

The bel-etage forms the heart of the house. A marble entrance hall leads to two impressive salons and a formal dining room, all featuring generous proportions and original fireplaces. The professional-grade kitchen, located in the former billiard room, is equipped to gastronomic standards and is ideally suited for entertaining on a grand scale.

The basement level houses 4 characterful rooms, each approximately 30 m<sup>2</sup>, suitable as guest suites, studies or leisure spaces.

On the upper floor, 4 generous suites offer panoramic views over

the estate and surrounding woodland. Several rooms feature freestanding bathtubs and balconies overlooking the grounds.

The landscaped estate extends to 5 hectares and borders the private Vegelin woodland, including a large pond. The grounds feature a terrace, a historic tea pavilion dating from circa 1900, a waterside gazebo and a carriage house with plans for conversion into additional guest accommodation or residential space with a separate driveway.

Huize Boschoord is a listed national monument and is designated under the Dutch Natuurschoonwet (Nature Conservation Act). This classification provides substantial fiscal advantages in relation to inheritance and gift tax, income tax, corporate tax, transfer tax and property-related levies, subject to long-term preservation requirements. These benefits significantly support the sustainable ownership and maintenance of the estate.

Sint Nicolaasga is centrally located within the Frisian Lake District and offers excellent accessibility. Joure is reached within 8 minutes, Sneek and Heerenveen within 20 minutes. The A6 motorway provides direct connections to Groningen (45 minutes), Leeuwarden (35 minutes) and Amsterdam (approximately 75 minutes).

Huize Boschoord represents a rare opportunity to acquire a fully restored, NSW-designated estate of scale and distinction, combining privacy, heritage and commercial potential in one of the most desirable regions of the Netherlands.

Viewings are available by appointment.















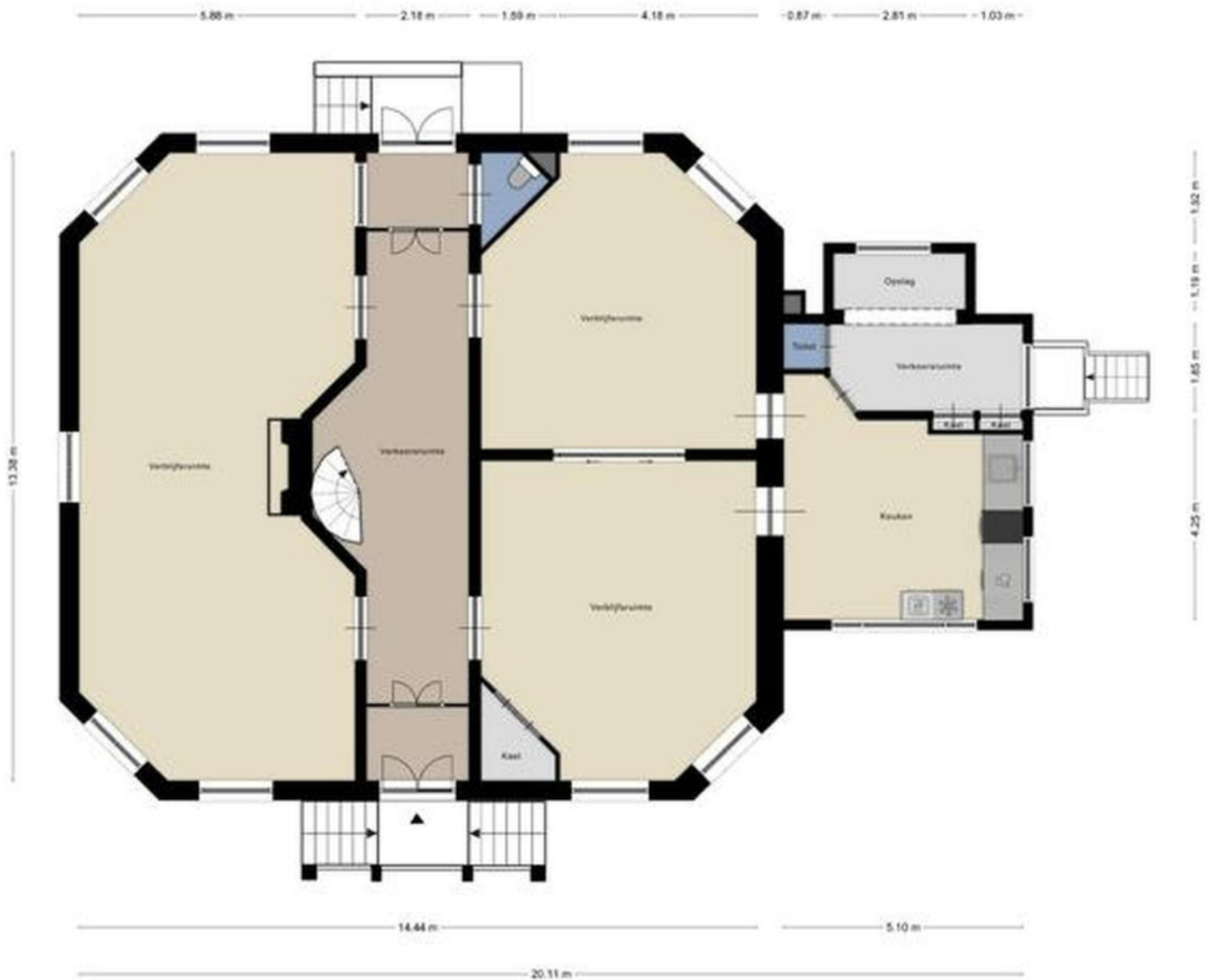












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