



‘Willow Barn’ Great North Road Cromwell NG23 6JE

**JF**

Jonathan Fitzpatrick  
VILLAGE & COUNTRY HOMES

**W**illow Barn (formerly College Farm) is an extremely well appointed and stylishly converted 4 bedroom, 4 reception room period home of immense character and charm, offering spacious and adaptable accommodation throughout, with an attractive landscaped rear garden and extensive parking to the front. In addition there is a substantial barn/outbuilding within the grounds, with planning consent to convert to a games room, kitchenette/wc and office. Features of note include a large reception hallway, attractive farmhouse kitchen with separate utility, beautifully presented sitting room with log burner, formal dining room, garden room/orangery, and spacious family room and downstairs cloakroom. The first floor landing is surprisingly spacious and could easily be utilised as a study or snug and there are three bedrooms, family bathroom plus a dressing room and shower room, leading to a mezzanine floor with study and master bedroom. *Please see our video for a brief tour of the property and grounds.* Cromwell is an attractive historic rural village located approximately 5 miles from Newark (with its superb train service to London Kings Cross) and approximately 10 miles from the beautiful market town of Southwell.

### **Offers over £659,950 Freehold**

*£5000 stamp duty contribution, subject to offer and 8 week exchange of contracts. Contact our office for further details.*

Oil central heating /all main services / council tax band E / Flood risk low

Viewing through Jonathan Fitzpatrick Village & Country Homes - 64 Main Street Farnsfield NG22 8EF

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Views showing the approach to the property, the extensive parking and substantial outbuildings which have planning consent for conversion to a games room, kitchenette, w/c and study/office and have already been re-wired.







The ground floor accommodations is extensive with 4 well proportioned reception rooms, including this beautiful garden room/orangery, spacious farmhouse kitchen, family room, dining room and cosy living room - all presented in immaculate order throughout.



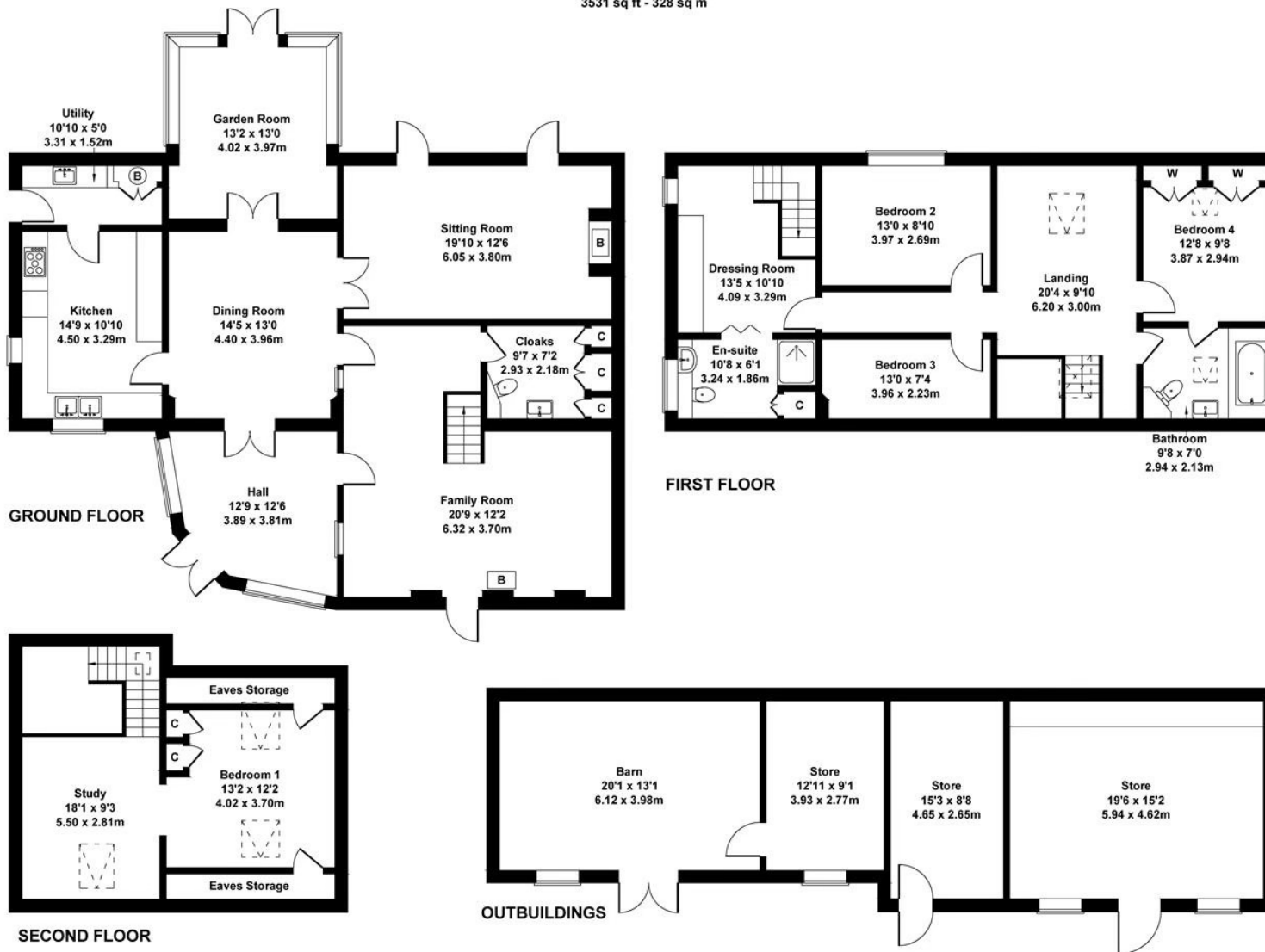


Energy performance certificate (EPC)		
College Farm Great North Road Cromwell NEWARK NG23 6JE	Energy rating <b>D</b>	Valid until: 5 July 2030 Certificate number: 0370-2804-6735-2800-2521



# Willow Barn, Great North Road, Cromwell NG23 6JE

Approximate Gross Internal Area  
3531 sq ft - 328 sq m



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

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