

The Manor House Main Street Farnsfield NG22 8EA



Offers over £1,395,000 Freehold

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We are excited to present to the market this exceptional, energy-efficient 4 double bedroom, 4 reception room detached 'barn style' contemporary home, offering over 3,000 sq ft (281 sq metres) of thoughtfully designed living space. Constructed in 2020 to an exacting specification by the current owners, this property exemplifies modern sustainable living without compromising on style or comfort. Set within a beautifully mature **0.75** acre plot, the property enjoys a private, south facing garden and rear paddock - yet just a short stroll from the vibrant heart of Farnsfield with its shops, eateries, pubs, and scenic countryside walks. Designed with environmental performance in mind, the property boasts an excellent EPC rating of 'B'. It features high performance aluminum framed double glazed windows and doors, comprehensive insulation, and underfloor heating - ensuring energy is used efficiently throughout. All south facing rooms are designed to maximize passive solar gain, flooding the interiors with natural light and reducing reliance on artificial lighting. Sliding glazed doors from the kitchen and main reception spaces open onto a full width rear patio, seamlessly connecting indoor and outdoor areas - ideal for both everyday living and entertaining.

Presented in immaculate 'show home' condition, this home offers a rare blend of luxury and low-impact design, making it a compelling choice for the environmentally conscious buyer seeking contemporary comfort.

A brief summary of the accommodation is as follows:

Ground floor : Entrance spacious hallway, downstairs cloakroom, beautifully presented lounge, separate formal dining room, study/office, ground floor guest bedroom with luxury en suite shower room, magnificent german made Beckerman kitchen dining living room, lobby, second cloakroom, utility/plant room and double garage with electrically operated doors.

First floor : Large landing, principal bedroom with walk-in wardrobe/dressing area, luxury en suite shower room, two further double bedrooms and family bathroom

Farnsfield is a most sought after rural village with superb facilities and amenities for all ages. There are two excellent pubs, bakery, 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 clubs, several nearby golf courses and a plethora of countryside walks including the Southwell Trail nature reserve - which is just a short walk from the property. Viewing highly recommended.

Features

Electrically operated gated entrance
Tv points to all rooms
Animal secure perimeter fencing
Security cameras and alarm system
Electric underfloor heating
Solar panels and Tesla battery (in garage)
Electric car charging
Hot water and heating supplied by ground source heat pump
Rain water harvesting in 2000 litre underground tank for garden irrigation
Two large timber garden sheds
Garage with up and over electric doors
Automatic exterior and interior dusk/dawn lighting system
German built Beckerman kitchen with Silestone counter tops
All Neff appliances including full height self-defrosting fridge and freezer
2 x 'hide & slide' pyrolytic ovens and matching microwave
5 zone induction hob
Concealed downdraft extractor fan
Integrated dishwasher
2 warming drawers
Franke sink unit and Quooker hot/cold/boiling water tap

Additional

Office with fitted cabinetry
Guest bedroom with fitted wardrobes, bedroom furniture and tv

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Council tax band G
Flood Risk : Low Risk
Ground source central heating
Double glazing
Mains drainage

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

Telephone 01623 392676

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Jonathan Fitzpatrick
VILLAGE & COUNTRY HOMES

