



**JF**

**Jonathan Fitzpatrick**

VILLAGE & COUNTRY HOMES



**'Blacksmiths Cottage' Chapel Lane Farnsfield NG22 8JW**



A beautifully updated and extended 4 bedroom detached period home situated in a prime location within the village conservation area and just walking distance to local shops, eateries and pubs. The property is arranged over three floors with an exceptionally spacious open plan lounge dining kitchen with adjoining family room and stairs to a lower ground floor with bedroom/snug and en suite shower. The first floor comprises 3 double bedrooms plus re-fitted family bathroom and a separate office/study off the half landing level.

Outside there is a private rear garden with seating and patio areas, lockable garden storage and off road parking at the front of the property.

Farnsfield is a vibrant and popular country village well served by a variety of independent shops, eateries and pubs. It is surrounded by beautiful open countryside, and is within 4 miles of the famous minster town of Southwell. Viewing highly recommended.

**Guide £535,000 - £550,000 Freehold**

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

Viewing by appointment.

Please call our office on

**01623 392676** or

email [mail@jfea.co.uk](mailto:mail@jfea.co.uk)

Jonathan Fitzpatrick Village & Country Homes  
64 Main Street Farnsfield NG22 8EF











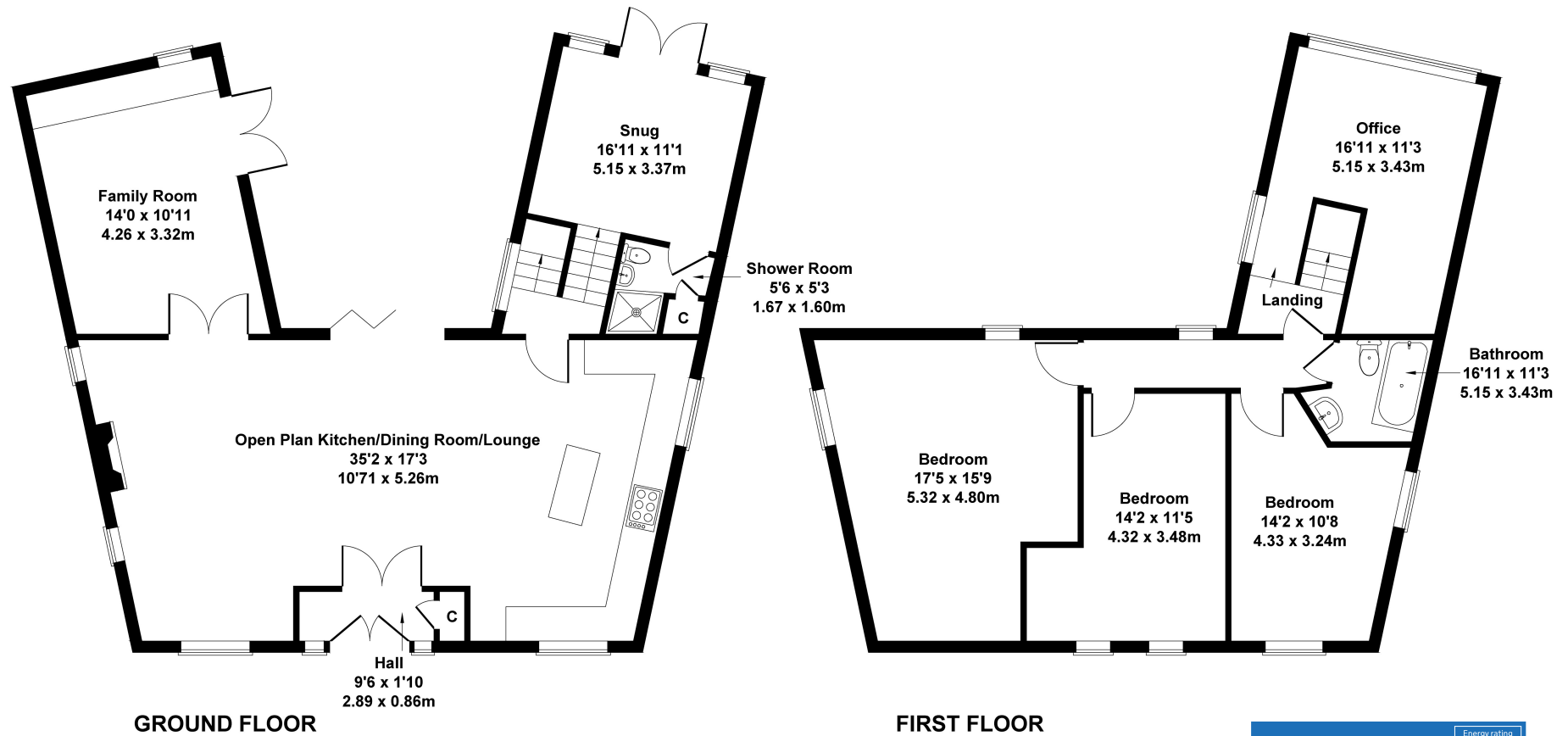






# Blacksmiths Cottage, Chapel Lane, Farnsfield, NG22 8JW

Approximate Gross Internal Area  
1625 sq ft - 151 sq m



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

Blacksmiths Cottage Chapel Lane Farnsfield NEWARK NG22 8JW	Energy rating <b>D</b>
Valid until 9 October 2033	Certificate number 26374820-9309-0235-0206

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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