



**JF**

**Jonathan|Fitzpatrick**

VILLAGE & COUNTRY HOMES

**55 Westgate Southwell NG25 0LD**

**£459,950 Freehold**

Tel 01623 392676  
Email [mail@jfea.co.uk](mailto:mail@jfea.co.uk)  
Visit [jfea.co.uk](http://jfea.co.uk)



**A** most attractive 3 double bedroom grade 2 listed detached Georgian period home, situated in a prominent and convenient location on the periphery of this famous and historic minster market town. The property offers spacious and adaptable accommodation and includes an original detached two storey 'frame knitters' cottage in the rear garden along with useful (and rarely available) driveway parking. This delightful home is presented in good order throughout with many original features such as beamed ceilings, fireplaces etc. There are two living rooms, (both with fireplaces) a spacious and useful cellar plus three double bedrooms (two with cupboard storage) and re-fitted family bathroom and large built in cupboard off the landing. Outside there is a L shaped walled garden with patio area and access to to the garden cottage. This comprises ground floor studio and kitchenette, w/c plus two first floor rooms, making it ideal as a separate office/work place, artists studio, hobbies/games room or even occasional guest accommodation.

*Southwell is a charming north Nottinghamshire market town, well known for its historical significance, minster cathedral, picturesque surroundings, and excellent shopping facilities. The town's local events, markets, and festivals contribute to its vibrant community spirit and essential services like schools, healthcare facilities, and transportation options are all close by.*

*Significant interest is anticipated and potential buyers must be in strong proceedable buying positions.*











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Listing Grade 2

Council tax band D

Flood Risk :Very Low

Gas central heating / mains drainage

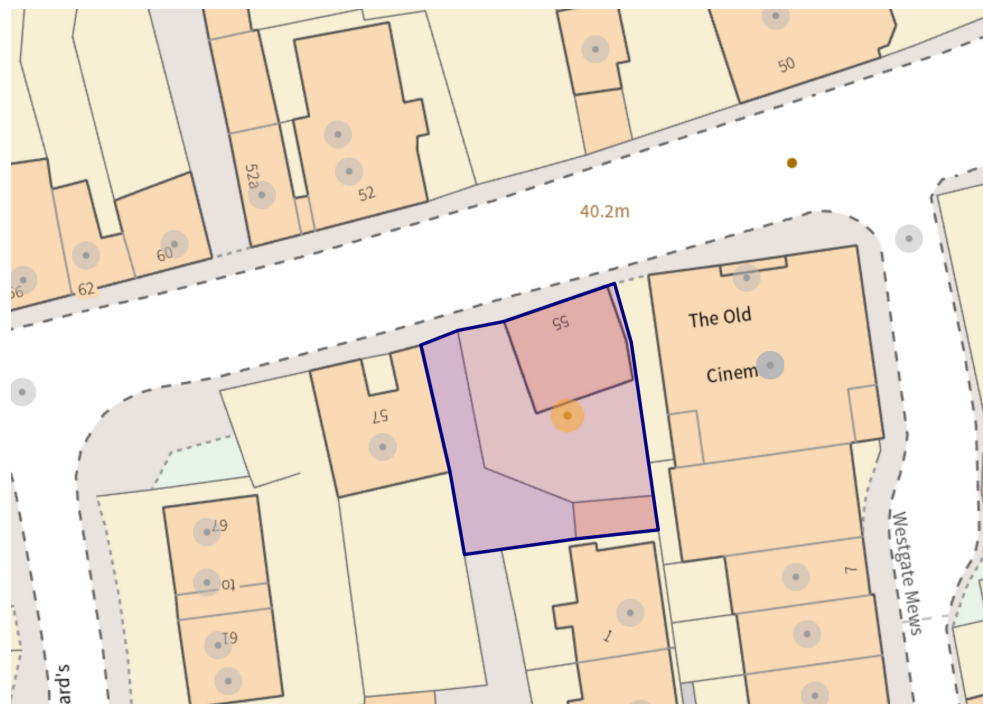
Newark Northgate railway station  
(to London Kings Cross) approx. 9 miles

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

Telephone 01623 392676

Email : [mail@jfea.co.uk](mailto:mail@jfea.co.uk)

Web : [jfea.co.uk](http://jfea.co.uk)



