

Thinking of moving? Think JF.

JF

Jonathan Fitzpatrick

VILLAGE & COUNTRY HOMES



‘White Cottage’ Main Street Farnsfield NG22 8EF Guide: £325,000/£350,000



A most attractive detached 2 double bedroom, 2 reception room, Victorian cottage situated in a quiet and secluded location off Main Street, with easy and convenient access to village shops, cafes restaurants and numerous amenities. This most appealing property is offered for sale in generally good order throughout, and includes a spacious extended kitchen breakfast room with access to the delightful landscaped south easterly facing garden. In addition, there may be potential to add a first floor extension, over the kitchen area, subject to planning and survey. Other features include 2 attractive reception rooms with fireplaces, large walk-in pantry, first floor bathroom, and spacious barn style garage and off road parking. No onward chain.

Farnsfield is a most sought after rural village with superb facilities and amenities for all ages. There are two excellent pubs, pizza restaurant and French bistro, plus tea rooms, bakers, hairdressers, co-op supermarket, pharmacy and doctors surgery. For the more energetic there's also the tennis club and a plethora of countryside walks including the Southwell Trail nature reserve. St Michaels primary school is highly regarded and the village is also within catchment for Minster secondary school in Southwell

Important notice:

Interested parties should note that the property requires new tanking/damp course and other associated remedial work. A full specialist report is available on request.





The cottage is approached via a long drive just off Main Street (near our office) with hard standing for parking and a sizeable barn style garage. The attractive landscaped gardens are a particular feature of the property and enjoy a pleasant south easterly aspect with two large patio/seating areas. The cottage itself is deceptively spacious and includes many character features, such as beams, fireplaces etc.





Council tax band D
Gas central heating
All mains services

Catchment for Minster School
Newark Northgate Train Station to London
King Cross - approximately 14 miles

Main Office 01623 392676
Email mail@jfea.co.uk

64 Main Street Farnsfield Newark NG22 8EF

Viewing strictly by appointment through
Jonathan Fitzpatrick Village & Country Homes



White Cottage, Main Street, Farnsfield, NG22 8EF

Approximate Gross Internal Area
958 sq ft - 89 sq m

Energy performance certificate (EPC)

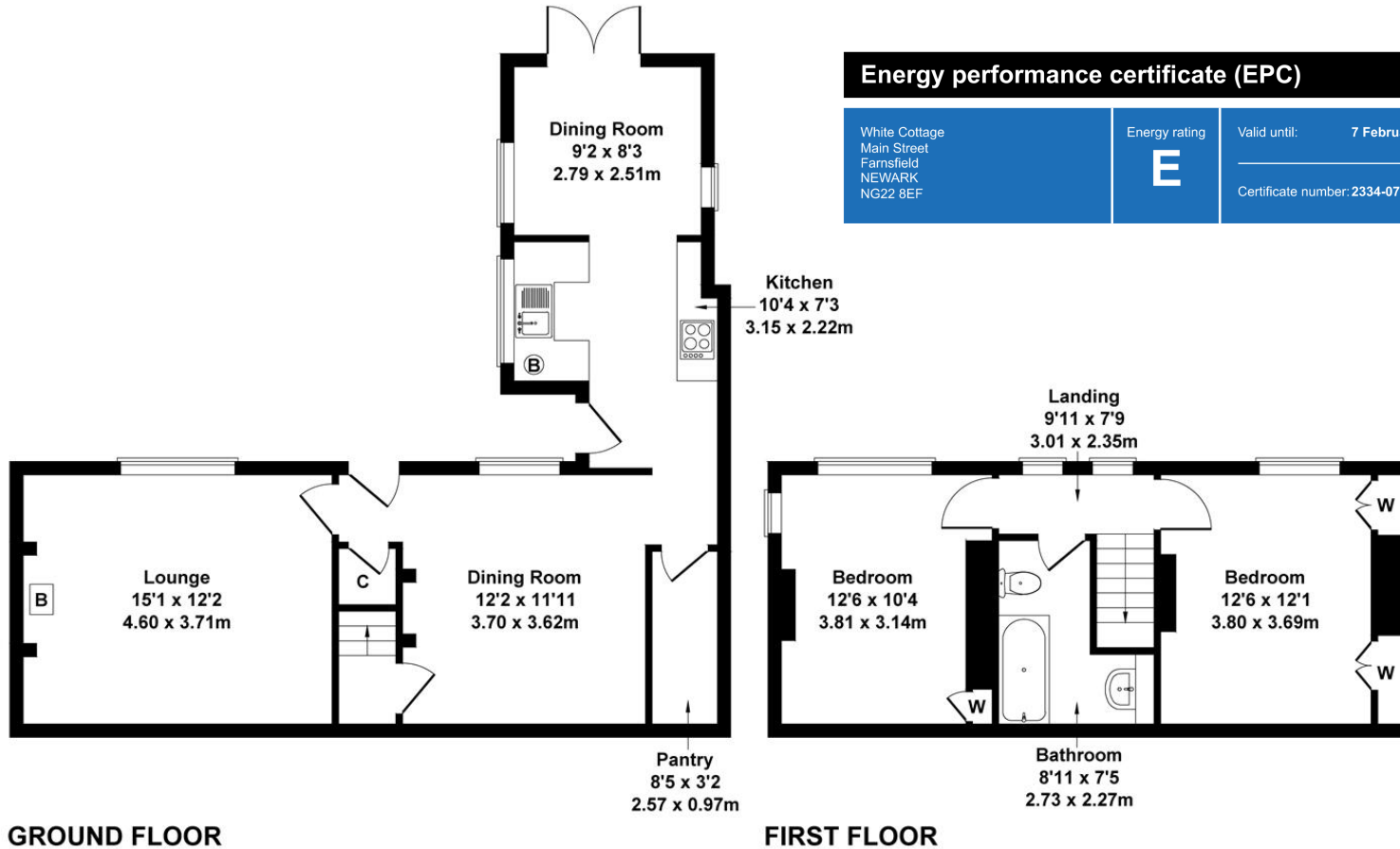
White Cottage
Main Street
Farnsfield
NEWARK
NG22 8EF

Energy rating

E

Valid until: 7 February 2034

Certificate number: 2334-0722-7300-0048-4202



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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 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