



Jonathan Fitzpatrick  
VILLAGE & COUNTRY HOMES



### 'Home Farm Cottage' Westhorpe Southwell NG25 0NG

A most attractive and superbly presented Grade 2 listed 3 bedroom attached period home of considerable charm, situated in this picturesque hamlet on the outskirts of Southwell town centre. The property has been much improved by the current owners and offers deceptively spacious family accommodation throughout with a substantial two storey cart shed/outbuilding that offers potential for conversion to an annexe, studio, home office or games room, subject to planning consents. The location is idyllic being only minutes from Southwell town centre, renowned minster cathedral, boutique shops, cafes, primary and secondary schools and numerous cultural activities.

Home Farm Cottage is without doubt one of the most impressive period homes we have listed in recent years. The accommodation briefly comprises, entrance hallway, downstairs cloakroom, a beautifully presented beamed lounge with open hearth fireplace, spacious dining room with cast iron range and re-fitted breakfast kitchen with large walk-in pantry. The first floor features a master bedroom with large eaves storage, two further bedrooms plus a spacious family bathroom with separate shower cubicle. In addition there is a useful craft area plus converted attic room with velux window that could be used as a study, hobbies room or den. Outside, the attractive walled mature gardens feature a private patio area to the rear and the original cart shed provides extensive storage to both ground and first floor levels, offering great potential for further conversion, subject to usual planning consents.













**£500,000 Freehold.**

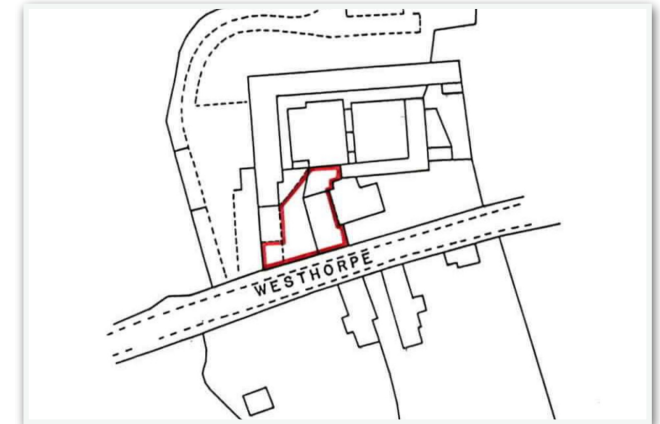
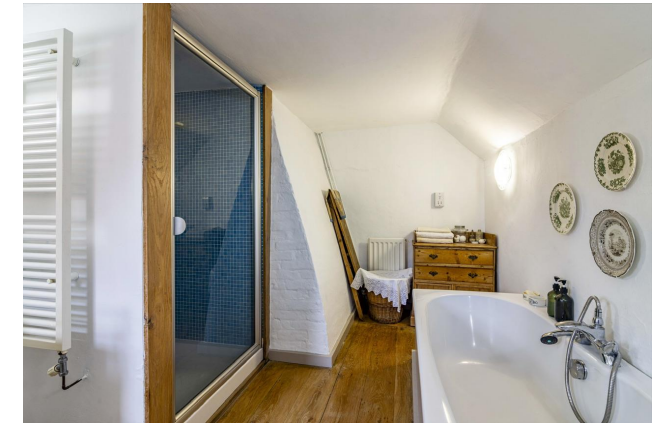
Newark Northgate Station to London King Cross  
approximately 9 miles

Council tax band F  
Gas central heating  
All mains services including new gas central heating boiler  
with guarantee until 2035.

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Mobile 07812989872 - Jonathan Bender (Partner)  
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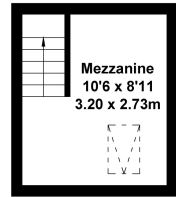
Viewing strictly by appointment through Jonathan  
Fitzpatrick Village & Country Homes

64 Main Street Farnsfield Ng22 8EF

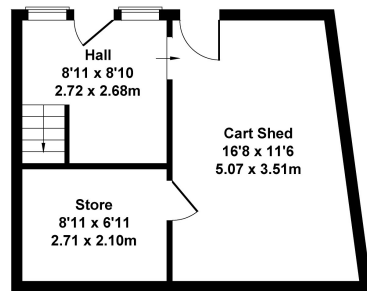


# Home Farm Cottage, Westhorpe, Southwell, NG25 0NG

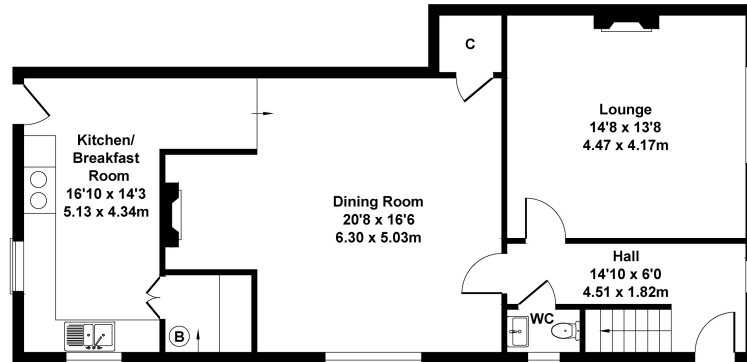
Approximate Gross Internal Area  
2077 sq ft - 193 sq m



**OUTBUILDING  
FIRST FLOOR**

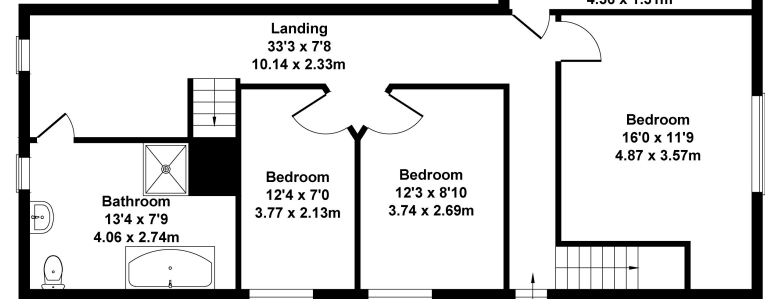


**OUTBUILDING  
GROUND FLOOR**



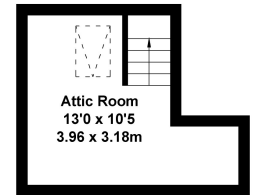
**GROUND FLOOR**

Pantry  
5'4 x 3'11  
1.62 x 1.20m

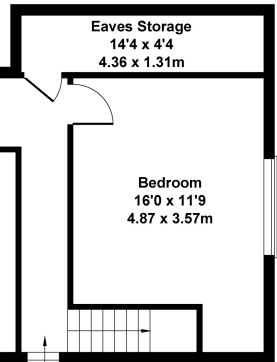


**FIRST FLOOR**

Landing  
16'3 x 11'3  
4.95 x 3.42m



**SECOND FLOOR**



Not to Scale. Produced by The Plan Portal 2023  
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