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PROPERTY BROCHURE




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BANTEGA

KLIJNSMAVAART 8 - 8538 RM - NETHERLANDS

€1,250,000

BANTEGA

KLIJNSMAVAART 8 - 8538 RM

ASKING PRICE €1,250,000

Status beschikbaar

Acceptance in overleg

CONSTRUCTION

Kind of house Landhuis, vrijstaande woning

Building type bestaande bouw

Construction period 1915

Particulars dubbel bewoning

SIZES AND LOCATION

Living area 161 m²

Other indoor space 44 m²

External storage space 78 m²

Volume 809 m³

Plot size 31770 m²

Location aan water, aan rustige weg, vrij uitzicht, buiten bebouwde kom, aan vaarwater, in bosrijke omgeving, landelijk gelegen



VILLA FRIESLAND MAKELAARDIJ

Lange Marktstraat 1 +31 58 230 0623
8911 AD Leeuwarden info@villafriesland.nl



BANTEGA

KLIJNSMAVAART 8 - 8538 RM

LAYOUT

Rooms	5
BedRooms	3
BathRooms	1
Floors	3
Facilities	alarminstallatie, rookkanaal, natuurlijke ventilatie

ENERGY

Class	E
Index	
End date	2035-04-16

MISCELLANEOUS

Insulation	dakisolatie, vloerisolatie, gedeeltelijk dubbel glas
Type of roof	zadeldak
Roof materials	pannen
Inside maintenance	goed
Outside maintenance	goed

C.H.

Heating	cv ketel, open haard, vloerverwarming gedeeltelijk
Boiler type	HR107

Fuel	gas
Ownership	eigendom
Hot water	cv ketel, elektrische boiler eigendom

SHED

Type	vrijstaand hout
Facilities	voorzien van elektra
Amount	2

GARAGE

Type	vrijstaand steen, parkeerplaats
Facilities	verwarming, elektra, water, vloering, elektrische deur
Capacity	1
Insulation	volledig geïsoleerd
Amount	1

GARDEN

Gardens	tuin rondom
Total surface	31770 m ²
Main garden	tuin rondom
Back entrance	1

PARKING

Facilities	op eigen terrein, op afgesloten terrein
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DESCRIPTION

VREDENHOF – HISTORICAL ESTATE IN DE FRYSKE MARREN

Nestled in the peaceful southern part of the municipality of De Fryske Marren, near Lemmer, lies the distinguished estate Vredenhof.

Acquired in 1973 by the current owner, it immediately captivated with its serene charm and unmistakable character. Here, tranquility, privacy, and history combine effortlessly with excellent accessibility and nearby amenities. For those who love boating a mooring at the Tjeukemeer is optional.

Step onto the estate, and you enter a world of your own, surrounded by lush greenery, sparkling water, and timeless beauty.

LIVING WITH CHARACTER AND HISTORY

The residence has been carefully restored with respect for its heritage, using only the finest, often antique, materials.

The entrance through the kitchen is adorned with an 18th-century transom, delicately carved from linden wood. The kitchen, crafted in historic style by master artisan F. van der Velde, blends seamlessly with the authentic ambiance of the home.

The floors date from the late 19th century, and the kitchen features two blue-and-white panels from around 1800, made in Harlingen.

The sitting room and conservatory showcase unique period details, including a marble fireplace from an Amsterdam canal house (circa 1740) and French doors opening onto the garden. Beneath the conservatory lies a hidden wine cellar with an electric hatch, laid with 18th-century tiles, 17th-century oak wine racks, and original cabinet doors.

The ground floor also offers a stylish front room with a marble fireplace (circa 1820) and a bathroom.

Upstairs, there are two bedrooms.

OUTBUILDING WITH CHARM AND POTENTIAL

The elegant outbuilding, featuring long semicircular windows, offers stunning views of the garden.

Currently used as office space, it is connected

internally to a heated garage with loft, kitchenette, and toilet.

This versatile building could easily be transformed into a fully independent guesthouse.

Full of character, it boasts a Stevenson or Norwich cornice, a French dessus-de-porte from the 18th century, a faux marble fireplace, and a trumeau from a Frisian town hall, all contributing to its historic charm.

AN IMPRESSIVE ESTATE GARDEN

What began as a plot of approximately 1,600 m² has grown into a remarkable estate of approximately 3.18 hectares. The gardens were carefully designed to combine formal and natural elements, including two (swimming) ponds, multiple terraces, garden houses, a conservatory with vegetable garden, wooded areas, and expansive lawns.

A striking feature is the elegant garden dome, designed by F. van der Velde, resting on concrete pillars and topped with a gilded pinecone by artist Axel van der Horst, inspired by the Marekerk in Leiden. The formal pond is framed with historic elements from the Dominicus Church on Spuistraat in Amsterdam. The water features are supplied by the adjacent canal, creating a vibrant and natural ecosystem.

