

**JF**

**Jonathan|Fitzpatrick**

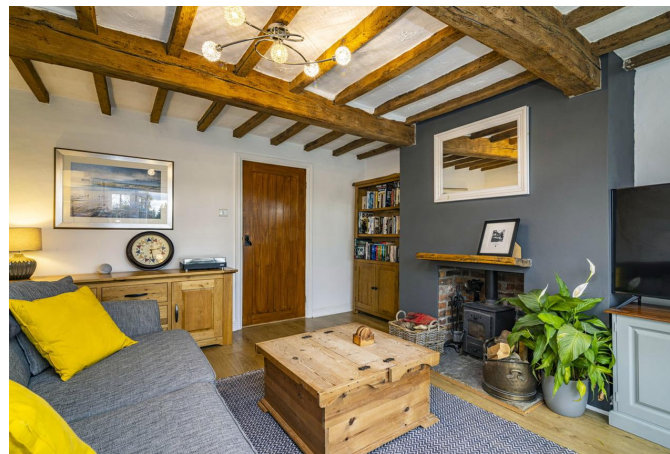
VILLAGE & COUNTRY HOMES



Cornflower Cottage New Hill Farnsfield NG22 8JN £285,000 Freehold

# A beautifully presented 3 bedroom cottage in the heart of the village

Make immediate arrangements to view this charming 3 bedroom Victorian cottage, tucked away in a private courtyard, just off New Hill and within a short stroll of village shops and numerous amenities. This delightful home has been thoughtfully modernised by the current owner with a sleek new kitchen and luxury first floor bathroom, blending classic charm with modern style. Set over three floors, the property features two generous size double bedrooms, plus a unique top-floor bedroom/study enjoying far reaching southerly views. Step outside and the attractive rear garden is ideal for al fresco dining or simply soaking up the sun. With a private garage for easy storage and parking, plus just a short stroll to Farnsfield's shops, cafes, pubs and restaurants, this highly desirable home offers the perfect village retreat. Early viewing strongly advised.









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, butchers, hairdressers, co-op supermarket, pharmacy and doctors surgery. For the more energetic there's also the tennis, cricket and bowls club and a plethora of countryside walks including the Southwell Trail nature reserve.

Council tax band B  
Gas central heating  
All mains services

Flood Risk - No Risk  
Catchment for Minster School  
Newark Northgate Train Station to London  
King Cross - approximately 14 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)

1, New Hill  
Farnsfield  
NEWARK  
NG22 8JN

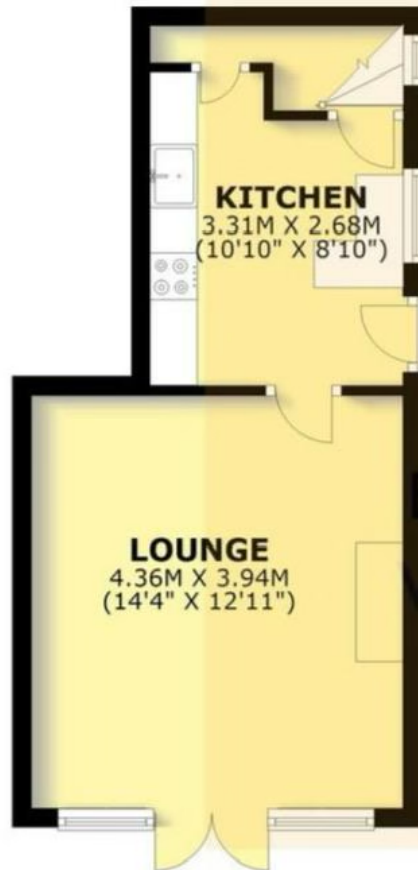
Energy rating

**D**

Valid until: 23 September 2028

Certificate number: 2748-7016-6231-5408-6994

**GROUND FLOOR**  
APPROX. 27.6 SQ. METRES (297.6 SQ. FEET)



**FIRST FLOOR**  
APPROX. 38.0 SQ. METRES (409.1 SQ. FEET)



**SECOND FLOOR**  
APPROX. 9.3 SQ. METRES (99.8 SQ. FEET)



**TOTAL AREA: APPROX. 74.9 SQ. METRES (806.5 SQ. FEET)**

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