

The logo consists of the letters 'JF' in a stylized, black, serif font. The 'J' and 'F' are connected at the top and bottom, with a decorative flourish at the base of the 'F'.

Jonathan Fitzpatrick

VILLAGE & COUNTRY HOMES



**‘Mayflower Cottage’ Greaves Lane Edingley NG22 8BJ Offers over £855,000 Freehold**

**M**ayflower Cottage is a hugely desirable and substantial 4 bedroom, 4 reception room, detached period home situated in one of the most highly sought after locations in the local area. The property occupies a magnificent plot of just over 1 acre and enjoys breathtaking views across fields and open countryside. This delightful home provides an attractive blend of character and contemporary interior design, and highlights include a beautiful beamed lounge and adjoining snug, spacious 'living' kitchen diner with utility room, and a superbly spacious rear garden room with underfloor heating and separate wood burner. All bedrooms are immaculately and stylishly presented with a new family shower room and updated en suite bathroom to the master bedroom. Access to the property is either via the main front courtyard entrance (shared with two other properties) or a private gated driveway off Greaves Lane to the rear of the plot.

### **Brief summary of recent improvements and updates**

Our clients have thoroughly updated and improved the property in recent years to create a superbly comfortable home. This includes, re-wiring, new central heating boiler and oil tank, two zone heating, new radiators throughout, re-plastering of the ground floor, hall, landing and bathrooms, new window furniture, new flooring (oak and bamboo) plus re-fitted kitchen, utility, downstairs cloakroom, family shower room and updates to the en suite bathroom. Other features of note include new stair balustrades and fireplace surround and mantle in the lounge.

Outside the garden has been completely re-landscaped and includes new fenced boundaries, replanting of the hedge boundary onto Greaves Lane, numerous new flower beds, 18 new trees including an orchard with bramley and crab apples, plums and cherries, a bog and gravel garden, new gravel seating area, two ponds (one fish, one natural), large hen enclosure and fruit cage. Over 1000 daffodils, bluebells and snow drops have also been planted. There is a substantial timber workshop/ garden store plus car port and further garden store adjoining the rear driveway.

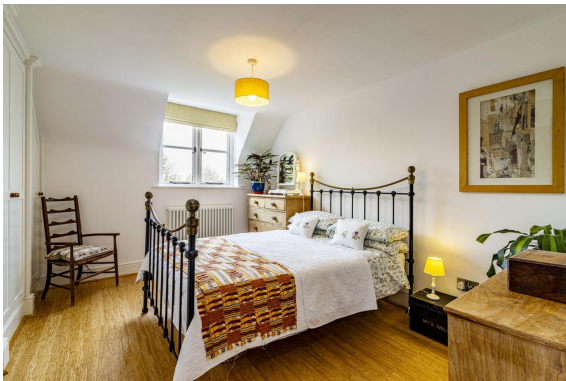
### **Edingley**

Edingley is a small, picturesque rural village with its own pub, church and village hall, yet close to numerous shops and amenities in nearby Farnsfield - and within catchment area of the Minster School in Southwell. Greaves Lane is a quiet unspoilt country lane approximately 0.25 miles from the main road, with wonderful views and walks across fields and open countryside. In our opinion one of the most appealing and desirable residential locations in the area.











Council tax band G  
Oil central heating  
Septic tank drainage  
Flood Risk - Very Low

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

Main Office 01623 392676  
Email [mail@jfea.co.uk](mailto:mail@jfea.co.uk)

64 Main Street Farnsfield Newark Ng22 8EF

Viewing strictly by appointment through  
Jonathan Fitzpatrick Village & Country Homes



### Energy performance certificate (EPC)

Mayflower Cottage  
Greaves Lane  
Edingley  
NEWARK  
NG22 8BJ

Energy rating

**D**

Valid until: 25 April 2034

Certificate number: 2354-3037-1204-7764-3200

**JF**

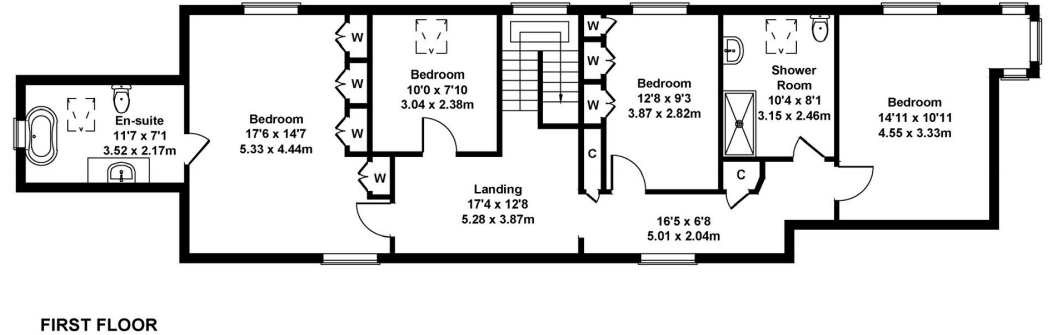
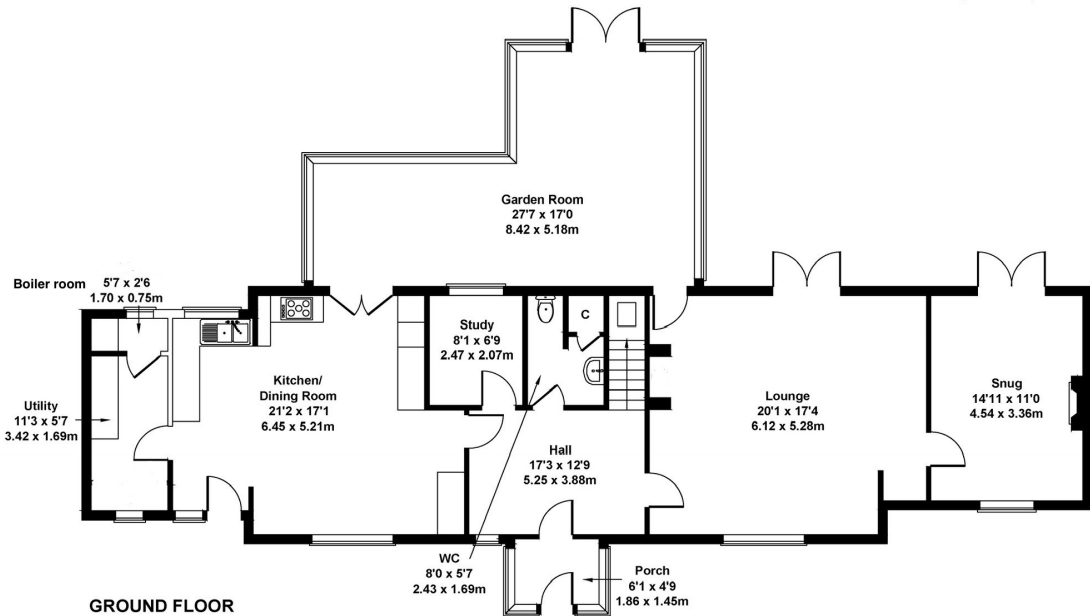
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# Mayflower Cottage, Greaves Lane, Edingley, NG22 8BJ

Approximate Gross Internal Area  
2637 sq ft - 245 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 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