

## Brass Farthing, Besthorpe NG23 7HR



**GUIDE PRICE £450,000 to £475,000.** Superb detached residence standing on an excellent sized plot with ample off road parking and two garages. The accommodation includes two reception rooms, dining kitchen, ground floor bedroom and bathroom, and three bedrooms and a bathroom on the first floor. The property is double glazed, gas centrally heated and has been considerably improved by the present owner and represents excellent value for money.

**Guide Price £450,000 to £475,000**

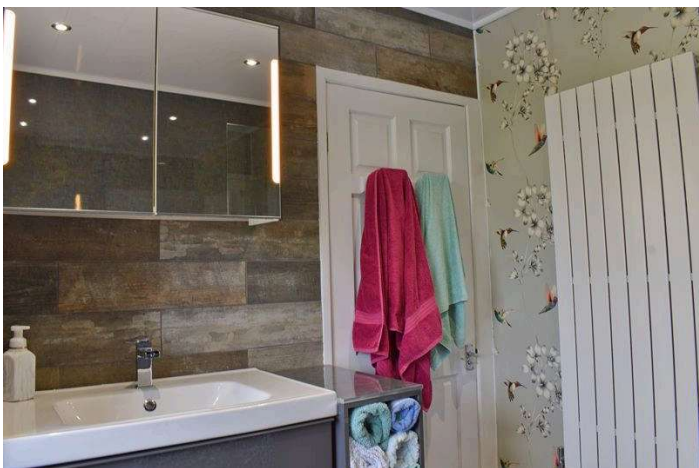
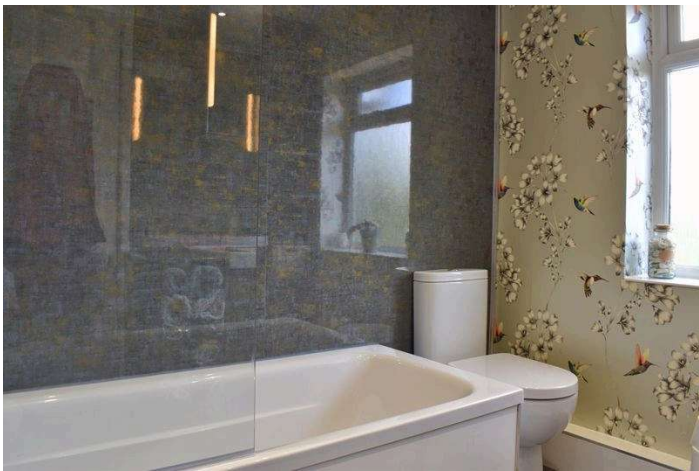




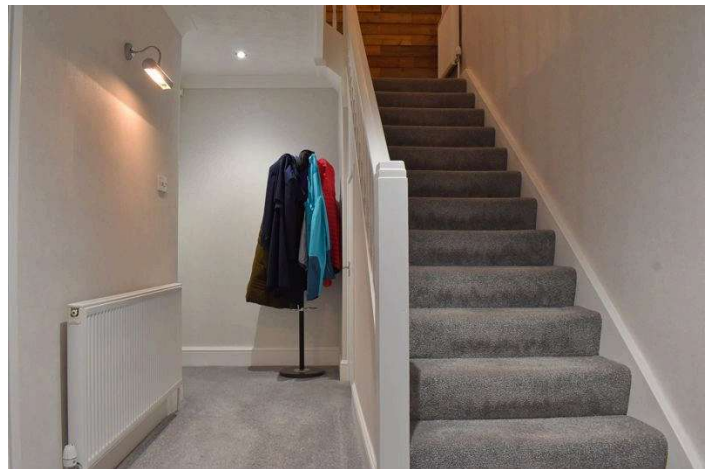












## Location and Amenities

Besthorpe is a charming semi-rural village, conveniently located for ease of access onto the A1133, with the neighboring villages of Girtton, Clifton, North Scarle and the extremely well-served village of Collingham close-by. There is also ease of access onto



the A46 and A1. The village offers a charming nature reserve, 'The Lord Nelson' public house and community village hall. The nearest amenities in Collingham, are located approx. 2 miles away, which include: a highly regarded Primary School (John Blow), two public houses both with restaurant facilities, large Co-Operative store, further convenience store (One-Stop), Newsagents/Post Office, Butchers, Dentist, Medical Centre and Pharmacy. Collingham Railway Station serves the community of Collingham. Its passing tracks that stop at the station's two platforms are part of the Nottingham to Lincoln Line. Both the station and the trains that pass through are managed by East Midlands Trains. Besthorpe is located approximately 8 miles from Newark where there is a direct line railway station from Northgate to London Kings Cross taking from a little over an hour. Newark also has the Castle Station with trains running from Nottingham to Lincoln.

