



**JF**

**Jonathan Fitzpatrick**

VILLAGE & COUNTRY HOMES

**1 Quaker Lane Farnsfield NG22 8EE £249,950 Freehold**

## - **The perfect 'lock-up and leave' or first time buyer cottage**

**A** deceptively spacious and exquisitely updated 2 double bedroom Victorian cottage situated within the heart of Farnsfield village and just a short walking distance to numerous shops, cafes, restaurants and pubs. This delightful home has been stylishly updated by the current owners whilst retaining many of its original character features, resulting in the perfect fusion of 'period and contemporary' interior design. Highlights include, a superb newly fitted dining kitchen with built in appliances, central island and underfloor heating; spacious inner lobby with storage and wood store and beautifully presented beamed lounge with fireplace and wood burning stove. The first floor comprises two very generous double bedrooms with built in wardrobes, plus a new luxury shower room. The property does not have a garden (just a side passageway with bin store) but is only a short walk to Hadleigh park and numerous countryside walks. Parking is on street, but normally readily available close to the cottage. Viewing strongly advised. No onward chain.

*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, 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. St Michaels primary school is highly regarded and the village is also within catchment for Minster secondary school in Southwell*













Tenure Freehold  
Council tax band B  
Gas central heating  
All mains services

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)

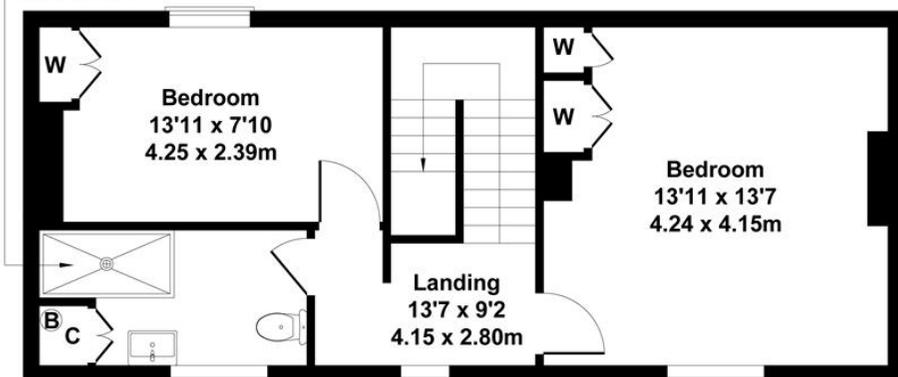
64 Main Street Farnsfield Newark NG22 8EF  
Viewing strictly by appointment through  
Jonathan Fitzpatrick Village & Country Homes



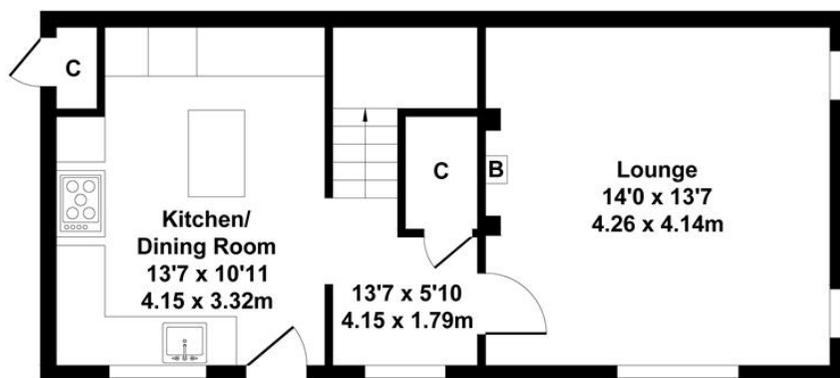
# 1 Quaker Lane, Farnsfield, NG22 8EE

Approximate Gross Internal Area  
893 sq ft - 83 sq m

Shower Room  
10'10 x 5'5  
3.31 x 1.66m



FIRST FLOOR

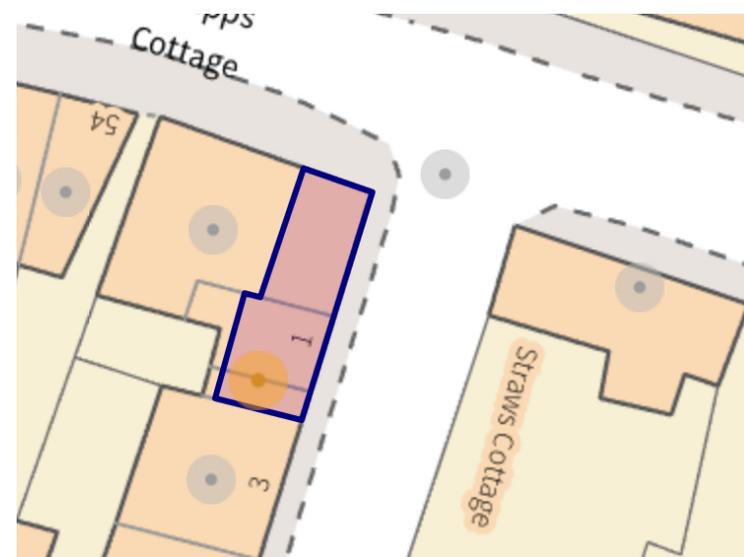


GROUND FLOOR

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

# Energy performance certificate (EPC)

1 QUAKER LANE FARNFIELD NG22 8EE	Energy rating <b>D</b>
Valid until 6 October 2030	Certificate number 0563-1903-5200-5340-1200



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