



Toad Lane, Elston

 4  2  3

Asking Price £575,000



Key Features

- Detached Period Home
- Three/Four Bedrooms
- Three/Four Reception Rooms
- Breakfast Kitchen & Utility
- GF Shower Room & FF Bathroom
- Solar Panels & Air Source Heat Pump
- Council Tax Band: F
- EPC Rating: D
- Tenure: Freehold





Beautifully set in a marvellous plot in the heart of the ever popular village of Elston, 'Ravenscroft' is a wonderful example of an individual period detached home, believed to date back to the early 1800's, and benefits from modern efficient living with 16 owned solar panels with battery storage, as well as an air source pump, and occupies delightful wrap around gardens/plot measuring approximately 1/3 acre (subject to survey). Falling within a conservation area, this home falls within close proximity to the A46 which gives brilliant access to neighbouring towns of Bingham and Newark-on-Trent.

The property's accommodation comprises to the ground floor: entrance hall, shower room, sitting room with doors opening to the veranda, dual aspect reception room/bedroom four with open fire, spacious lounge with open fire and opening to a formal dining room, breakfast kitchen with combination of granite and oak wood surfaces, and an electric range cooker, utility room and useful pantry and boiler room giving useful storage. The first floor enjoys a family bathroom suite and three double bedrooms.

Outside, this home stands proud with a partly walled boundary with a gated drive entrance which opens through to an extensive tarmac driveway which provides off street parking for multiple vehicles and gives access to the double garage. The gardens wrap around this home with the frontage being SOUTH FACING and having a range of mature shrubs/trees to borders giving a real sense of privacy, with a gorgeous veranda showcasing a delightful entertaining area. A vegetable garden and chicken coop can be found to the side of this home, with the formal garden

being found to the rear with a range of delightful plants and orchard area. Other features of this home include the air source heat pump, owned solar panels and combination of UPVC and wooden windows. Viewing will be key to appreciate the tranquillity and quality of this magnificent period home.

ACCOMMODATION - Rooms & Measurements

Entrance Hall 6'1" x 4'2" (1.9m x 1.3m)

Lounge 20'7" x 13'1" (6.3m x 4m)
maximum measurements

Sitting Room 12'4" x 11'10" (3.8m x 3.6m)

Dining Room 13'4" x 11'11" (4.1m x 3.6m)

Reception Room/Bedroom Four 14'3" x 13'1" (4.3m x 4m)

Kitchen 13'7" x 9'3" (4.1m x 2.8m)

Utility Room 9'8" x 5'2" (2.9m x 1.6m)

Pantry 7'10" x 6'9" (2.4m x 2.1m)

Boiler Room 6'10" x 5'2" (2.1m x 1.6m)





Ground Floor Shower Room 8'8" x 6'6" (2.6m x 2m)
maximum measurements

First Floor Landing

Bedroom One 14'3" x 13'1" (4.3m x 4m)

Bedroom Two 13'5" x 12'0" (4.1m x 3.7m)

Bedroom Three 14'2" x 10'3" (4.3m x 3.1m)

Bathroom 13'4" x 6'8" (4.1m x 2m)
maximum measurements

Double Garage 22'4" x 22'0" (6.8m x 6.7m)
maximum measurements

Solar Panels

The property has 16 owned solar panels that were installed in 2023. This home also has 5kwh battery storage.

Agent's Note - Windows

The property has 3 wooden double glazed windows, the rest are UPVC double glazed.

Services

Heating by way of an air source heat pump, which was installed in March 2023. Mains electricity, water and drainage are connected.

Elston

Traditionally a farming village, Elston has been a conservation area since 1992 and is located 5 miles south west of Newark. Amenities include 'The Chequers Inn' public house and restaurant, a community shop, 'All Saints' primary school and a village hall.



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





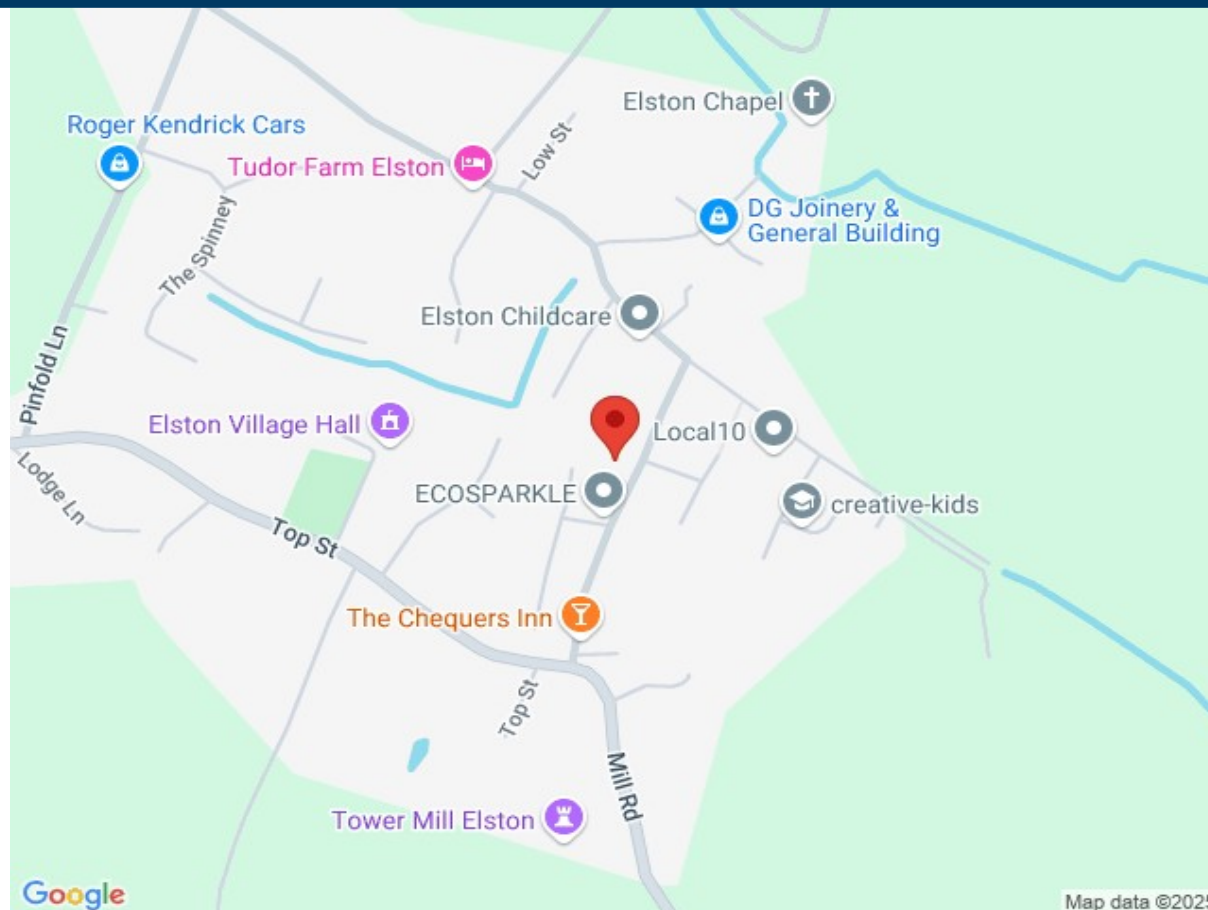
GROUND FLOOR



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		90 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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