MOORING AT THE TJEUKEMEER

The estate offers the option to take over a private mooring of approximately 56 m² in Oosterzee harbor (8 minutes away), directly on the Tjeukemeer—an ideal base for water sports and leisure.

HIGHLIGHTS

- Historical estate with exceptional character and rich heritage
- Tranquil, exclusive location near Lemmer
- Residence with high-quality, often antique materials
- Authentic features: marble fireplaces, 18th-century details, and fine woodwork
- Hidden wine cellar with unique historical finish
- Spacious outbuilding with guesthouse potential
- Estate of approx. 3.18 hectares with ponds, woodland, and gardens
- Architecturally and artistically significant garden dome
- Private mooring in Oosterzee harbor (8 min) on the Tjeukemeer optional
- Perfect blend of privacy, nature, and accessibility to the Randstad

Vredenhof is a masterpiece where history,

craftsmanship, and love for detail converge. A tranquil estate that continues to enchant and inspire.











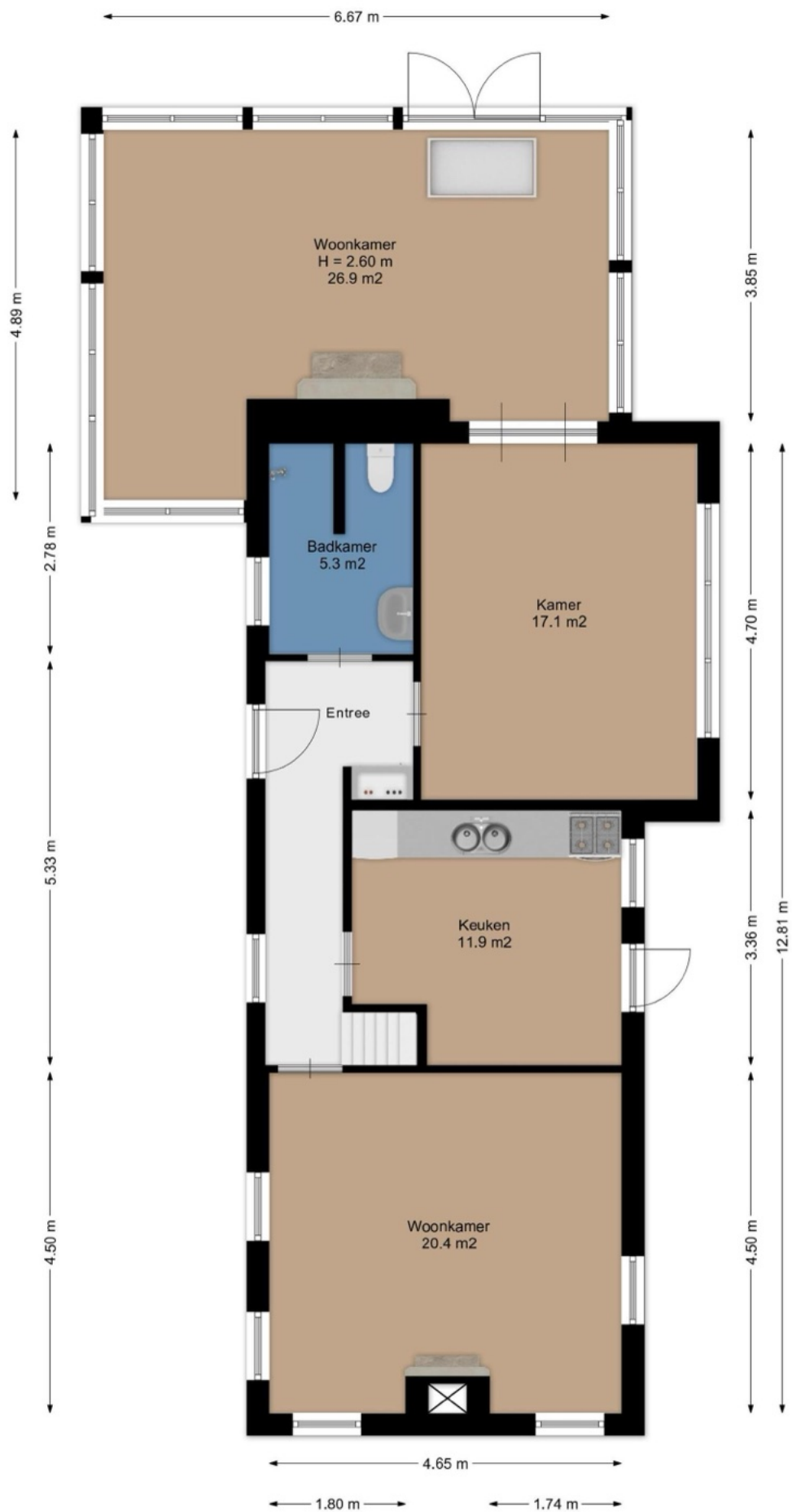




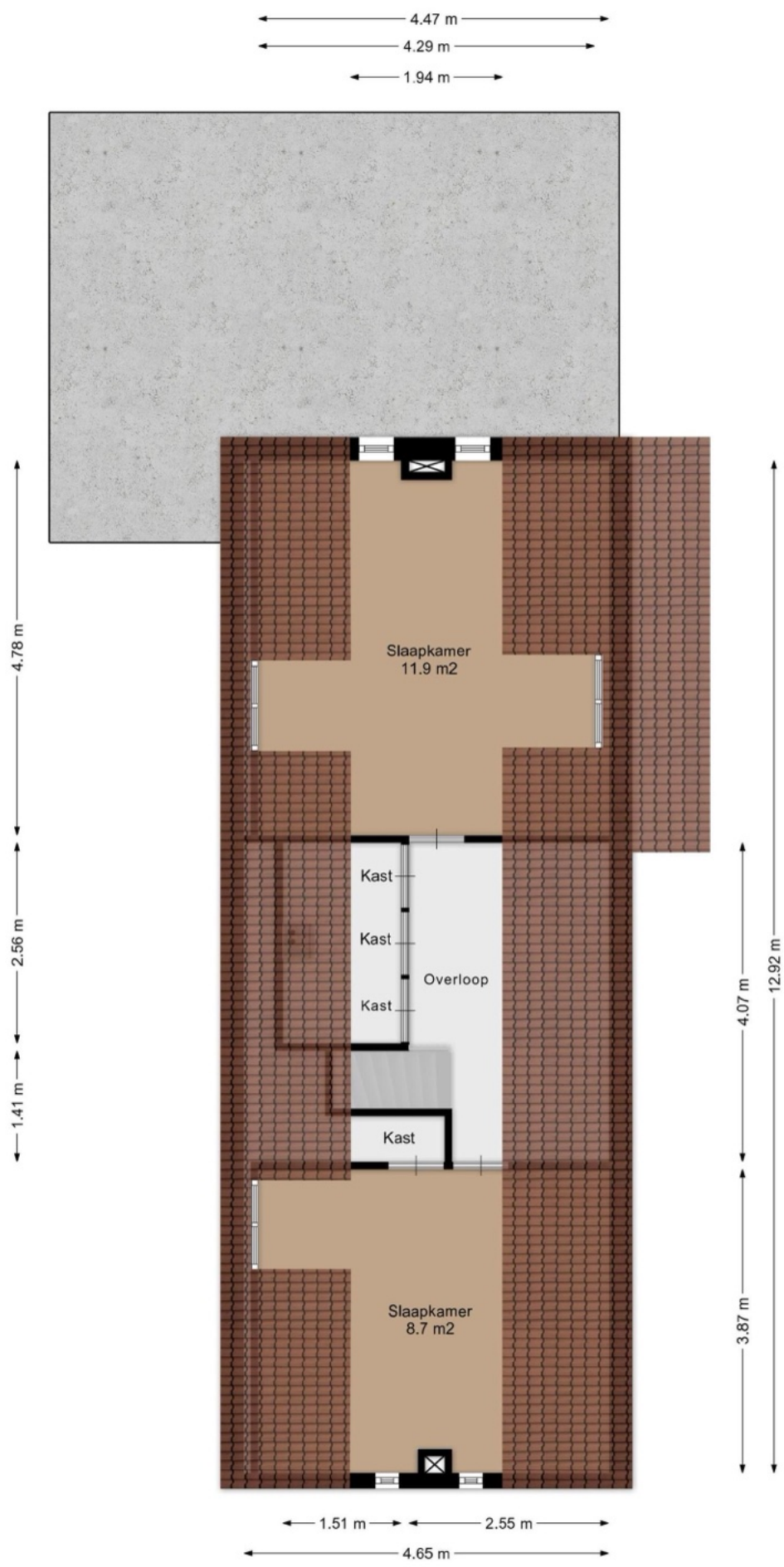




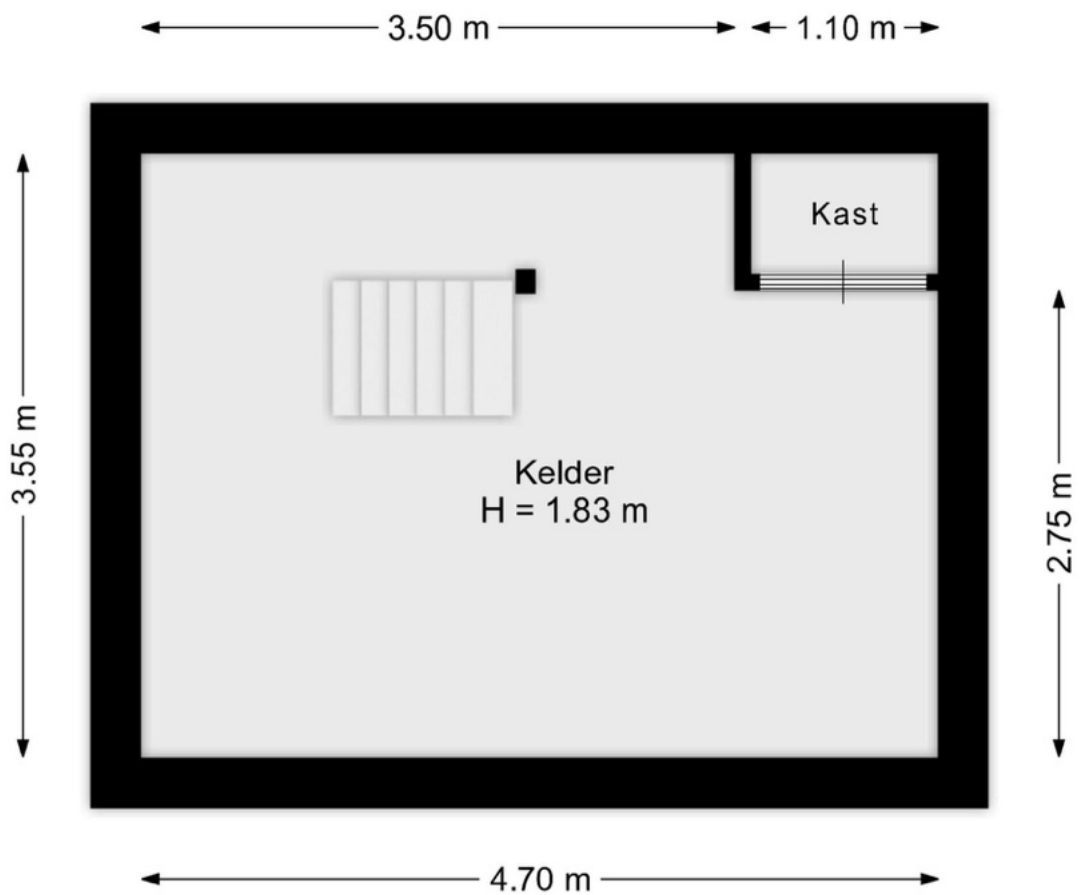




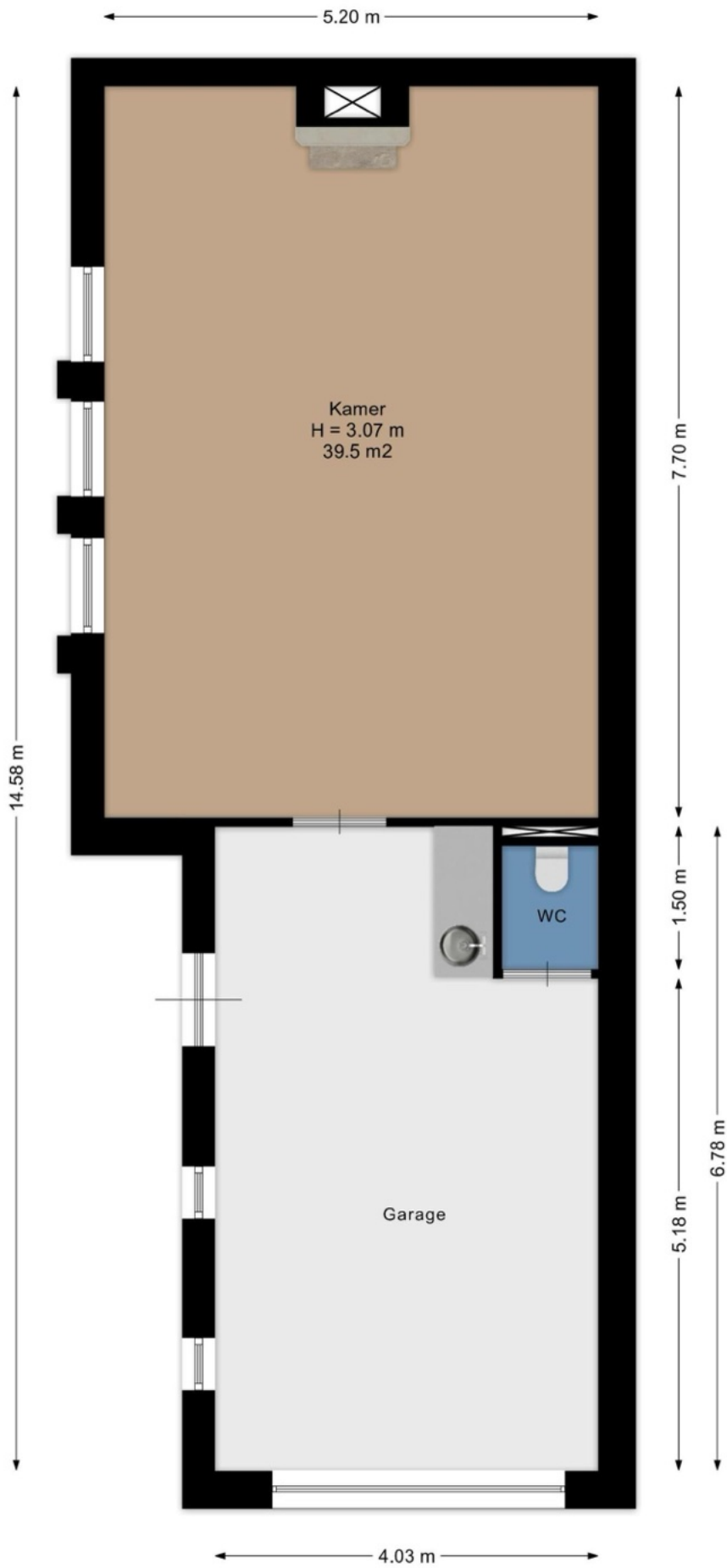
