



Hill Farm House

A stunning Grade II listed cottage with 2,088 sq.ft. of charm, wrap-around gardens, and a detached barn prime for conversion.

KEY FEATURES

Hill Farm House is a stunning Grade II listed, three-bedroom detached cottage, boasting 2,088 sq.ft. of charming accommodation. Standing proud on an enchanting mature and well proportioned plot extending to approximately 0.4 acres, the property features a picturesque wrap-around lawned garden and an expansive gravel driveway. Uniquely, it also includes a detached barn with exceptional potential for conversion into ancillary accommodation. While the property does require modernisation throughout, its inherent character and prime location offer a rare opportunity for discerning buyers.

THE ACCOMMODATION

The property harmoniously blends timeless character with spacious, well-proportioned accommodation. As you enter through the hallway, adorned by terracotta tiled floor with exposed ceiling beams and a staircase ascends to the first floor. The hallway seamlessly connects to two generously sized reception rooms, both offering enchanting views of the garden, and a charming breakfast kitchen. The rear facing reception room has a stone tile floor covering, a feature fireplace and door providing access to the garden. The second reception room enjoys a stone fireplace, exposed ceiling beam and a dual aspect overlooking the garden and driveway/barn. The fitted breakfast kitchen exudes rustic charm with exposed ceiling beams and has the unusual feature of a partially separated disused room currently accessed by a hatch door. This offers an excellent opportunity to create an expansive living kitchen with a dual aspect and potential for access to the garden. Leading off the kitchen is access to a vaulted cellar.

The ground floor is further enhanced by a rear hallway, featuring a door that opens to the garden and provides access to the immediate outbuilding/store. This hallway also leads to a practical and spacious utility room, which in turn, connects to a guest cloak/shower room, completing the ground floor accommodation.









Ascending to the first floor; you are greeted by a landing area that grants access to three generously proportioned bedrooms and a bathroom.

GARDENS & GROUNDS

Outside, at the rear, a large lawned garden wraps partially around the property, offering pleasant views throughout the day. Additionally, there is a spacious gravel patio, perfect for family activities, relaxation, or entertaining guests. Next to the property, an outbuilding/store presents an opportunity for conversion into a home office.

At the front, a sizeable gravel driveway provides ample off-street parking and access to a detached barn. The barn holds great potential for conversion into ancillary accommodation, subject to planning permission.

LOCAL AREA

Halam is an idyllic village surrounded by beautiful countryside with a wonderful sense of community having church, primary school, gastro pub, village hall, hairdressers and farm shop. The nearby village of Farnsfield offers an excellent range of local facilities and The Minster Town of Southwell offers a wider range of retail amenities, professional services, sports centre and Southwell schooling which is of a renowned standard across the age ranges. Halam is also well positioned for commuter with good access to Nottingham, the A1 & M1 and train station in Newark-on-Trent providing regular services to London Kings Cross.

INFORMATION

Services: Gas fired central heating, mains electricity, water and drainage are understood to be connected. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Tenure: Freehold - Grade 2 listed

Local Authority: Newark and Sherwood District Council - Council Tax Band D

Directions: Please use what3words app - replays.diver.liberty

Distances

Southwell - 1.6 miles, Farnsfield - 2.5 miles, Newark - 10 miles, Nottingham - 15 miles





Mill Farm House, Mairam
Main House = 194 sq.m/2088 sq.ft
Outbuilding = 72 sq.m/775 sq.ft
Total = 266 sq.m/2863 sq.ft

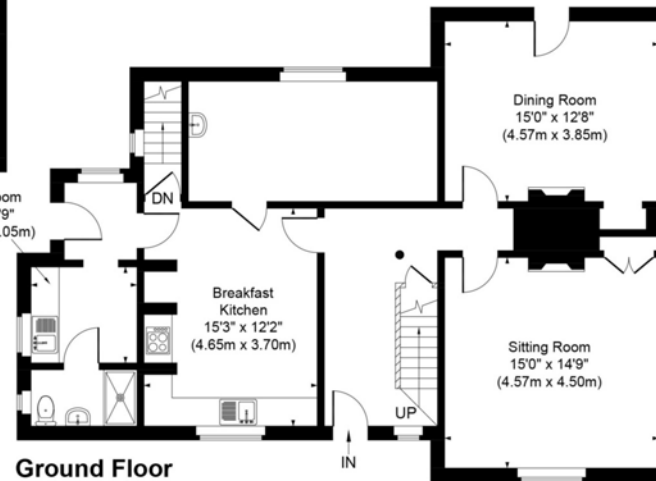
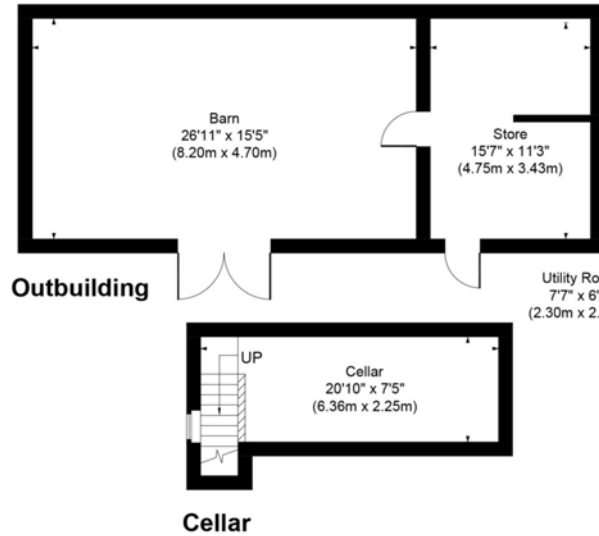
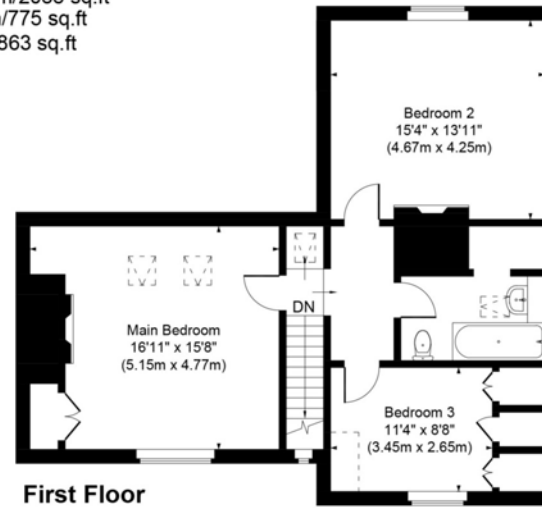
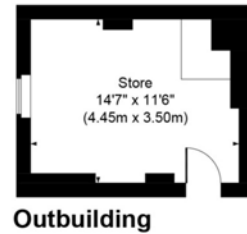


Illustration for identification purposes only, measurements are approximate, not to scale.

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