## Energy performance certificate (EPC)

55 Westgate SOUTHWELL NG25 0LD	Energy rating <b>E</b>	Valid until: 26 June 2032 Certificate number: 0300-2237-9160-2722-8775
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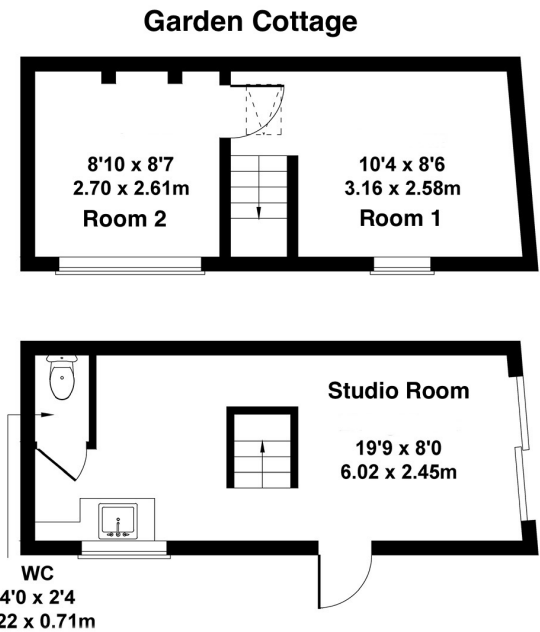
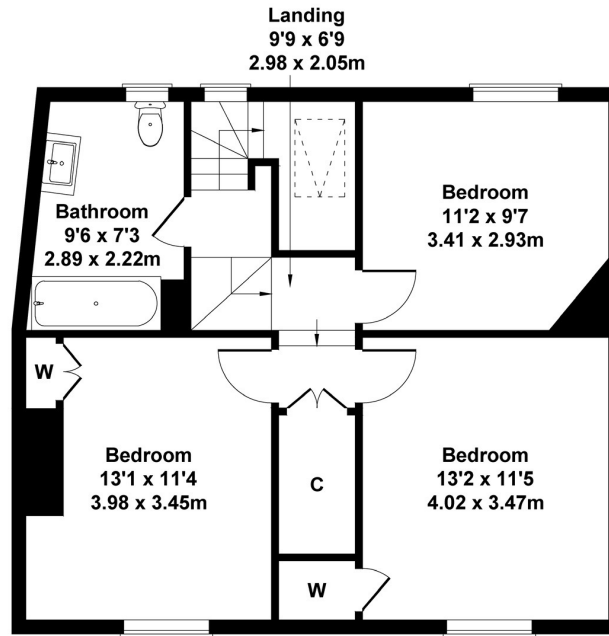
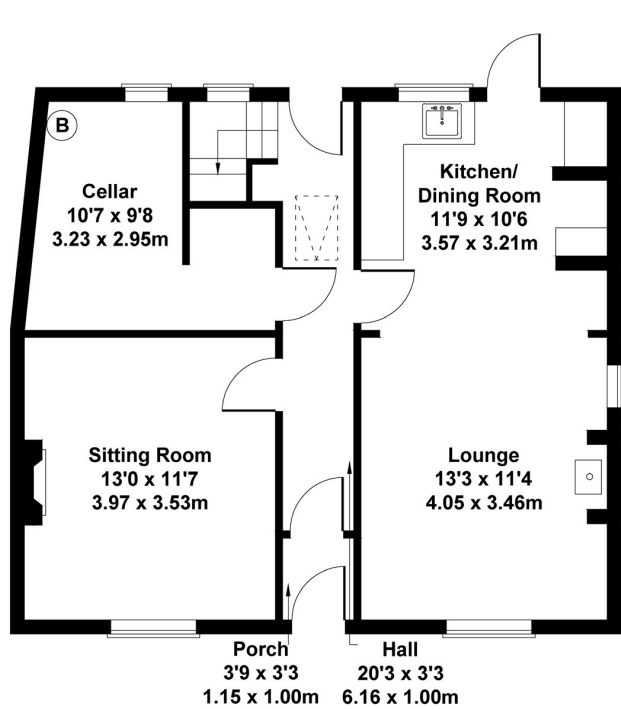






# 55 Westgate, Southwell, NG25 0LD

Approximate Gross Internal Area  
1647 sq ft - 153 sq m



Not to Scale. Produced by The Plan Portal 2024  
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