



'Beck House' Station Road Edingley NG22 8BX

Guide £1.4m - £1.45m



**B**eck House is an extraordinary 5 bedroom, 5 reception detached family residence built in 2000 and set within beautiful private landscaped gardens of approximately 1 acre with views across fields to the rear and side. In addition, **PLANNING CONSENT** has now been granted for the construction of a detached 2 bedroom dwelling (with parking) on the garage/office site, giving further potential for those wishing to accommodate dependent relatives etc. This lavishly appointed property offers nearly 4000 sq ft of living space, and includes a triple barn style garage block with adjoining office, garden cottage (currently used for Airbnb) and a superb outdoor heated swimming pool with covered entertaining area. There are beautifully stocked landscaped formal gardens to the front and rear of the property with further 'wild' garden areas to the rear of the plot and adjoining farmland.

Accommodation briefly comprises entrance hall with storage cupboards, downstairs cloakroom, games room, study, lounge, garden room, 'living kitchen dining room, walk-in pantry and utility. The first floor comprises master bedroom with en suite bathroom and shower, three further double bedrooms with fitted wardrobes and family bathroom. Outside - triple barn style garage with office and shower room, detached garden cottage with kitchen, shower room and studio/bedroom, large sun terrace with heated swimming pool and open barn style timber entertaining/games area. The property is approached via a long driveway with extensive parking and turnaround to the front.

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.

Guide price £1.4m - £1.45m Freehold

£25,000 moving costs incentive payable on legal completion, subject to offer and unconditional exchange of contracts within 8 weeks.

Council tax band G / Flood risk - Low

Gas central heating / under floor heating to ground and first floor / double glazing / mains drainage

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

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

Telephone 01623 392676  
Email : jonathan@jfea.co.uk  
Web : jfea.co.uk





# The Garden Cottage





Lounge











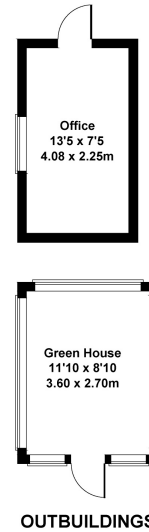
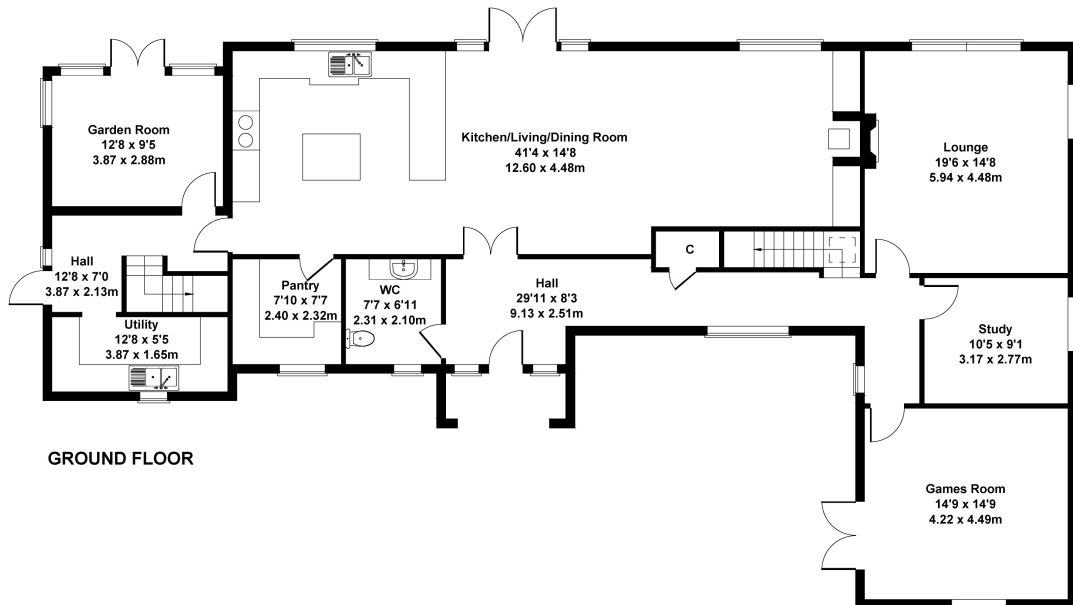
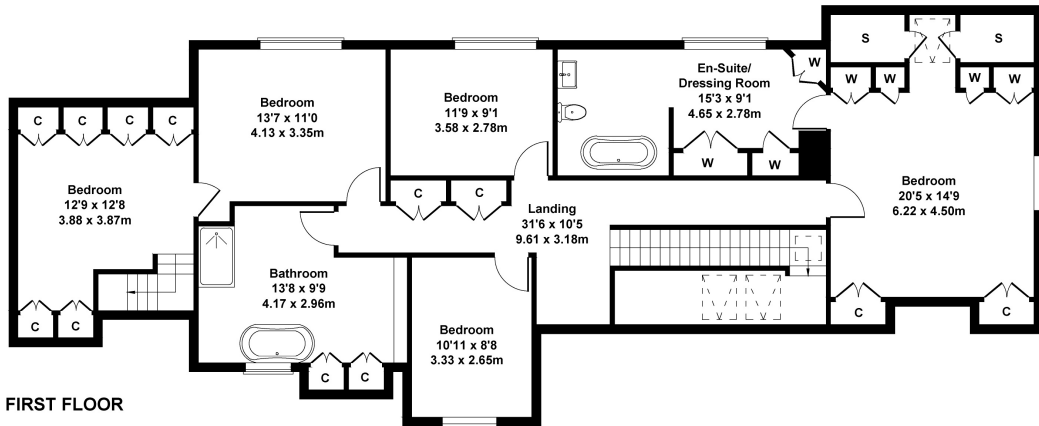




