



JF

Jonathan|Fitzpatrick
VILLAGE & COUNTRY HOMES

‘Winsome Cottage’ Chapel Lane Farnsfield NG22 8JP

£289,950 Freehold

Tel 01623 392676
Email mail@jfea.co.uk
Visit jfea.co.uk

A most appealing detached 2 double bedroom, 2 reception room converted coach house, situated in a prime location, in one of the oldest parts of the village and just a short walking distance to shops, cafes, restaurants and numerous village amenities. This delightful home has been meticulously updated and maintained by the current owners and features beamed ceilings, open hearth fireplace with wood burner, plus a good size kitchen breakfast room, first floor bathroom, attractive private rear courtyard and secluded rear garden with large shed/store (with power and WiFi connection). Interested parties should be in strong purchasing positions and able to complete within an 8-12 week period.

*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, bakers, 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 - **early viewing strongly advised.** (Please note that parking is on street only).*









Asking price : £289,950 Freehold

Council tax band B

Flood Risk :Very Low

Gas central heating / double glazing / mains drainage

Newark Northgate railway station
(to London Kings Cross) approx. 14 miles

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

Telephone 01623 392676

Email : mail@jfea.co.uk

Web : jfea.co.uk



Energy performance certificate (EPC)

Winsome Cottage Chapel Lane Farnsfield NEWARK NG22 8JP	Energy rating D	Valid until: 30 April 2034
		Certificate number: 0594-3037-0205-1284-5204

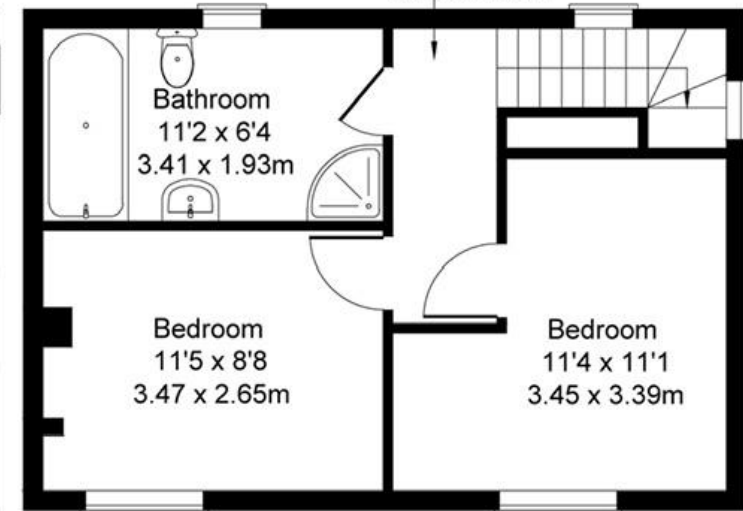
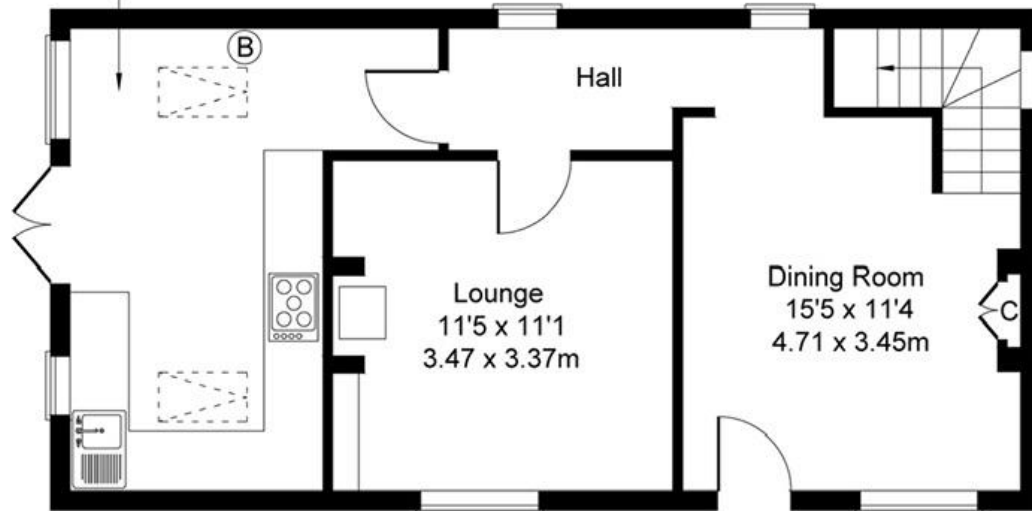


Winsome Cottage, Chapel Lane, Farnsfield, NG22 8JP

Approximate Gross Internal Area
850 sq ft - 79 sq m

Kitchen/Breakfast Room
14'2 x 12'4
4.33 x 3.76m

Landing
11'4 x 9'6
3.46 x 2.89m



GROUND FLOOR

FIRST FLOOR

**Not to Scale. Produced by The Plan Portal 2024
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