## **Accommodation**

Upon entering the front door, this leads into:

### **Entrance Porch**

The porch has a recessed ceiling spotlight and a half glazed door into the reception hallway.

### **Reception Hallway**

The welcoming reception hallway has the staircase rising to the first floor, beneath which is sited a useful storage cupboard. From the hallway doors provide access to the lounge and the sitting room. The hallway has cornice to the ceiling, recessed ceiling spotlights, wall light points, a feature timber clad wall and a radiator.

### **Lounge** 13' 0" x 11' 10" (3.96m x 3.60m) *(excluding bay window)*

This delightful reception room has a bay window to the front elevation and a further window to the side. The focal point of the lounge is the dual aspect multi-fuel burning stove set on a tiled hearth. The room has cornice to the ceiling, a ceiling light point and a radiator.

### **Sitting Room** 12' 11" x 11' 11" (3.93m x 3.63m)

This second reception room has a window to the side elevation and is open plan to the dining kitchen. Once again the focal point of the sitting room is the dual aspect multi-fuel burning stove shared with the lounge. The sitting room has solid wood flooring, recessed ceiling spotlights and a vertical panel radiator.

### **Dining Kitchen** 20' 10" x 14' 9" (6.35m x 4.49m) *(at widest points)*

This wonderful room is the heart of the home and has dual aspect windows to the rear and side elevations and a half glazed door leading out to the rear. The kitchen is fitted with an excellent range of contemporary base and wall units, complemented with solid wood square edge work surfaces and complementary splash backs. There is a stainless steel sink, an integrated eye level double oven and a ceramic hob with extractor hood above. In addition there is space and plumbing for a dishwasher, washing machine and tumble dryer. There is a central island which incorporates yet further storage. From the kitchen area a door leads into the inner hallway. The dining kitchen is of sufficient size to comfortably accommodate a large dining table and has the same flooring that flows through from the sitting room and recessed ceiling spotlights. Access to the roof space is obtained from here.

### **Inner Hallway**

The inner hallway provides access to the ground floor bedroom and bathroom.

### **Bedroom One** 16' 2" x 13' 2" (4.92m x 4.01m)

This excellent sized double bedroom is located on the ground floor and has a window to the rear elevation and French doors providing access to the patio towards the front. The bedroom has cornice to the ceiling, recessed ceiling spotlights, a ceiling light point and a radiator.

### **Ground Floor Bathroom** 8' 9" x 5' 9" (2.66m x 1.75m)

The bathroom has an opaque window to the rear elevation and is fitted with a white suite comprising a 'P' shaped bath with mains shower above, vanity unit with wash hand basin inset and storage beneath, and a WC. The bathroom has mermaid board, recessed ceiling spotlights and a heated towel rail.

### **First Floor Landing**

The staircase rises from the reception hallway to the first floor landing which has a window to the side elevation and doors into the three further bedrooms. The landing has cornice to the ceiling, a feature timber clad wall, ceiling light point and a radiator. Further access to the loft space is obtained from here.

### **Bedroom Two** 12' 11" x 11' 11" (3.93m x 3.63m)

A fabulous double bedroom with a window to the side elevation, cornice to the ceiling, a ceiling light point and a radiator.

### **Bedroom Three** 12' 11" x 11' 11" (3.93m x 3.63m) *(at widest points)*

Once again an excellent sized double bedroom having dual aspect windows to the front and side elevations. The bedroom has a fitted double wardrobe, a ceiling light point, wall light point and a vertical radiator.

### **Bedroom Four** 7' 0" x 6' 5" (2.13m x 1.95m)

A single bedroom with a window to the front elevation, cornice to the ceiling, a ceiling light point and a radiator. Currently utilised as a dressing room and would serve equally well as a home office/study if required.

### **Bathroom** 7' 11" x 6' 11" (2.41m x 2.11m)

The bathroom has an opaque window to the side elevation and is fitted with a white suite comprising bath with electric shower above, vanity unit with wash hand basin inset and storage beneath, and WC. The bathroom has mermaid board, recessed ceiling spotlights and a vertical panel radiator.

