



Jonathan Fitzpatrick  
VILLAGE & COUNTRY HOMES

'The Beehive Coach House' Main Street Farnsfield NG22 8EF

A beautifully appointed modern single storey luxury home.



Discreetly tucked away, yet just moments from Farnsfield's acclaimed pubs, restaurants, and independent shops, The Beehive Coach House is a rare discovery. Rebuilt and reimagined in 2024, this striking single-storey residence fuses Scandinavian-inspired style with light-filled, free-flowing spaces designed for modern living. At the heart of the home, a sleek open-plan kitchen and breakfast area blends seamlessly with the lounge-diner, where full-height doors slide open to reveal an extraordinary 10-metre covered deck. Here, indoor and outdoor living merge effortlessly, offering the perfect setting for elegant entertaining or relaxed evenings in every season.

Designed for Modern Living

- Three generous double bedrooms plus a chic snug/fourth bedroom
- Principal suite with adjoining office or nursery – ideal for remote work or future flexibility
- Two beautifully appointed en suites and separate family shower room

A Private Retreat

The landscaped garden provides a serene backdrop for outdoor living, while the fully insulated garden cabin extends the home's versatility – perfect as a creative studio, home office, or boutique guest suite.

Every Detail Considered

Practicality has not been overlooked: a sheltered car port (with 999-year lease) and secure storage space add convenience to the home's refined design.

This is a property that balances style with substance – a contemporary sanctuary for those who value privacy, sophistication, and effortless living. With the added convenience of being a few steps away from all village amenities, this unique home represents an extremely compelling proposition combined with outstanding value.

Summary & Features

Built in 2012 by local builder

3/4 bedrooms

Extended and fully remodeled in 2024

New windows and flooring

2 x new en suites

New kitchen and appliances

New boiler in 2024

Additional office/nursery off master bedroom

Family shower room incorporating

New covered 10 metre deck enhancing in indoor/outdoor living

Garden full re-landscaped

Garden cabin - fully insulated with power supply

Car port and parking space including lock-up storage

Asking price - offers over £391,950 Freehold



## Effortless Living

This inviting open-plan space captures the essence of Scandinavian simplicity, with soft tones, clean lines, and an abundance of natural light. French doors extend the living area onto the covered deck, creating a seamless connection between indoors and out. Whether it's morning coffee in the sunshine, a dinner with friends, or a quiet evening retreat, this is a room designed to adapt beautifully to every occasion.







The study could also be used as a further bedroom (4) and includes a mezzanine floor for additional versatility.





## The Heart of the Home

Bright, stylish, and welcoming, this contemporary kitchen has been designed as much for social connection as for everyday living. The central island with breakfast seating forms a natural gathering point – perfect for morning coffee, casual suppers, or simply chatting while meals are prepared.

