

# 'Fairview' Greaves Lane Edingley NG22 8BJ



**Guide £925,000 Freehold**

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64 Main Street Farnsfield NG22 8EF

**A** beautifully appointed 5 bedroom, 4 reception room extended detached character residence occupying a wonderful mature plot of approximately 0.65 acres within a delightful rural setting. This extremely spacious and tastefully presented home has been comprehensively modernised and improved by the current owners and includes a magnificent 'living kitchen breakfast room' with log burner, attractive beamed lounge with fireplace, formal dining room, study, snug/media room, stunning master bedroom suite with dressing room, walk-in wardrobes and luxury bathroom, plus guest bedroom with en suite shower and Juliet balcony overlooking the rear garden. Approached via a gated entrance (electrically operated), the driveway sweeps to the rear of the property leading to a large detached double garage with work shop, gardeners w/c and first floor luxury self-contained studio apartment with shower room and kitchenette. The lightly wooded, well stocked rear gardens are mainly laid to lawn with naturally screened boundaries, a wealth of mature and specimen trees, an ornamental fish pond and stream, summer house and substantial timber tree house with viewing platform. To the rear of the garden there is a beautiful private woodland area forming part of the overall plot size.

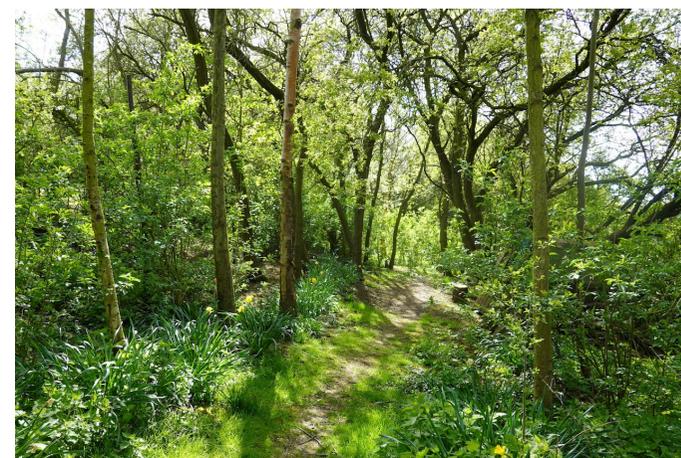
**Energy Efficiency** The property is extremely well insulated, triple glazed and has 22 solar panels with a feed-in tariff until 2035 - which pays approximately £2500 back to the homeowners per annum from excess energy produced. The recently replaced air source heat pump is also one of the most efficient on the market.

**Shops & Amenities** Although Greaves Lane is a quiet, rural location there are numerous shops and amenities, less than a mile away in nearby Farnsfield, including a Co-op supermarket, butchers, bakers, chemist, doctors surgery and several cafes, pubs and eateries. There is also a pick-up bus service for the Minster School in Southwell.

**Viewing strongly advised. No onward chain.**

Council tax band F / Flood Risk - Very Low

Newark Northgate Train Station To London Kings Cross approx. 12 miles









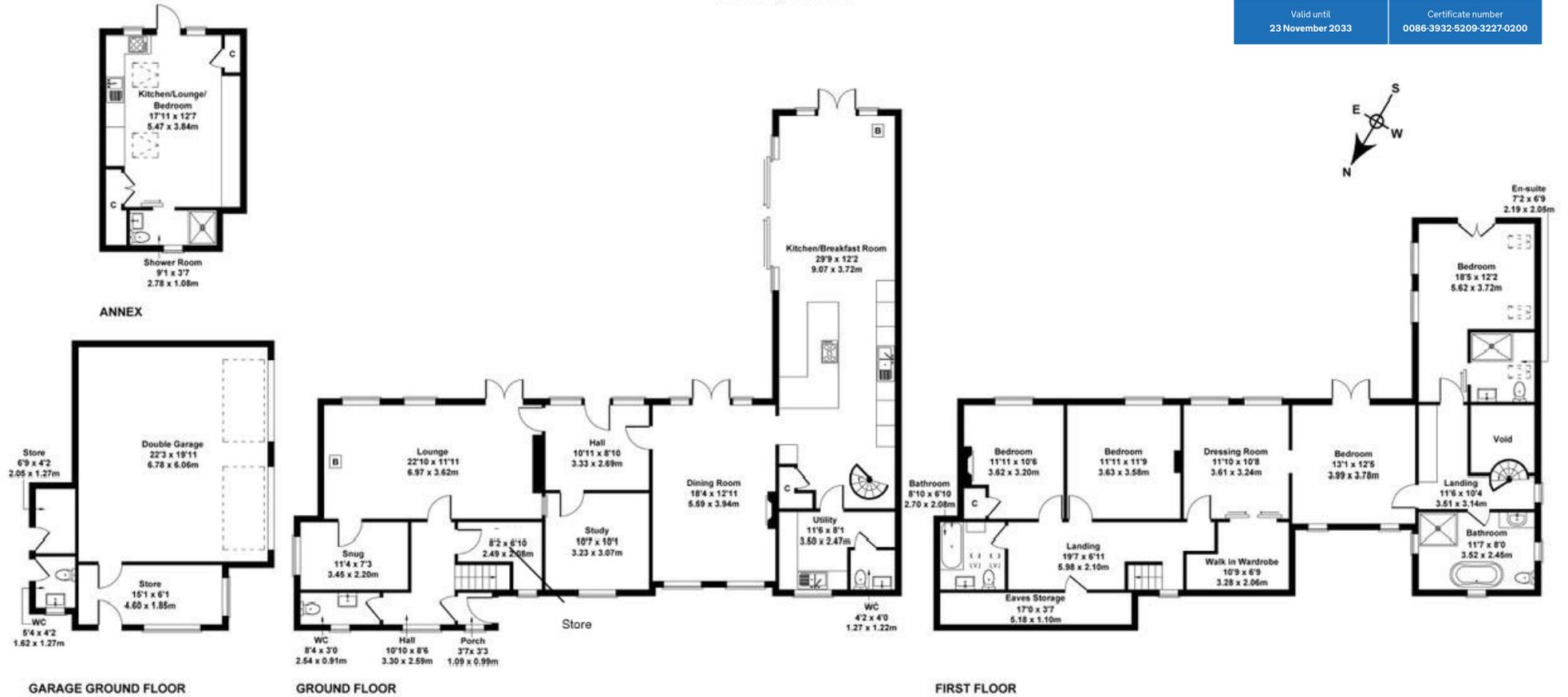
The apartment accommodation above the garage includes a studio style bedroom/living room, fully fitted kitchenette plus en suite shower/wet room. It has its own independent electric heating system (with solar power) and private entrance via a side stairway to the right of the garage. The tree house also has power and light.

Energy performance certificate (EPC)

Annex, Fairview Greaves Lane Edingley NEWARK NG22 8BJ	Energy rating <b>E</b>	Valid until 12 November 2033 Certificate number: 0086-3932-5209-7017-8200
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Fairview, Greaves Lane, Edingley, NG22 8BJ  
Approximate Gross Internal Area  
3746 sq ft - 348 sq m  
( Excluding Eaves/Void )

Fairview Greaves Lane Edingley NEWARK NG22 8BJ	Energy rating <b>C</b>
Valid until 23 November 2033	Certificate number 0086-3932-5209-3227-0200



Not to Scale. Produced by The Plan Portal 2023  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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