



Jonathan|Fitzpatrick
VILLAGE & COUNTRY HOMES



White Gates Station Road Edingley NG22 8BX

£555,000 Freehold

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64 Main Street Farnsfield NG22 8EF



A hugely desirable 3 bedroom detached character home situated in a prime location within this highly sought rural village. The property is offered for sale in superb order throughout, having been meticulously renovated in recent years by our vendor clients. This outstanding home occupies a magnificent plot of around 0.26 acres of landscaped gardens, backing onto fields at the rear and may also provide an opportunity for development of an additional dwelling, subject to planning consent.

Internally, the well planned accommodation offers a wealth of character features, such as beamed ceilings and latch doors, and includes a spacious lounge with vaulted ceiling and study area with two way open hearth fireplace, separate dining room and open plan extended kitchen breakfast room (including range cooker) with utility and downstairs shower room/wc. The first floor comprises 3 bedrooms, two with fitted wardrobes and re-fitted luxury en suite bathroom (with spa bath) to the master bedroom. We also understand that the extended lounge was designed with provision for a first floor extension to create additional bedroom and en suite.



Edingley is a quiet old English village with its own pub (The Old Reindeer) and church (St. Giles) and is conveniently located to nearby Farnsfield with its numerous independent shops, eateries and primary school. It is also approx. 2.5 miles from the well known historic minster town of Southwell and within catchment of its highly regarded secondary school.

Significant interest is anticipated - interested parties should be in strong purchasing positions.

Gas central heating/All mains service/Council tax band D / Electric gates with video access

£555,000 Freehold

Viewing strictly by appointment through

Jonathan Fitzpatrick Village & Country Homes
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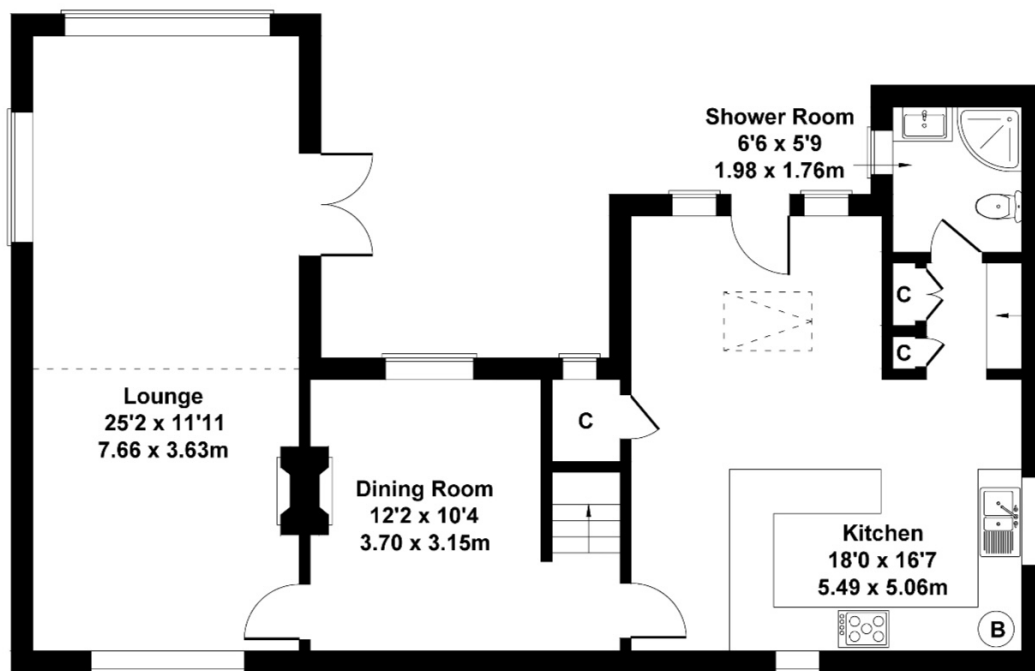
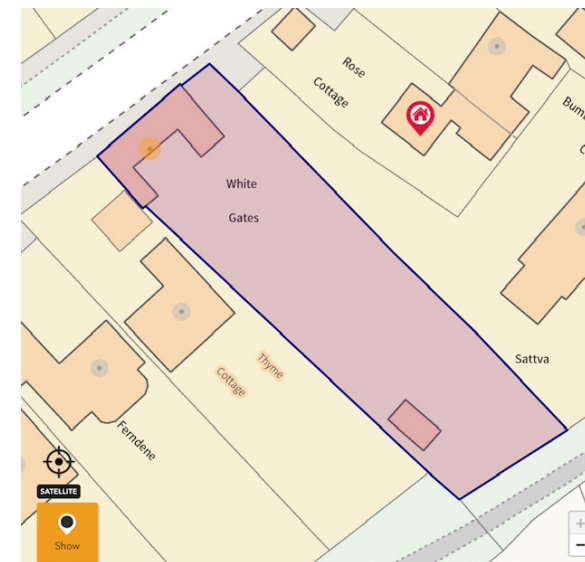


Energy performance certificate (EPC)

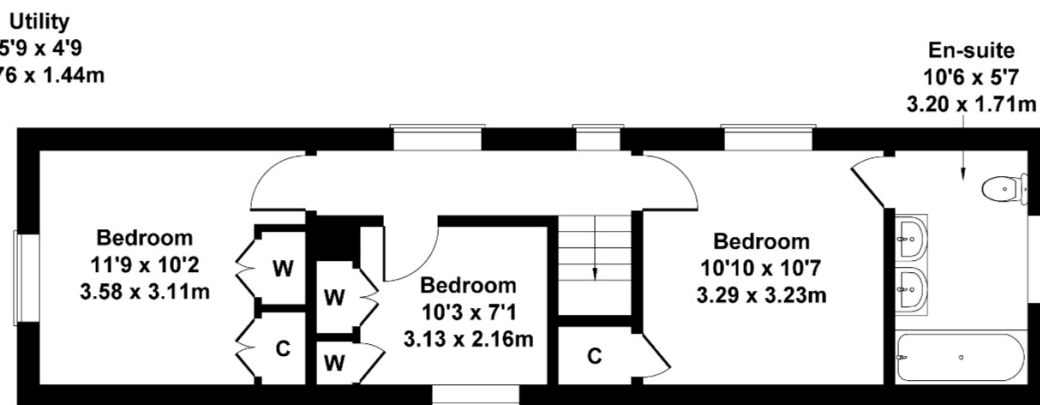
White Gates Station Road Edingley NEWARK NG22 8BX	Energy rating D	Valid until: 13 April 2033 Certificate number: 7737-4727-6200-0443-5222
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Whitegates, Station Road Edingley NG22 8BX

Approximate Gross Internal Area
1345 sq ft - 125 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
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