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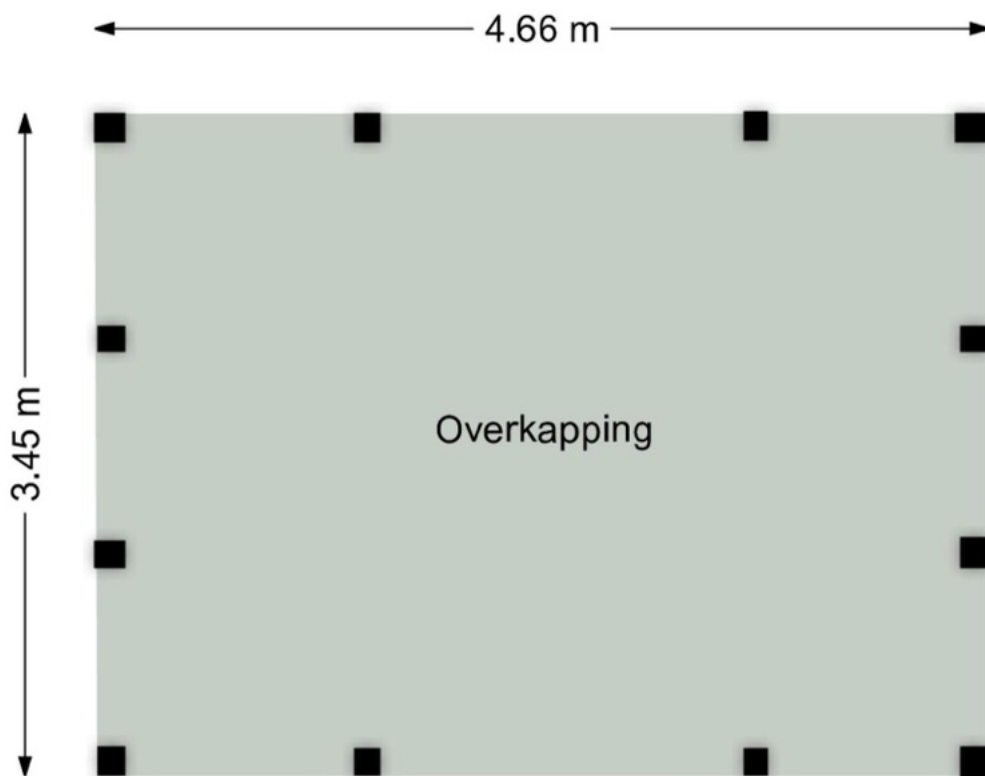
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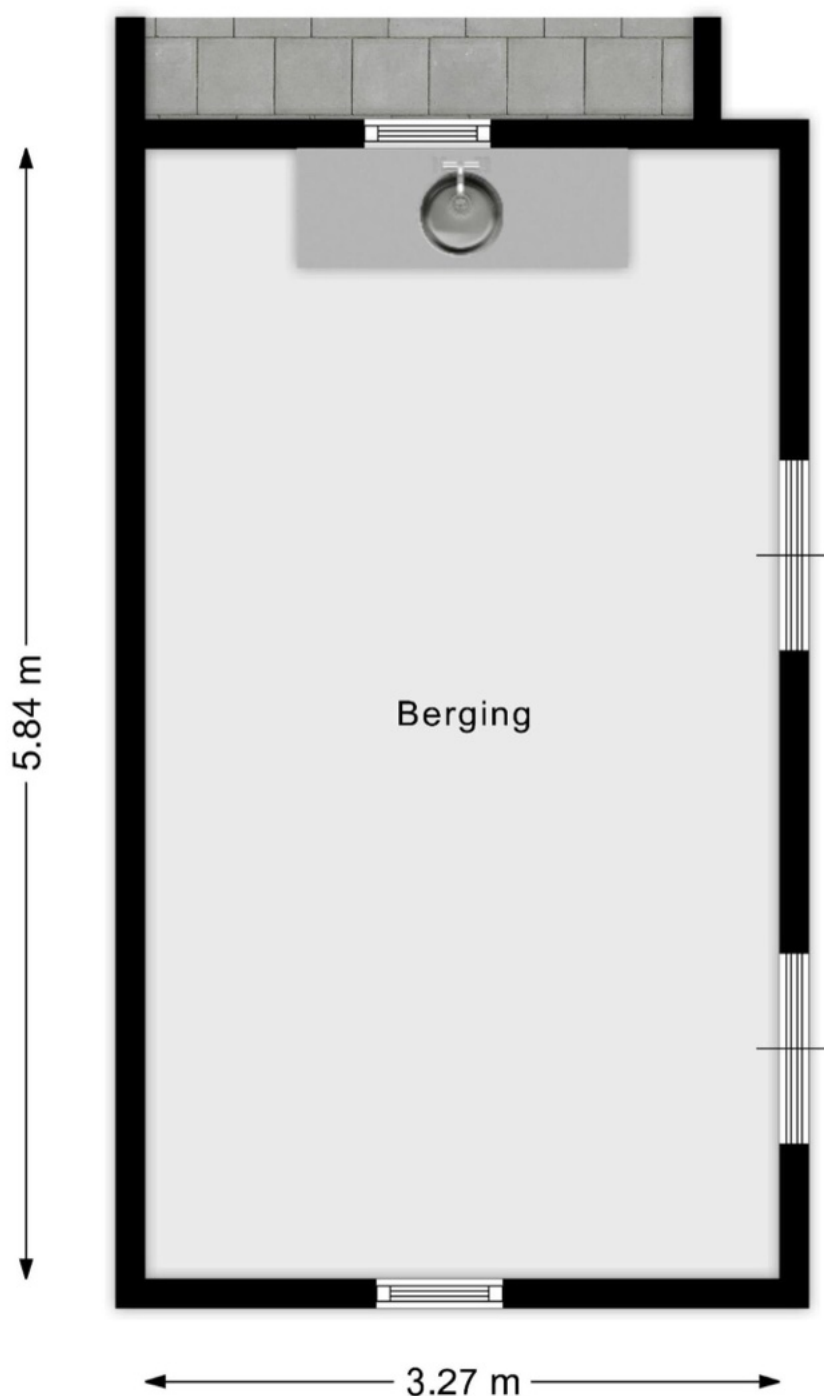
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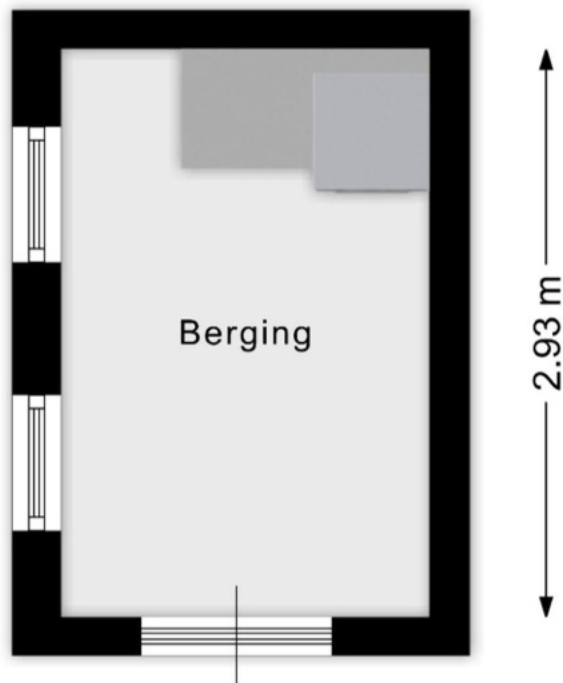


