



Ormonde Cottage South Street Normanton on Trent NG23 6RQ

£499,950 Freehold

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64 Main Street Farnsfield NG22 8EF

JF

Jonathan Fitzpatrick
VILLAGE & COUNTRY HOMES



A beautifully presented and renovated double fronted period property (circa 1812) situated in this delightful rural village. This unique home occupies a private mature plot of approx. 0.3 acres, backing onto Normanton Hall and includes a detached barn (currently used as a garage/store) with potential for conversion to home office or Air B&B style accommodation (subject to planning consent). The deceptively spacious internal accommodation has been painstakingly renovated and includes 3 characterful reception rooms with fireplaces, downstairs shower room, useful boot room and w/c. The dining kitchen is an outstanding feature with semi vaulted ceiling and contemporary style bespoke units. The first floor offers 3 spacious double bedrooms and a luxurious and stylish family bathroom. Outside there is driveway parking for 3-4 cars, ornamental pond, and recently built garden shed/store. Renovations and improvements include complete re-wiring (including electrics and CAT 5 to the barn) new central heating including radiators and plumbing, new bespoke double glazed accoya hardwood windows throughout, in ground LPG storage tank, band sawn oak bespoke kitchen units with limestone worktops and built in induction hob, double oven and dishwasher. The exterior of the kitchen is clad in English larch, and internal walls have been lime plastered for authenticity. The sewage system is also new and we understand that chimney has been re-lined and the wood burner is only 6 months old. There is also numerous quality fittings including tumbled marble in the shower room, DeVol kitchen taps in nickel, Lusso sanitary wear, and reclaimed pine floors. The gardens have been relandscaped with hornbeam, birch and cherry trees and David Austen roses.

Viewing strictly by appointment through Jonathan Fitzpatrick Village & Country Homes

Mains drainage / LPG Gas / Council tax E / Call us on **01623 392676** or email **mail@jfea.co.uk**







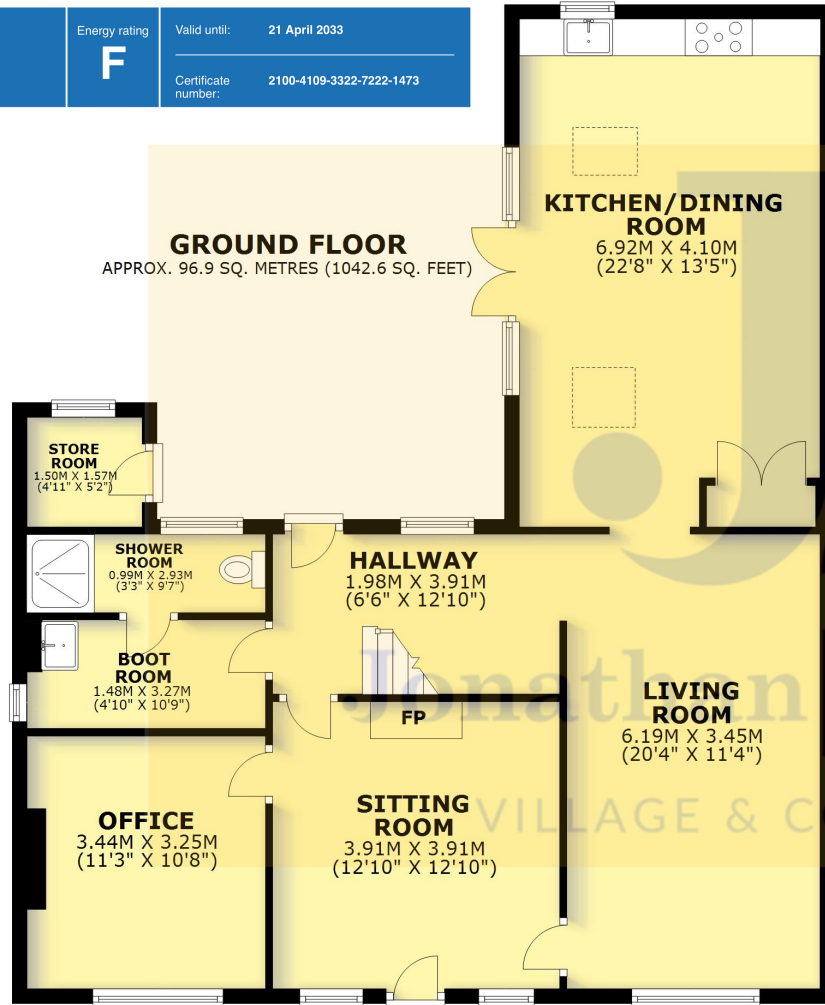


Ormonde Cottage
South Street
Normanton-On-Trent
NEWARK
NG23 6RQ

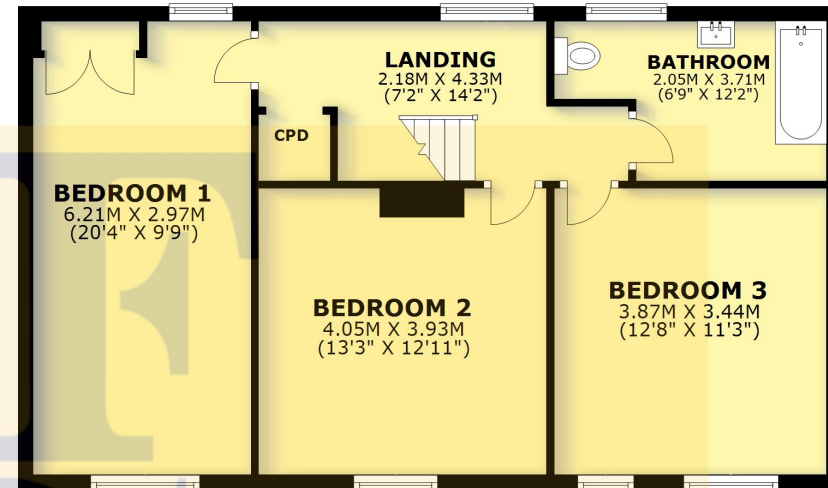
Energy rating
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Valid until: 21 April 2033

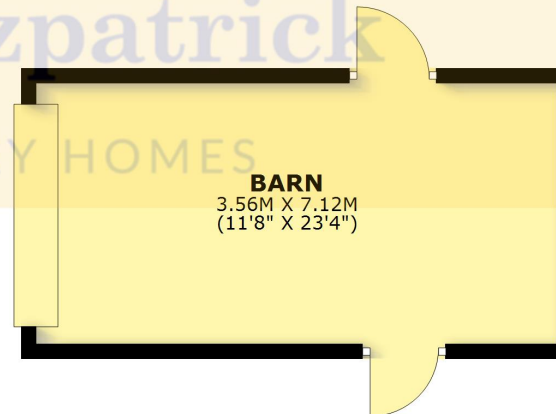
Certificate number: 2100-4109-3322-7222-1473



FIRST FLOOR
APPROX. 66.9 SQ. METRES (720.0 SQ. FEET)



BARN
APPROX. 25.4 SQ. METRES (272.9 SQ. FEET)



TOTAL AREA: APPROX. 189.1 SQ. METRES (2035.5 SQ. FEET)

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