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PROPERTY BROCHURE



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OOSTERWOLDE

OOSTERBRINK 5 - 8431 RA - NETHERLANDS

€850,000

OOSTERWOLDE

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ASKING PRICE	€850,000
Status	beschikbaar
Acceptance	in overleg

CONSTRUCTION

Kind of house	Villa, vrijstaande woning
Building type	bestaande bouw
Construction period	1998
Particulars	doublet individuele bewoning

SIZES AND LOCATION

Living area	210 m ²
Other indoor space	33 m ²
External storage space	9 m ²
Exterior attached space	5 m ²
Volume	969 m ³
Plot size	1270 m ²
Location	aan bosrand, aan park, aan rustige weg, in woonwijk, vrij uitzicht, beschutte ligging, in bosrijke omgeving



VILLA FRIESLAND MAKELAARDIJ

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



OOSTERWOLDE

OOSTERBRINK 5 - 8431 RA

LAYOUT

Rooms	6
BedRooms	5
BathRooms	2
Floors	3
Facilities	mechanische ventilatie, tv kabel, rookkanaal, frans balkon, glasvezel kabel, natuurlijke ventilatie

ENERGY

Class	B
Index	
End date	2036-07-22

MISCELLANEOUS

Insulation	volledig geïsoleerd
Type of roof	samengesteld dak
Roof materials	riet
Inside maintenance	goed
Outside maintenance	goed

C.H.

Heating	cv ketel
Boiler type	Atag I36ECZ
Construction year	2021

Fuel	gas
Ownership	eigendom
Combined boiler	1
Hot water	cv ketel, elektrische boiler eigendom

SHED

Type	vrijstaand hout
Amount	1

GARAGE

Type	in pandig
Facilities	elektra, water
Capacity	1
Insulation	volledig geïsoleerd
Amount	1

GARDEN

Gardens	tuin rondom
Total surface	1270 m ²
Main garden	tuin rondom
Back entrance	1

PARKING

Facilities	op afgesloten terrein
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DESCRIPTION

On the edge of Oosterwolde, nestled between the National Park Drents-Friese Wold and the Fochteloërveen Nature Reserve, you will find yourself surrounded by one of the most captivating landscapes in the northern Netherlands. Endless forests, sweeping heathlands, drifting sand dunes and the rare raised bogs create an extraordinary backdrop for walking, cycling and embracing the outdoors. Here, every day is defined by space, tranquillity and the timeless beauty of nature.

Designed in 1998 by renowned architect P. Driesmans of Knokke, this distinguished country residence draws its inspiration from the timeless elegance of the classic English manor house. His signature is evident throughout: in the harmonious symmetry, the graceful curves of the thatched roof adorned with numerous dormer windows, and the characterful leaded windows with traditional glazing bars. Inside, this architectural language continues seamlessly in the beautifully crafted door frames and panelled doors on the first floor. The result is a truly enchanting family home with a distinctive identity of its own.

In 2025, the entire thatched roof was renewed, restoring the villa to its original splendour. The combination of the new thatch, crisp white façades and elegant rooflines gives the residence an exceptionally refined and welcoming appearance.

Fully insulated and awarded an Energy Label B, the villa stands on a generous 1,270 m², living space 210 m², within an exclusive residential setting of detached homes on spacious parcels. It is a peaceful and leafy neighbourhood, yet only a short stroll from the charming centre of Oosterwolde with its excellent everyday amenities. Directly behind the property lies the local deer park, allowing the surrounding greenery to blend almost seamlessly into the rear garden.

Parkland Gardens

Encircling the villa is a beautifully landscaped, park-like garden where mature trees, colourful flower borders, immaculate lawns, pergolas and several inviting terraces come together to create an atmosphere of exceptional serenity. Throughout the day there is always a perfect place to enjoy either the sunshine or the cool shade.

At the heart of the garden stands a magnificent copper beech, traditionally regarded as a symbol of strength and prosperity, providing a striking focal point to this verdant outdoor sanctuary.

Nature is not merely nearby, it becomes part of everyday life. Squirrels dart effortlessly through the trees, songbirds provide a daily chorus, hedgehogs are frequent visitors and even the colourful great spotted woodpecker has made this garden part of its habitat. Every season introduces new colours, fragrances and sounds, ensuring the landscape remains captivating throughout the year. From almost every room in the villa, the surrounding greenery forms a picturesque living canvas.

Layout

Ground Floor

The elegant burgundy front door, complete with a beautifully handcrafted copper viewing hatch that perfectly complements the villa's rich architectural detailing, immediately reflects the exceptional attention to craftsmanship found throughout the residence.

The impressive reception hall, centred around a magnificent split-level staircase, forms the stately heart of the home. Natural daylight filters gently through the leaded stained-glass window set within the characteristic projecting bay (risalit), filling the staircase with a warm and atmospheric glow, a detail that further enhances the villa's architectural character.

From the hall, you enter the inviting living room. This generous reception space features a charming bay window, an elegant fireplace and French doors opening onto the terrace. Every window frames delightful views of the flowering borders and the surrounding gardens. The room has recently been enhanced with a beautiful solid oak whitewashed

herringbone floor, allowing timeless elegance to blend effortlessly with contemporary comfort.

Adjacent to the living room is the spacious kitchen, a wonderful setting for long dinners and memorable family gatherings. The handcrafted Tinello kitchen is fully equipped with integrated appliances and benefits from underfloor heating.