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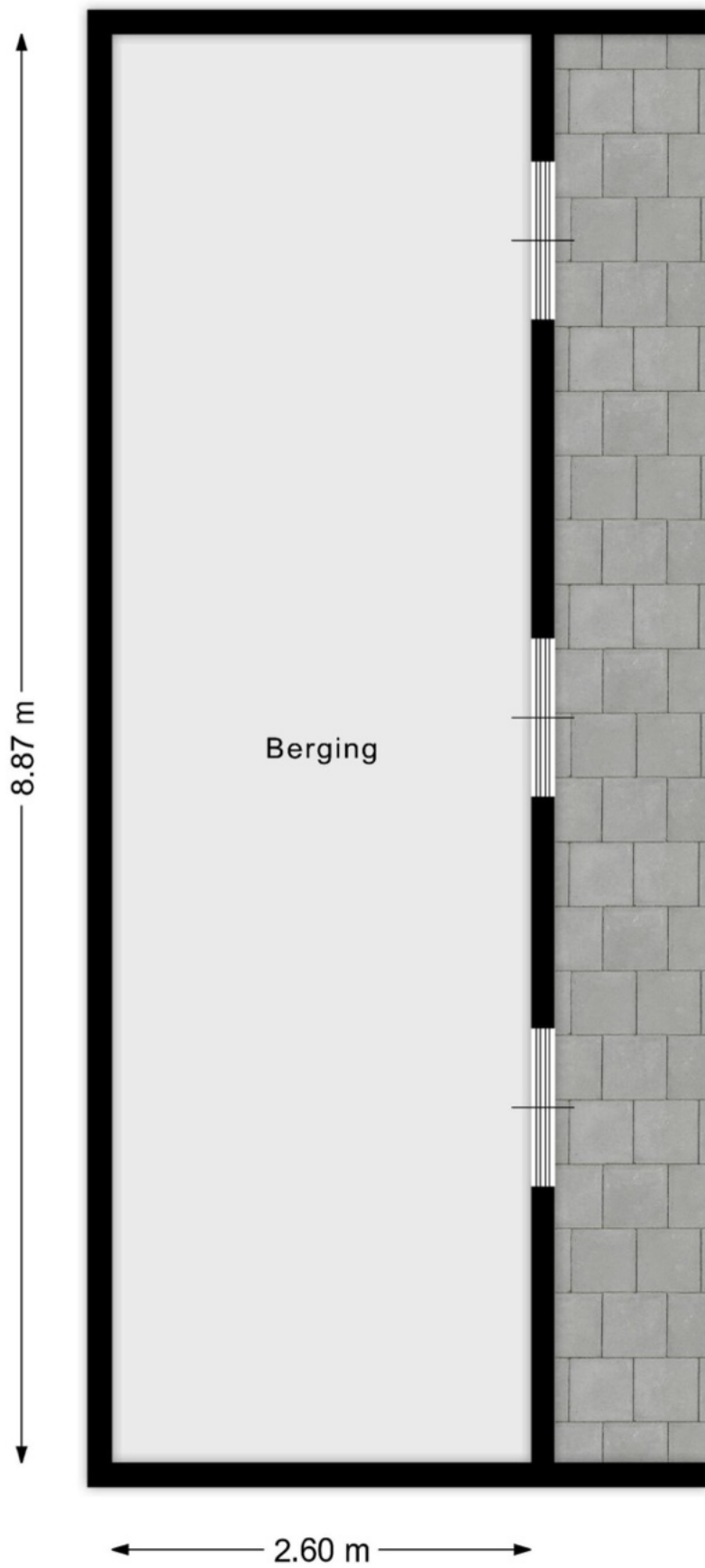


