



Sweet Briar Cottage Broomfield Lane Farnsfield NG22 8LQ

Guide price - £725,000 Freehold (excluding rear building plot)

Rear building plot - Guide price £125,000 Freehold





A most attractive and substantial 4 bedroom, 3 reception room character style detached family home (nearly 3000 sq ft.) situated on a superb plot just outside the village centre and walking distance to the Southwell Trail. The property has been recently updated by the current owners and includes an impressively spacious kitchen dining and family room, separate utility room, walk in pantry and downstairs cloakroom. In addition, planning consent has been granted to convert the existing garage into another reception room or bedroom. The first floor is equally spacious, with a beautiful master bedroom suite with dressing room and en suite shower room, guest bedroom with en suite shower room and separate family bathroom. Outside the rear garden has been attractively landscaped with entertaining patio, summer house and well stocked and naturally screened boundaries. To the front there is a sweeping shingle driveway with turnaround, car port/store, plus private front garden, which has (lapsed) planning consent for a barn style timber framed garage and store. To the rear of the garden there is an additional building plot that is available by separate negotiation but would ideally form part of the sale of the main residence. Please contact us for further information.

Guide price £725,000 Freehold (main residence and garden, but excluding rear building plot)

Building plot - Guide price £125,000 Freehold

Gas central heating / all main service / council tax band E

Tel: 01623 392676 for more details and to book your viewing appointment

Jonathan Fitzpatrick Village & Country Homes - 64 Main Street Farnsfield NG22 8FE

www.jfea.co.uk

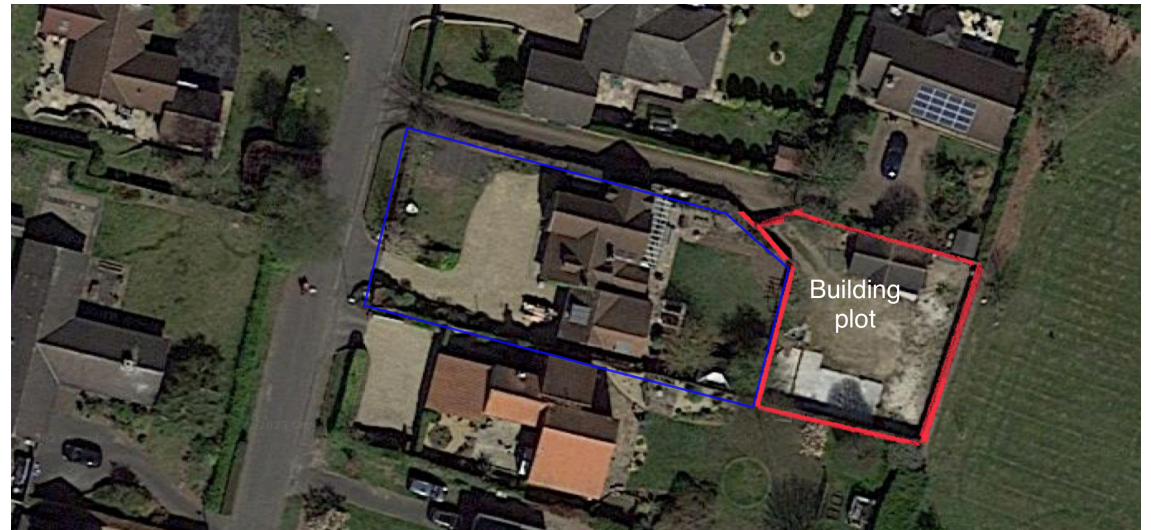
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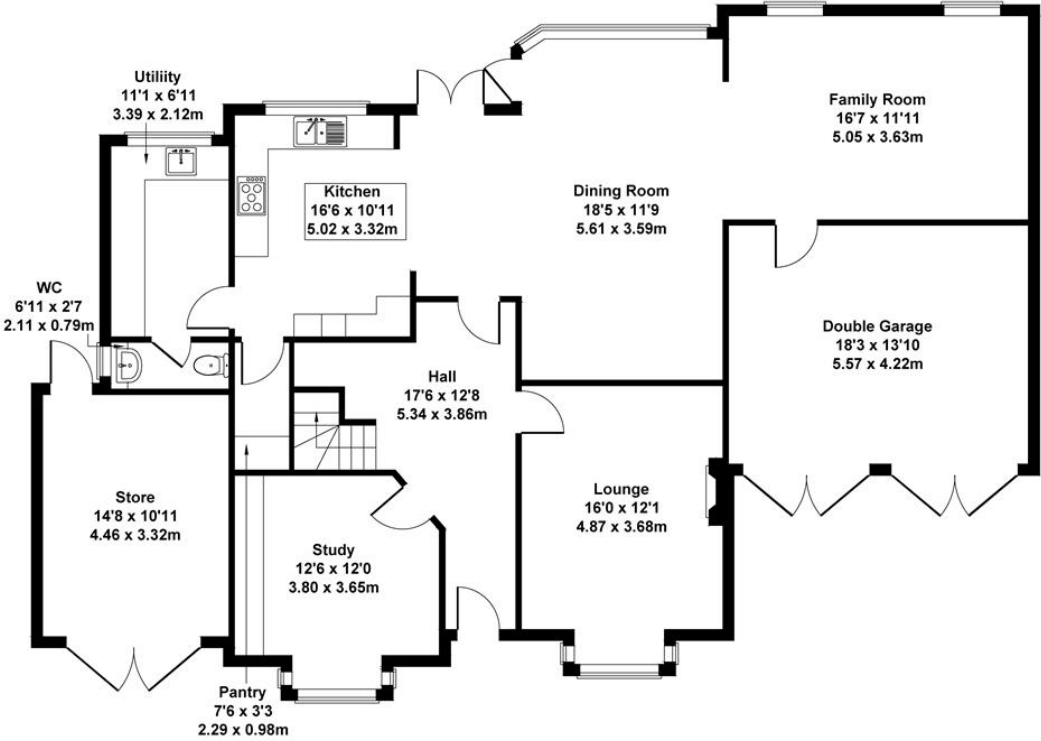




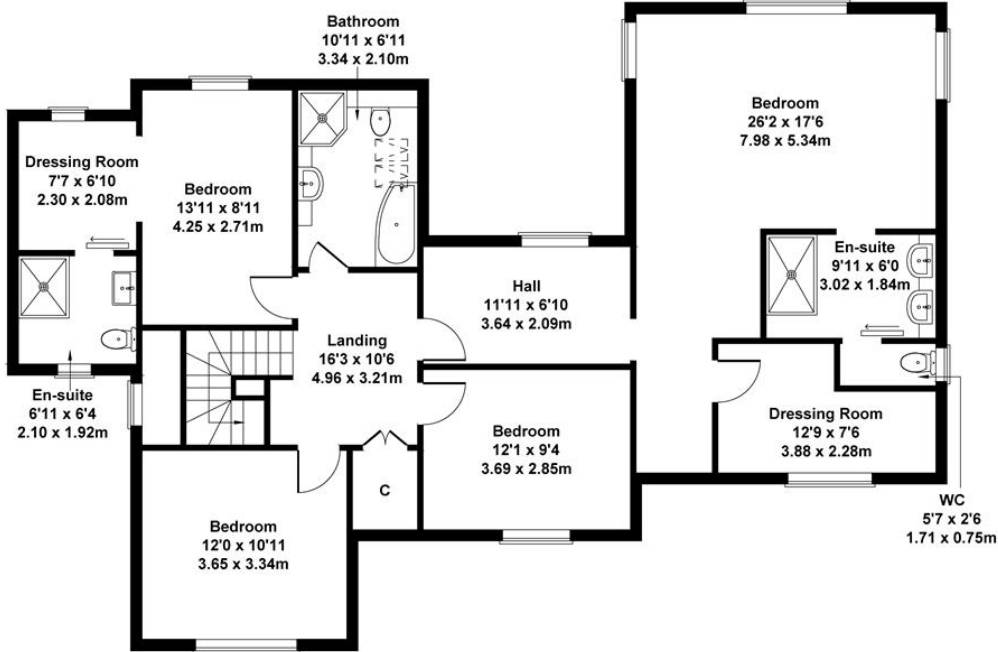
View of the building plot (in red outline) to the rear of the garden.
Available by separate negotiation - please contact us for more details.

Sweet Briar Cottage, Broomfield Lane, Farnsfield, NG22 8LQ

Approximate Gross Internal Area
2928 sq ft - 272 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

| Energy performance certificate (EPC) | | | |
|--|---------------|--|----------------|
| Sweet Briar Broomfield Lane Farnsfield NEWARK NG22 8LQ | Energy rating | Valid until: | 13 August 2033 |
| | C | Certificate number: 1900-6393-0522-2299-3873 | |

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements