



White Moor Lane, Collingham

 4  3  4

Guide Price £650,000 to £675,000



Key Features

- Delightful Detached Farmhouse
- Three/Four Bedrooms
- Quality Ensuite, Bathroom & G/F Shower Room
- Bespoke Dining Kitchen & Utility Room
- Four/Five Versatile Reception Rooms
- Triple Car Port & Large Barn
- Council tax Band: C
- EPC Rating: E
- Tenure: Freehold





Enjoying a delightful position on the outskirts of the sought after village of Collingham offering superb access to the A46 and A1, this wonderful period farmhouse, where the original farmhouse is believed to date from the early 1700's, benefits from a beautifully integrated extension and stands in generous private grounds that include a triple car port and undeveloped barn, providing this home with fantastic potential.

Old Whitemoor Farmhouse boasts wonderfully flexible and versatile accommodation to suit a variety of needs and enjoys a beautiful blend of characterful and contemporary features. The property's accommodation comprises to the ground floor: entrance hallway, quality shower room and five reception spaces to include two living rooms with multi fuel burning stoves, family room, conservatory and dining room/bedroom four which is suitable for an older relative with having an adjacent shower room. There is also a utility room and bespoke handmade fitted dining kitchen with granite work surfaces, double Belfast sink, integrated dishwasher and provision for Rangemaster cooker with electric oven and gas hob. The first floor boasts a luxurious four piece bathroom suite and three double bedrooms, two of which having marvellous vaulted ceiling with characterful beams, as well as the main bedroom having an equally luxurious ensuite shower room.

This home is approached with two gated access points, with one driveway private to this home and this home also having right of access across a neighbouring driveway to gates that open through to a large, gravelled courtyard. This area provides ample off street parking and gives access to a triple car port as well as the attached barn which

is currently utilised as storage however offers huge potential for conversion (subject to relevant planning). The other gated driveway access opens through to a generous lawned area with wrought iron gates also leading to the courtyard. Other features of this home include TRIPLE GLAZING, oil fired central heating and drainage by way of a modern sewerage treatment plant. Viewing will be essential to appreciate the character, charm and potential of this marvellous home.

ACCOMMODATION - Rooms & Measurements

Entrance Hallway

Lounge 13'9" x 13'9" (4.2m x 4.2m)

Living Room 11'5" x 14'1" (3.5m x 4.3m)

Family Room 13'10" x 12'6" (4.2m x 3.8m)

Conservatory 15'4" x 11'7" (4.7m x 3.5m)
maximum measurements

Kitchen/Diner 15'5" x 13'7" (4.7m x 4.1m)

Utility Room 6'10" x 6'8" (2.1m x 2m)

Dining Room/Bedroom Four 11'8" x 7'6" (3.6m x 2.3m)





Ground Floor Shower Room 7'7" x 6'6" (2.3m x 2m)

First Floor Landing

Bedroom One 13'9" x 13'11" (4.2m x 4.2m)
maximum measurements

Ensuite Shower Room 10'10" x 3'7" (3.3m x 1.1m)

Bedroom Two 15'4" x 11'6" (4.7m x 3.5m)
excluding wardrobes

Bedroom Three 13'9" x 11'5" (4.2m x 3.5m)

Bathroom 10'10" x 8'1" (3.3m x 2.5m)

Triple Carport 34'8" x 17'3" (10.6m x 5.3m)

Outbuilding 34'11" x 13'11" (10.6m x 4.2m)

Agent's Note/Windows

The property has shared access of driveway to farmer and courtyard gates. Windows in the property are UPVC Triple Glazed excluding the conservatory which is UPVC Double Glazed.

Services

Oil fired heating with LPG supply for cooking. Mains electricity and water are connected. Drainage by way of a sewerage treatment plant.



Collingham

Having a great location and range of amenities, it is easy to understand why Collingham is such a popular village. Situated just 6 miles north of Newark with great transport links including easy access to the A46 and A1, its own train station which offers services to, Nottingham, Lincoln, and Newark which in turn has an East Coast mainline station linking it to London's Kings Cross. Amenities include a good sized Co-op, family butchers, Post Office, takeaways, dining/socialising establishments with 'The Royal Oak' Public House being community owned, and a variety of sports and leisure clubs. Collingham has its own medical centre incorporating a doctor's surgery, dentist and pharmacy and there is also a primary school.

Agent's Note - Sales Particulars

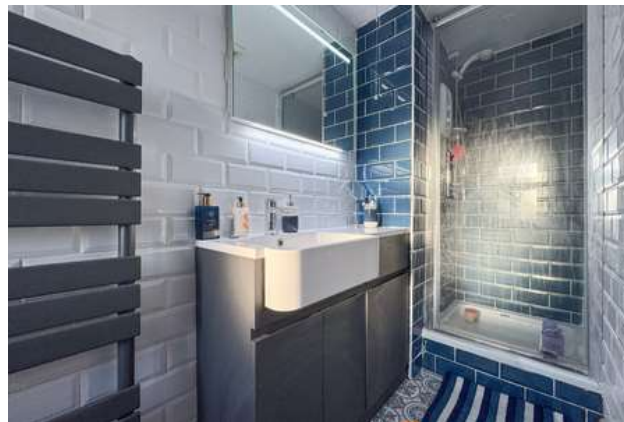
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements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

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 choose to arrange a survey through them. For more information, please call the office.