### Outside

Brass Farthing stands on a delightful plot and is approached via wrought iron gates leading onto a long sweeping driveway providing off road parking for numerous vehicles. The gardens are predominantly to the front and side of the property, are fully enclosed and laid primarily to lawn edged with borders containing a vast array of mature shrubs, plants and trees. Located to the side of the property is a sizeable patio with pergola above which is ideal for outdoor seating and entertaining. There is gated access either side of the property to the rear where there is a further large and enclosed patio providing an alternate seating area.

### Double Garage 17' 6" x 16' 7" (5.33m x 5.05m)

This garage has an up and over door to the front elevation and is equipped with power and lighting.

### Outside WC

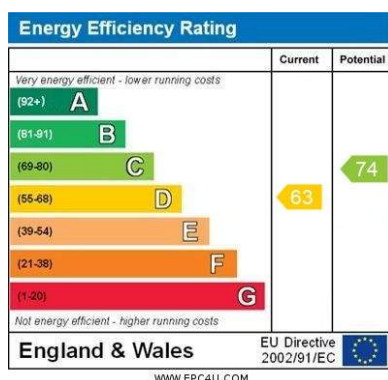
This is situated adjacent to the double garage and is fitted with a WC and wash hand basin.

### Single Garage 18' 6" x 11' 8" (5.63m x 3.55m)

Having an up and over door to the front elevation and equipped with both power and lighting. Situated next to this garage is a large timber storage shed which is included within the sale.

### Council Tax

The property is in Band D.



### VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

### THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

### Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

### Possession/Tenure

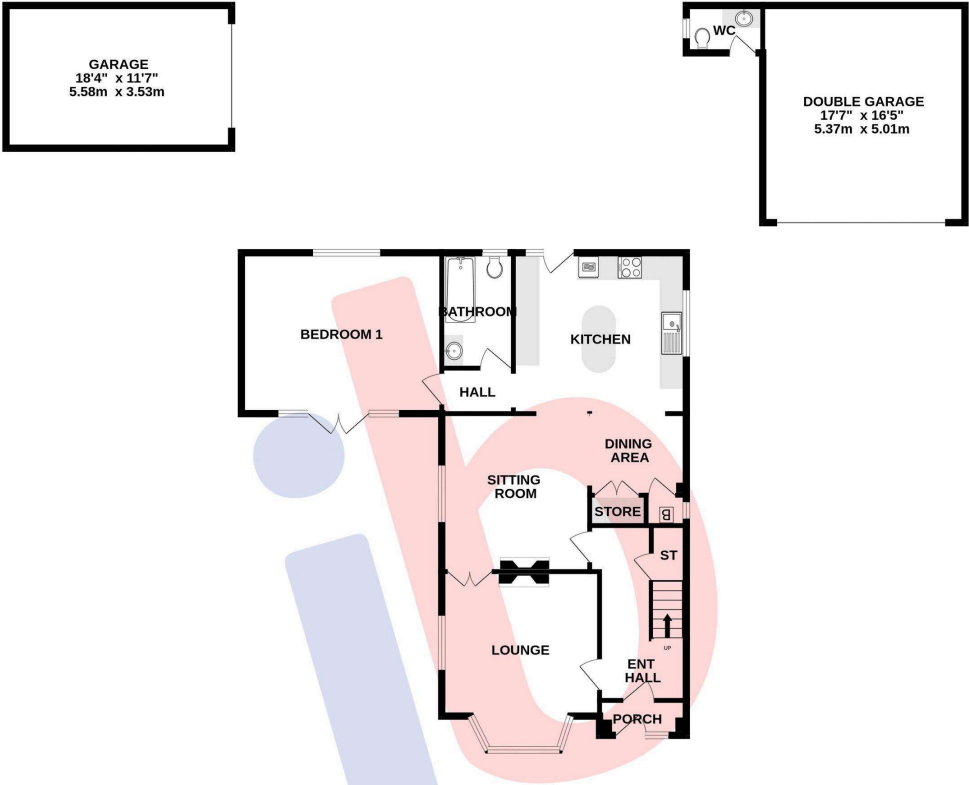
Vacant possession will be given upon completion. The tenure of the property is Freehold.

**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

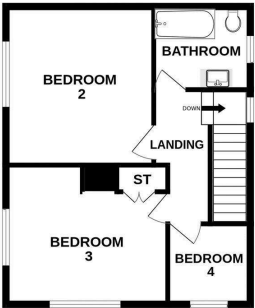
### Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial - Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007385 15 January

GROUND FLOOR  
1504 sq.ft. (139.7 sq.m.) approx.



1ST FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1978 sq.ft. (183.8 sq.m.) approx.

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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