



High Street, Carlton-le-Moorland



4



2



3

Asking Price £500,000



## Key Features

- Detached Victorian Farmhouse
- Many Period Features
- Four Bedrooms
- Three Reception Rooms
- F'Floor Bathroom & GF Shower Rm
- Kitchen & Utility
- Double Garage & Driveway
- Council Tax Band: C
- Tenure: Freehold
- EPC Rating: E





"Kewferry House" is a charming and well presented four bedroom detached Victorian Farmhouse situated in the popular and picturesque village of Carlton Le Moorland. This beautiful home boasts character throughout and has wonderful, landscaped gardens surrounding the property.

The accommodation comprises of an entrance hall, dual aspect lounge with beamed ceiling and a feature fireplace, dual aspect home office/garden room with French doors into the garden, separate dual aspect dining room with beamed ceiling and feature fireplace, granite finished farmhouse dining kitchen with beamed ceiling, separate utility room, ground floor bedroom and shower room with WC. To the first floor there are three further bedrooms, two generous doubles with built in wardrobes and a small single bedroom and a large partly refurbished bathroom with existing feature roll top bath.

The property benefits from oil fired central heating, UPVC double glazing, a detached double garage and block paved driveway.

### ACCOMMODATION - Rooms & Measurements

**Entrance Hall**  
2.67m x 1.52m (8'9 x 5'0)  
maximum measurements

**Lounge**  
4.27m x 3.68m (14' x 12'1)

**Garden Room/Office**  
3.15m x 3.05m (10'4 x 10'0)

**Dining Room**  
4.29m x 4.27m (14'1 x 14'0)

**Dining Kitchen**  
4.29m x 3.66m (14'1 x 12'0)

**Utility Room**

**GF WC/Shower Room**  
1.55m x 1.50m (5'1 x 4'11)

**Bedroom 3**  
3.45m x 2.13m (11'4 x 7'0)  
maximum measurements

**Landing**  
6.15m x 0.89m (20'2 x 2'11)

**Bedroom 1**  
4.29m x 3.2m (14'1 x 10'6)

**Bedroom 2**  
3.56m x 3.28m (11'8 x 10'9)

**Bedroom 4**  
2.84m x 1.98m (9'4 x 6'6)  
maximum measurements

**Bathroom**  
3.73m x 2.21m (12'3 x 7'3)





### Double Garage

Garage 1 17'4 x 9'2 with electric roller door and personal door into the garden

Garage 2 17'4 x 8'5 having up and over door

The garages have a temporary stud partition wall between them which can easily be removed

### Services

Oil fired heating, mains electricity, water and drainage are connected.

### Carlton-Le-Moorland

A popular and sought after village which lies approximately 9 miles northwest of the market town of Newark and it's North Gate train station with regular trains to London and 12 miles to the south of the Cathedral City of Lincoln. Amenities include 'The White Hart' public house, St Marys Church, a village hall, playing field and Sands pond conservation area.

### Agent's Note – Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.

### Interactive Property Report

An Interactive Property Report for this property can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla and Newton Fallowell. The report includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.



## Anti-Money Laundering Regulations

Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

## Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to.

Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them.

Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.





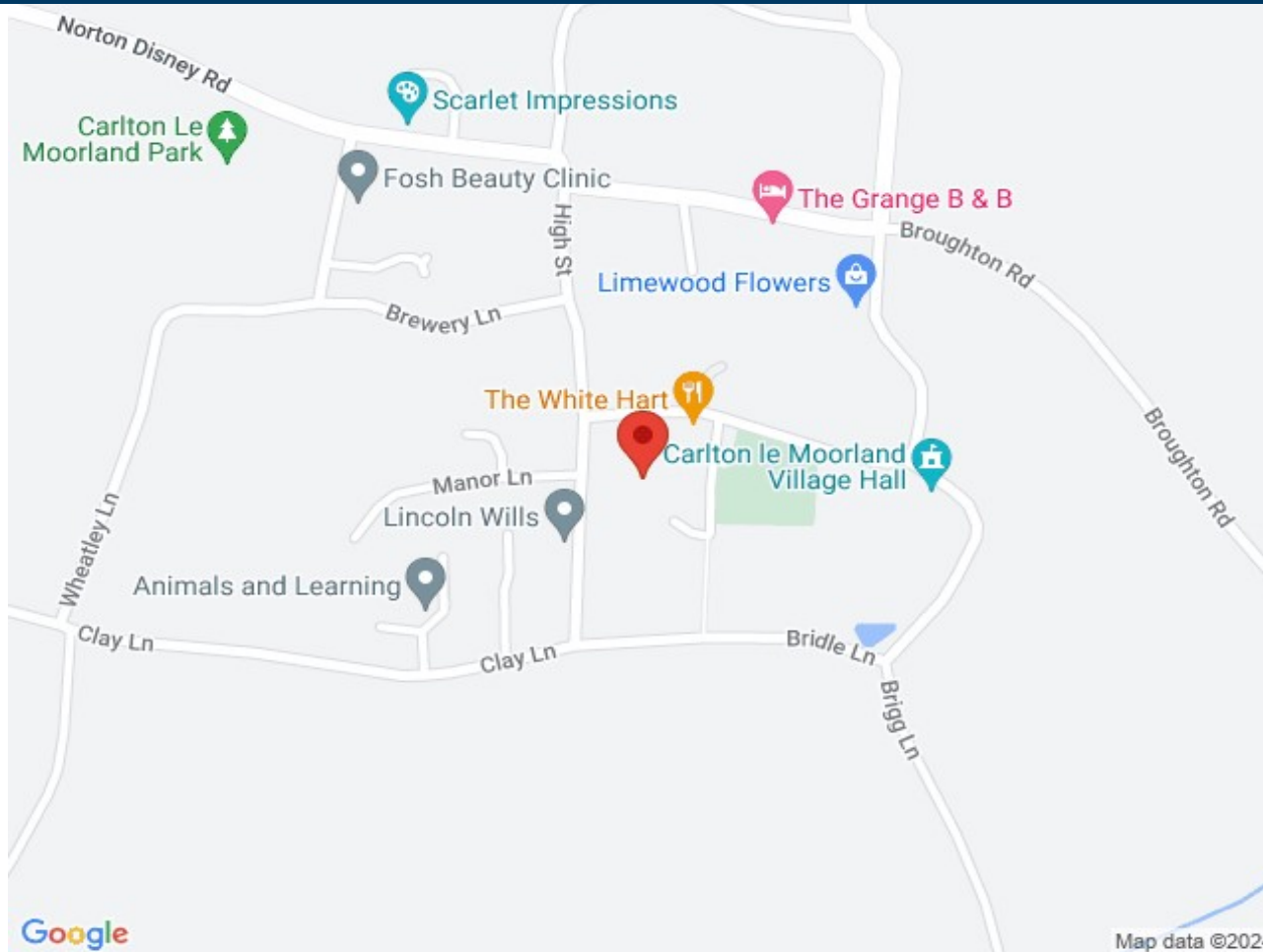
GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