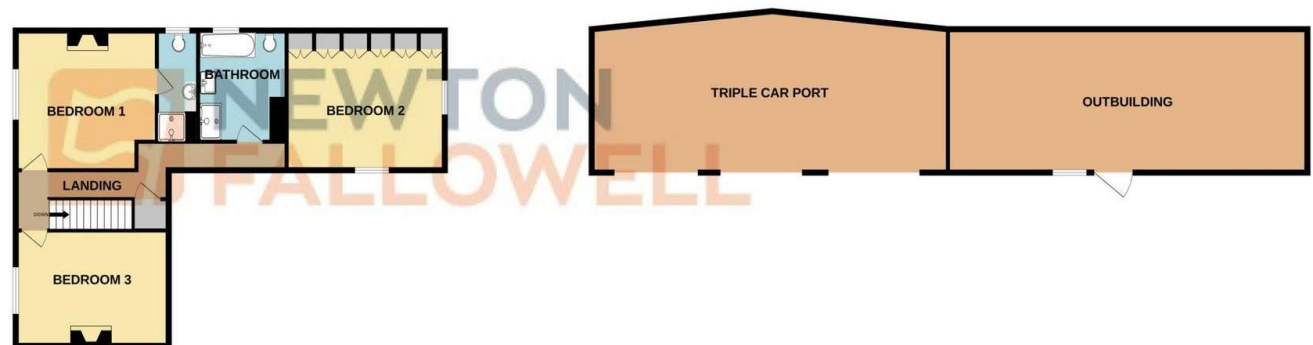




GROUND FLOOR

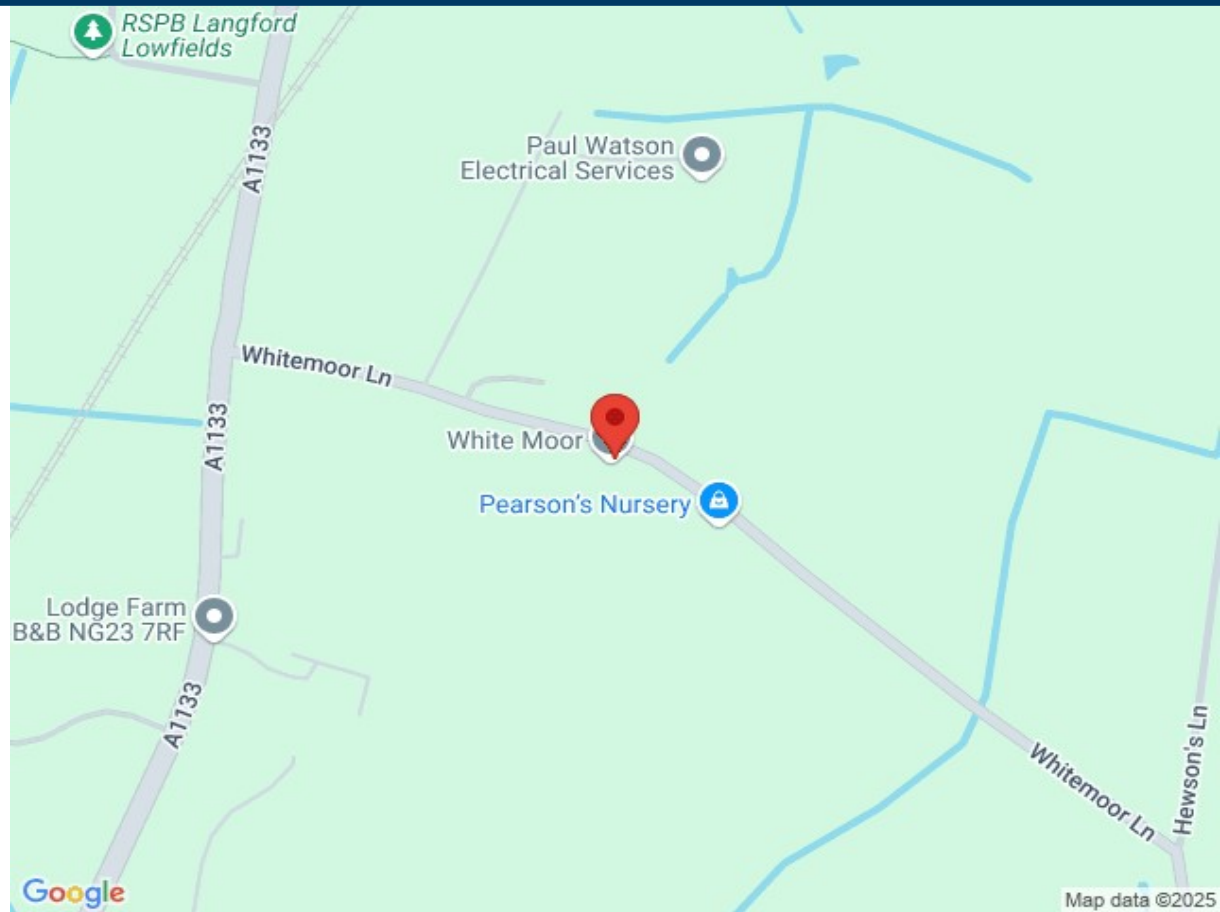


1ST FLOOR



OUT BUILDINGS

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		72 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

