



'Ormesby' 47 The Ropewalk Southwell Nottinghamshire NG25 0AL

£625,000 Freehold





Ormesby is a spacious 4 bedroom, 2 reception room detached family home, situated on a magnificent south facing plot in one of Southwell's most convenient locations. The property is located at the end of a private road, off The Ropewalk and offers a high degree of privacy and seclusion whilst providing easy access to this historic town's numerous shops, boutiques, eateries and cultural activities.

The potential for improvement is abundant, with ample space on the property to consider various extension possibilities, subject to planning consent. Whether you're looking to create a luxurious family retreat, a spacious entertainment haven, or a blend of both, this house is a prime candidate to realise your dream home.

Southwell is a charming Nottinghamshire market town and well known for its historical significance, picturesque surroundings, and excellent shopping facilities. The town's local events, markets, and festivals contribute to its vibrant community spirit and essential services like schools, healthcare facilities, and transportation options are all close by.

Interested parties should be in strong purchasing positions since our vendor clients would ideally wish to complete a sale before the end of the year.

Gas central heating / double glazing / all main services / council tax band F

**£625,000 Freehold**

Viewing through Jonathan Fitzpatrick Village & Country Homes

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# Ormsby, 47 The Ropewalk, Southwell, NG25 0AL

Approximate Gross Internal Area  
1808 sq ft - 168 sq m

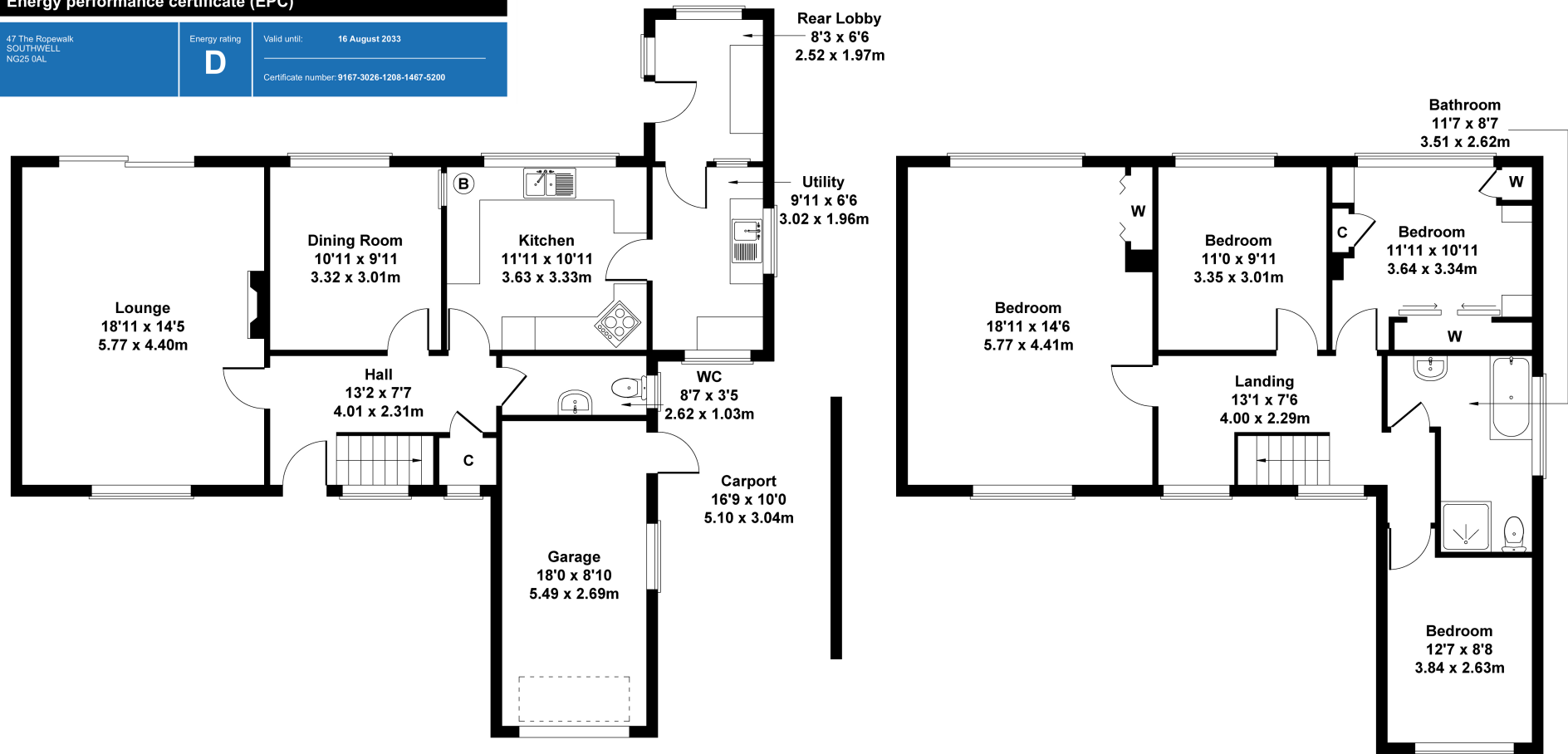
## Energy performance certificate (EPC)

47 The Ropewalk  
SOUTHWELL  
NG25 0AL

Energy rating  
**D**

Valid until: 16 August 2033

Certificate number: 9167-3026-1208-1467-5200



**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements