

Thinking of moving? **Think JF.**



'Nursery Cottage' Southwell Road Farnsfield NG22 8EB Guide £535,000



A most appealing and characterful 5/6 bedroom detached Victorian family home situated in a prominent and convenient location close to Farnsfield village centre. This charming property is offered to the market requiring general updating and improvement but represents an ideal opportunity for those looking to personalise their next home to their individual preferences. In addition there is an adjoining purpose built 1 bedroom annexe to the rear, ideal for a dependent relative or teenagers den. For further details, please contact our office. *No onward chain.*





Above/below. The adjoining annexe comprises a large open plan living room with kitchen plus separate bedroom and wet room.

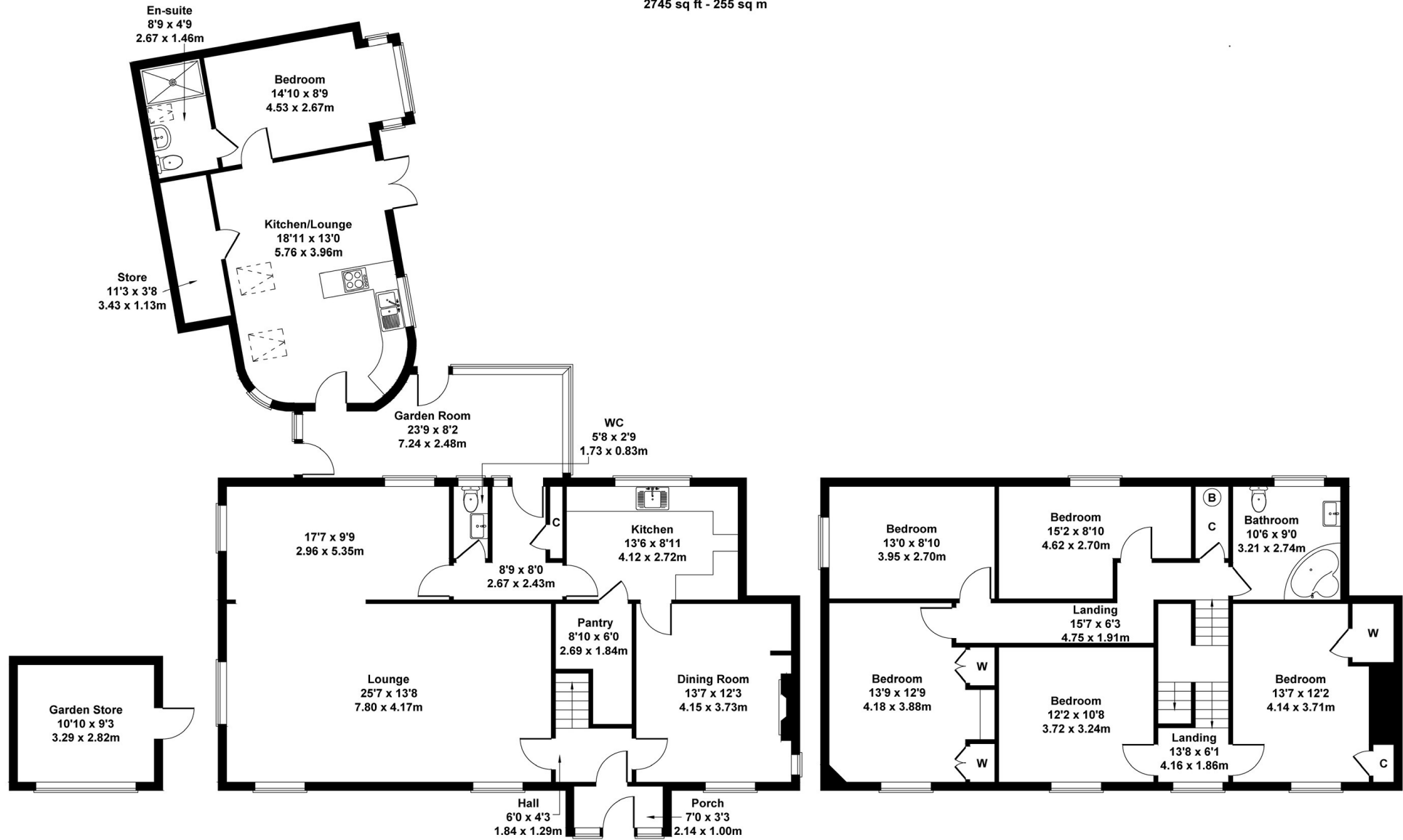


Right and below. The spacious first floor of the main house comprises 5 double bedrooms plus family bathroom.



Nursery Cottage, Southwell Road, Farnsfield, NG22 8EB

Approximate Gross Internal Area
2745 sq ft - 255 sq m



OUTBUILDING

GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Energy performance certificate (EPC)

Nursery Cottage Southwell Road Farnsfield NEWARK NG22 8EB	Energy rating D	Valid until: 3 February 2034 Certificate number: 6834-8329-2300-0440-4276
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Energy performance certificate (EPC)

Annex, Nursery Cottage Southwell Road Farnsfield NEWARK NG22 8EB	Energy rating E	Valid until: 3 February 2034 Certificate number: 5700-1203-0722-0077-3943
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Farnsfield is a most sought after rural village with superb facilities and amenities for all ages. There are two excellent pubs, pizza restaurant and French bistro, plus tea rooms, butchers, hairdressers, co-op supermarket, pharmacy and doctors surgery. For the more energetic there's also the tennis club and a plethora of countryside walks including the Southwell Trail nature reserve.

Council tax band D
Gas central heating
All mains services

Catchment for Minster School
Newark Northgate Train Station to London
King Cross - approximately 13 miles

Main Office 01623 392676
Email mail@jfea.co.uk

64 Main Street Farnsfield Newark Ng22 8EF

Viewing strictly by appointment through
Jonathan Fitzpatrick Village & Country Homes