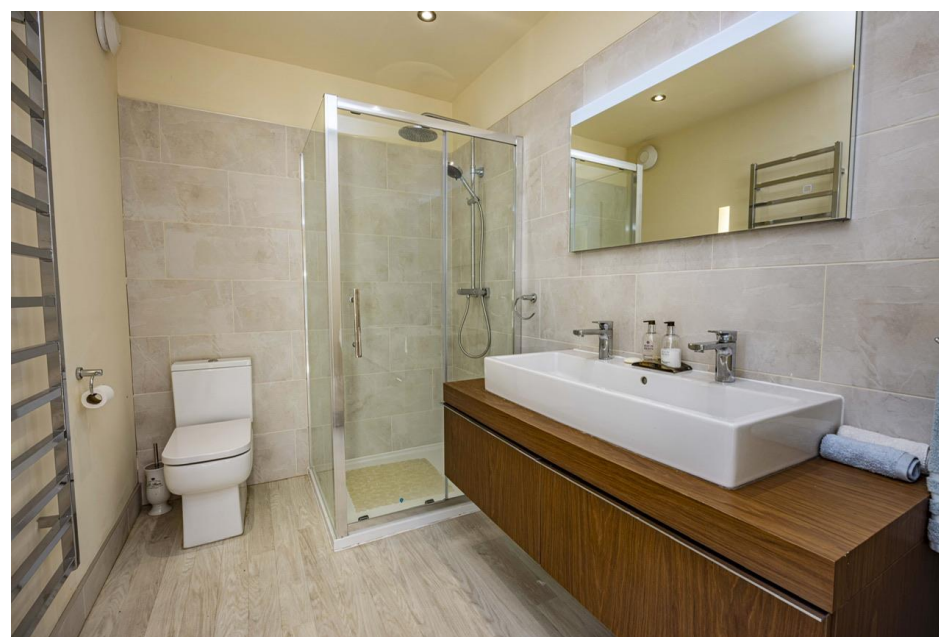




















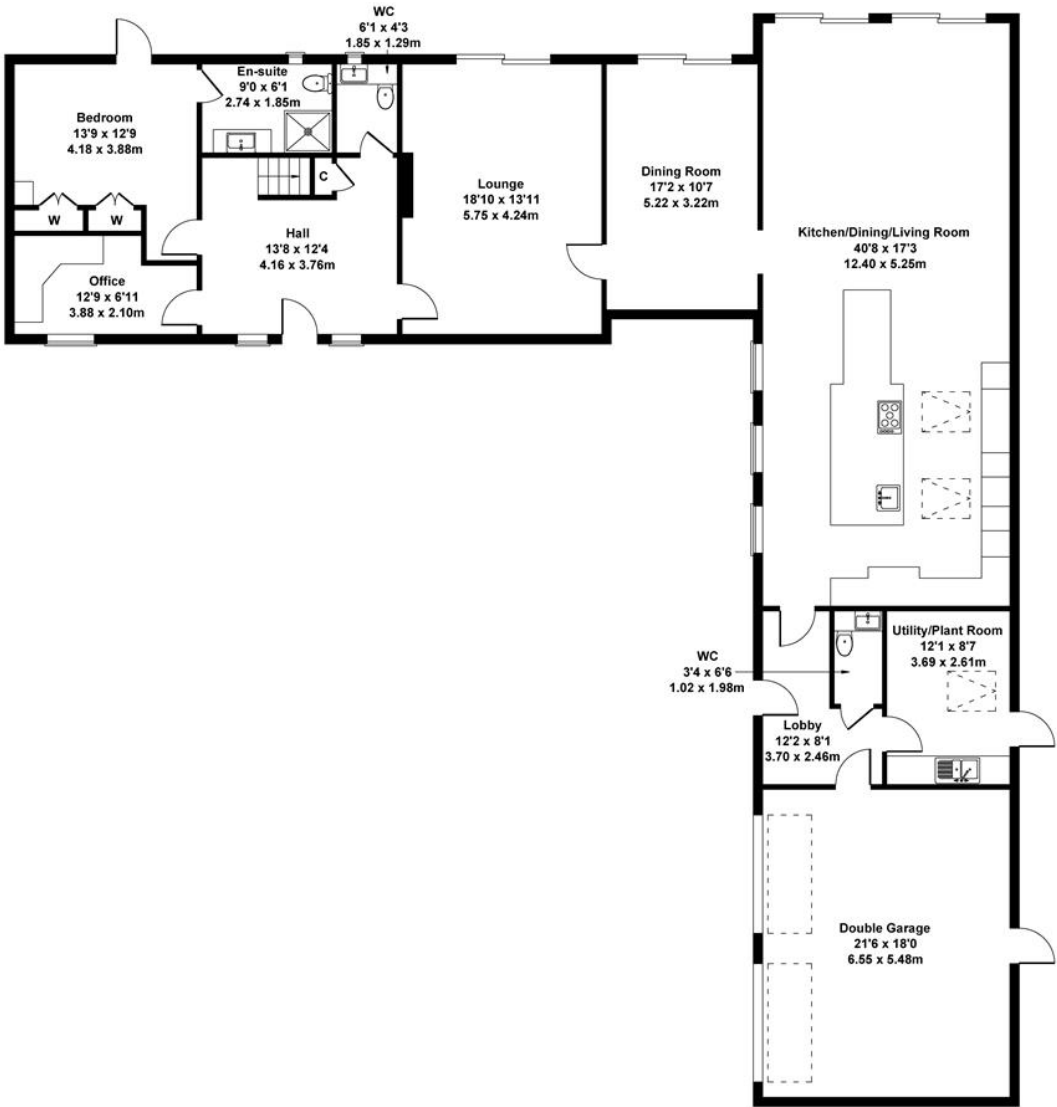




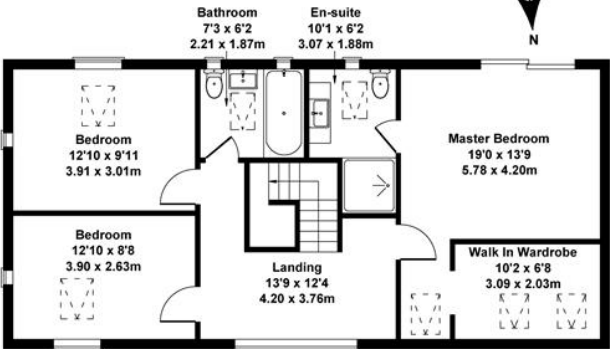


The Manor House, Main Street, Farnsfield, Newark, NG22 8EA

Approximate Gross Internal Area
3025 sq ft - 281 sq m



GROUND FLOOR



Energy performance certificate (EPC)

The Manor House Main Street Farnsfield Newark NG22 8EA	Energy rating B	Valid until: 19 November 2030
		Certificate number: 3730-4439-0009-0970-0226

Property type	Detached house
Total floor area	251 square metres

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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