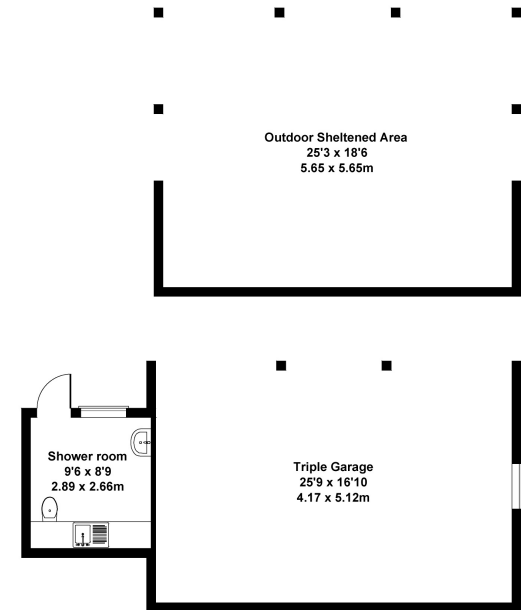


# Beck House, Station Road, Edingley, NG22 8BX

Approximate Gross Internal Area  
4607 sq ft - 428 sq m



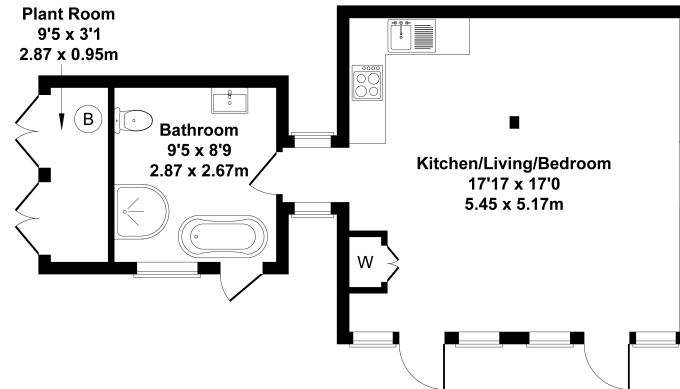
Energy performance certificate (EPC)			
Beck House Station Road Edingley NEWARK NG22 8BX	Energy rating	Valid until:	28 May 2034
	<b>C</b>	Certificate number:	2122-3038-6205-7654-2204



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

# The Garden Room, Beck House, Station Road, Edingley, NG22 8BX

Approximate Gross Internal Area  
431 sq ft - 40 sq m



Not to Scale. Produced by The Plan Portal 2024  
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## Energy performance certificate (EPC)

The Garden Room Beck House Station Road EDINGLEY NG22 8BX	Energy rating <b>E</b>	Valid until: 28 May 2034 Certificate number: 2422-3038-2205-7764-4200
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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 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