Also on the ground floor is a versatile room ideally suited as a bedroom, home office or consulting room.

The generous utility area adjoining the kitchen includes a secondary kitchenette, a bathroom with shower and washbasin, and a second utility room with its own garden entrance, internal access to the fully insulated garage and a private staircase leading to the first floor. This flexible section of the home offers excellent possibilities for independent living accommodation, an au pair, guest quarters or multigenerational family living.

The property also benefits from a spacious basement with full standing height.

First Floor

The elegant staircase leads to a spacious central landing.

The principal bedroom forms an impressive private retreat. French doors open onto a generous balcony overlooking the beautifully landscaped gardens. The suite further benefits from a spacious walk-in wardrobe and a luxurious en-suite bathroom complete with bathtub, separate shower and vanity unit.

In addition, the first floor offers a second generous bedroom with its own walk-in wardrobe, two further bedrooms, a separate WC and a technical room.

The beautifully rounded window frames and classic panelled doors, all faithfully executed according to Architect Driesmans' original design, continue to lend this floor its distinctive atmosphere and timeless elegance.

Highlights

* Designed by renowned architect P. Driesmans of

Knokke

- * Inspired by timeless English country house architecture
- * Energy Label B (valid until July 2036)
- * Partial underfloor heating
- * Entirely new thatched roof (2025)
- * Plot of 1,270 m², living space 210 m²
- * Beautifully landscaped park-like gardens with mature trees and multiple terraces
- * Peaceful setting bordering the deer park
- * Ground-floor bedroom or office with adjacent bathroom
- * Spacious principal suite with balcony, walk-in wardrobe and en-suite bathroom
- * Suitable for multigenerational or dual occupancy
- * Fully insulated integral garage
- * Basement with full standing height
- * Situated in an exclusive residential neighbourhood within walking distance of the town centre
- * Excellent accessibility to the Randstad via the A7 motorway

Oosterwolde

Oosterwolde is the vibrant heart of the municipality of Ooststellingwerf and offers an excellent range of amenities, including shops, schools, sports facilities and welcoming cafés and restaurants.

At the same time, it enjoys an exceptional location between two of the northern Netherlands' most treasured natural landscapes: the Drents-Friese Wold National Park, renowned for its vast forests and heathlands, and the remarkable Fochteloërveen Nature Reserve, one of the country's finest raised bog ecosystems.

The town also enjoys excellent connections to Leeuwarden, Heerenveen, Drachten, Groningen, Zwolle and the A7 motorway, providing convenient access to the Randstad and the rest of the Netherlands.

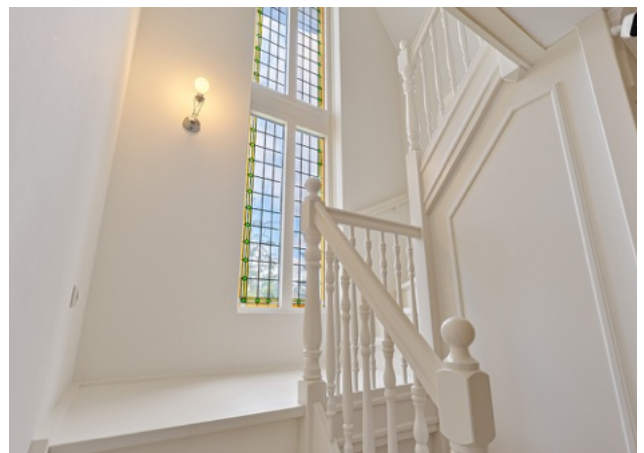
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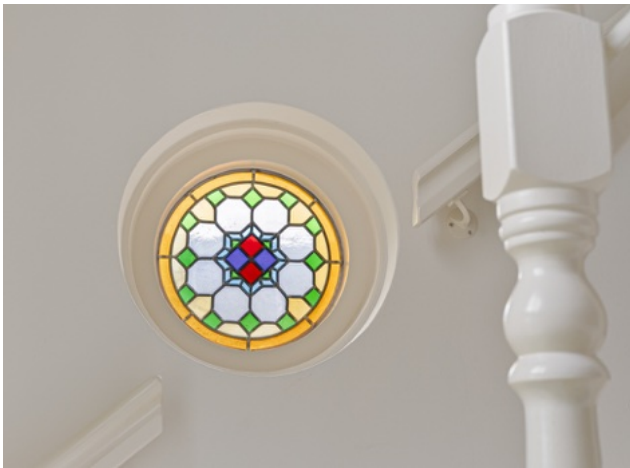
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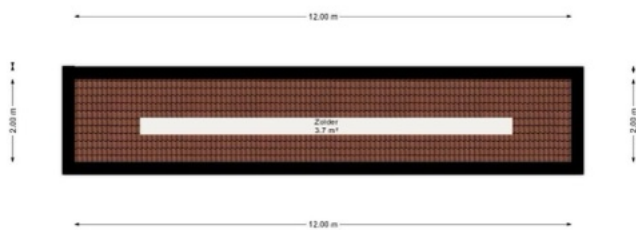


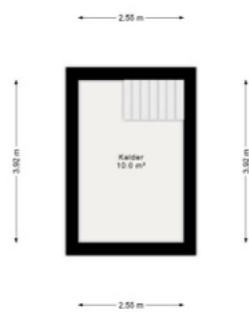














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