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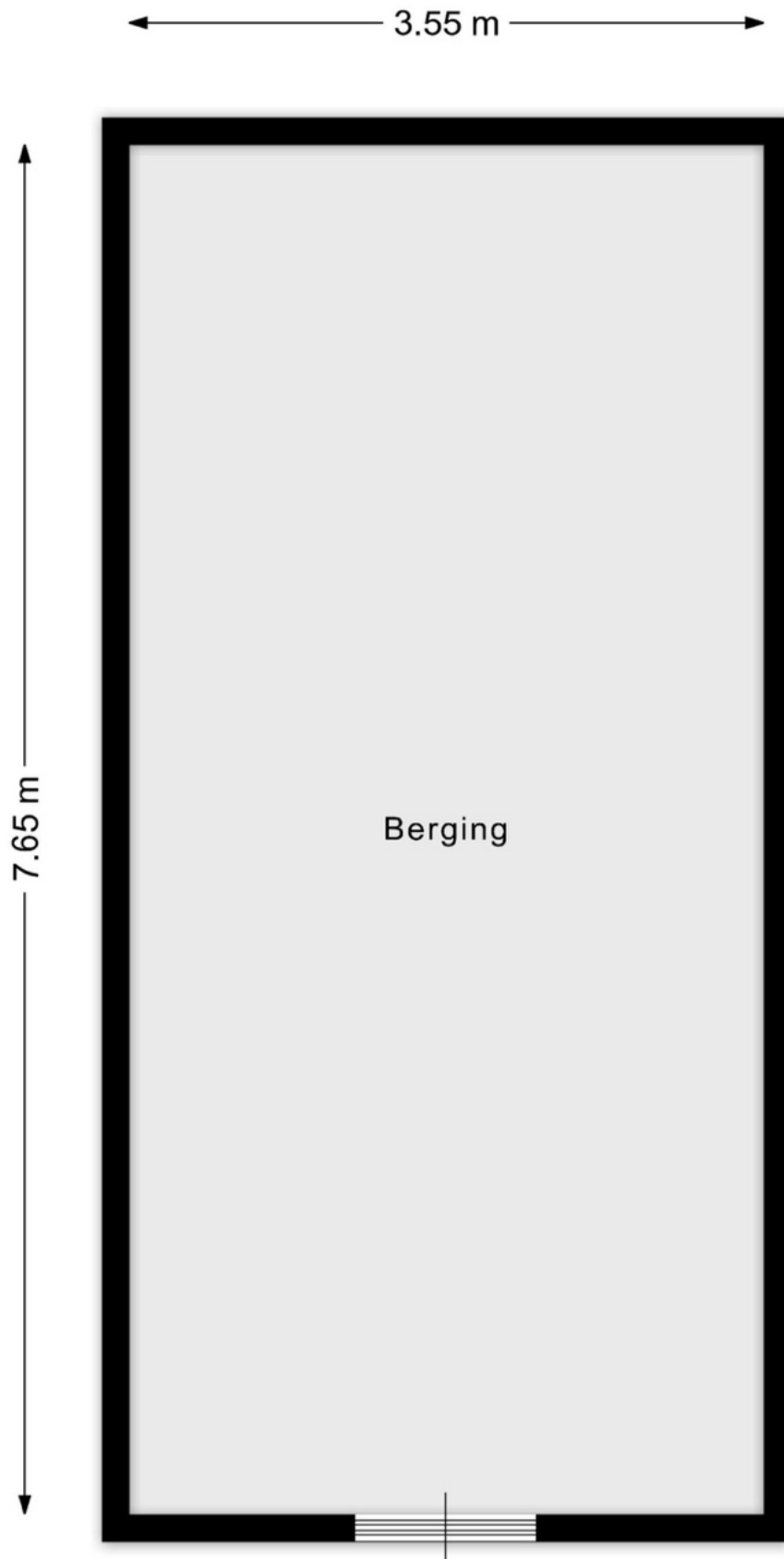
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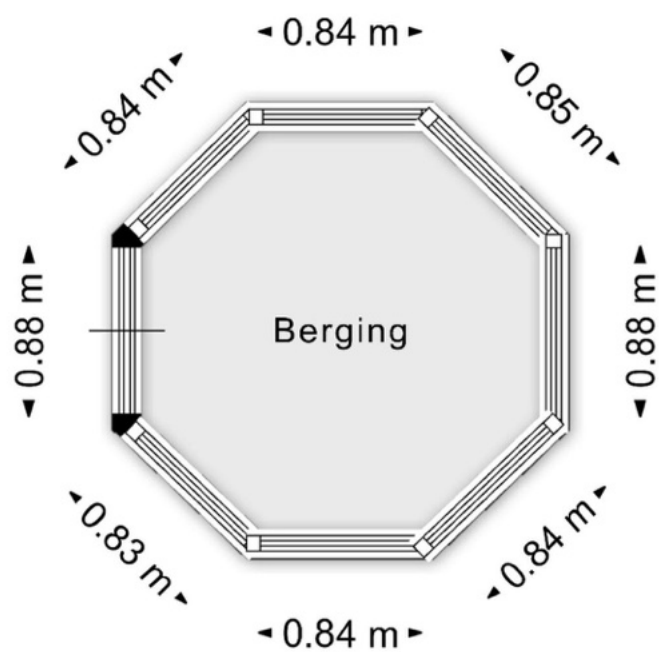
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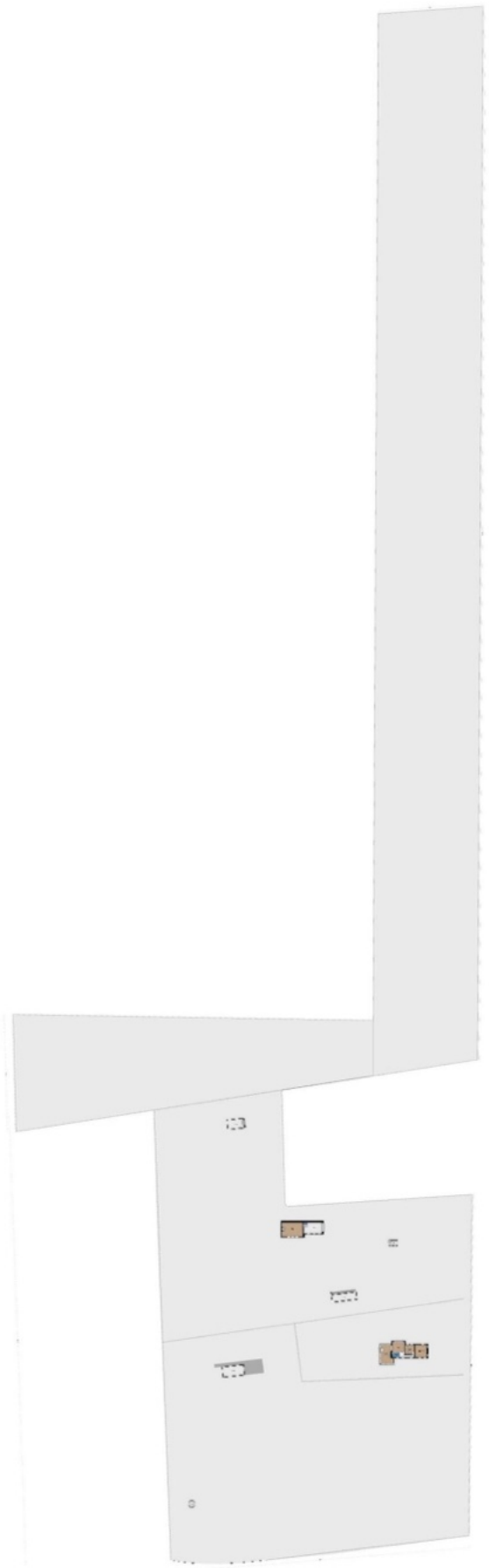
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