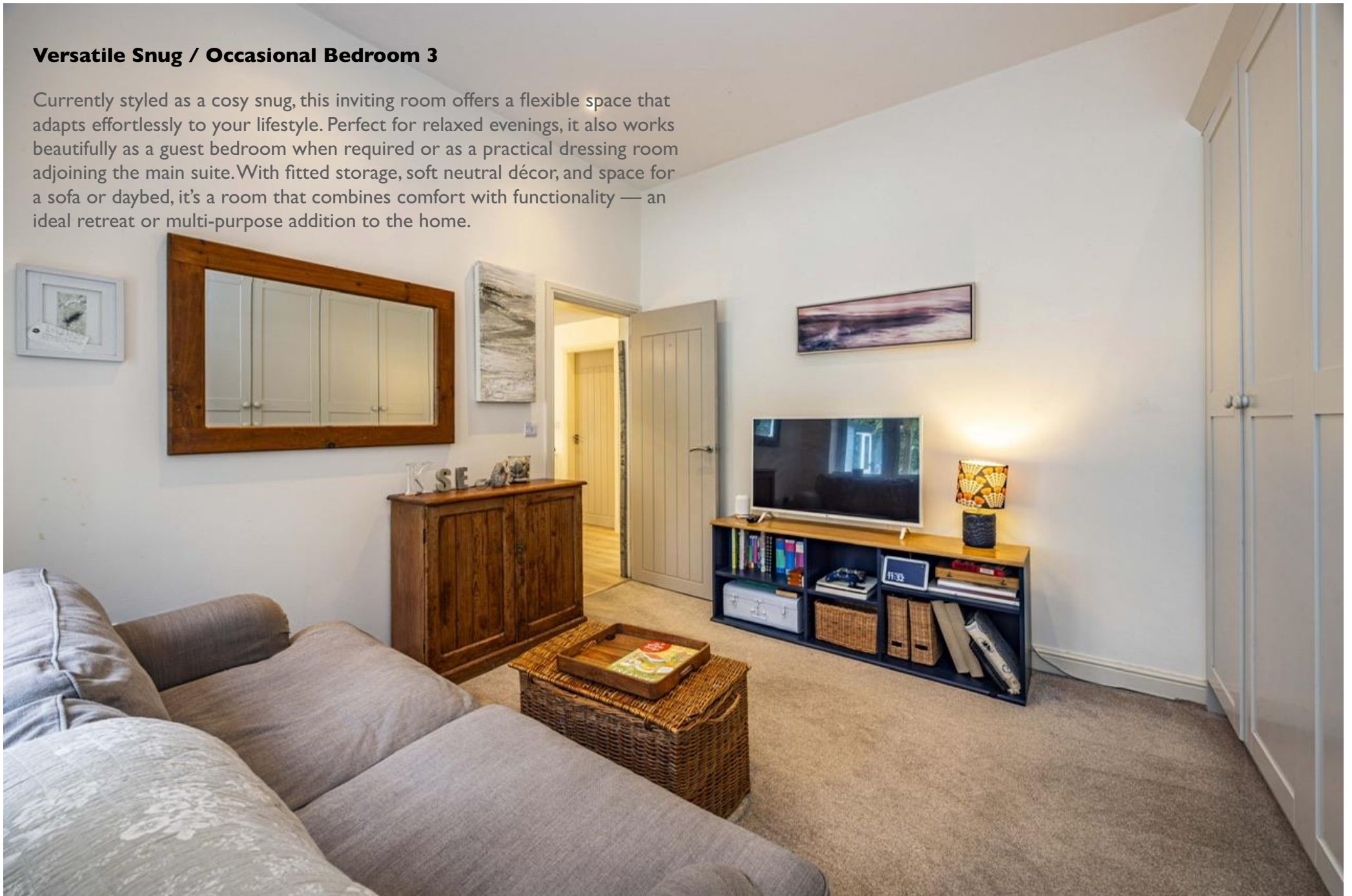
Flooded with natural light from the wide picture window, the space combines clean white cabinetry with warm wood accents and elegant tiled splashbacks, striking the perfect balance of modern style and homely comfort. Integrated appliances, ample storage, and thoughtful detailing ensure the kitchen is as functional as it is beautiful – a true hub for entertaining, working from home, or simply enjoying life's everyday moments.





### **Versatile Snug / Occasional Bedroom 3**

Currently styled as a cosy snug, this inviting room offers a flexible space that adapts effortlessly to your lifestyle. Perfect for relaxed evenings, it also works beautifully as a guest bedroom when required or as a practical dressing room adjoining the main suite. With fitted storage, soft neutral décor, and space for a sofa or daybed, it's a room that combines comfort with functionality — an ideal retreat or multi-purpose addition to the home.







## Principal Bedroom Suite

The principal bedroom is a calm and inviting retreat, enhanced by a vaulted ceiling and skylight that fills the space with natural light. A charming wood-burning stove adds warmth and character, creating the perfect sanctuary at the end of the day.

This suite offers exceptional flexibility, with direct access to a private nursery or office, as well as French doors opening onto the covered deck for a seamless flow between indoors and outdoors. The en suite bathroom, finished with style and practicality in mind, completes this thoughtfully designed space.







## Second Bedroom with En Suite

The second double bedroom is light and inviting, styled with clean lines and soft neutral tones that create a calm and restful atmosphere. A large window ensures plenty of natural light, while fitted storage makes the room practical as well as elegant – perfect as a guest suite or a stylish retreat for family members.

Adjoining is a beautifully appointed en suite bathroom, complete with a freestanding claw-foot bath, contemporary vanity with feature mirror, and a skylight overhead that floods the space with natural daylight. Thoughtful detailing, from patterned floor tiles to a chrome towel radiator, gives the room a boutique-hotel feel, making it a space that is both functional and indulgent.















## Much More Than A Garden

Step into a beautiful garden designed for modern indoor/outdoor living – a private retreat where relaxation and entertaining blend seamlessly. The stylish covered deck creates a natural extension of the home, with space to dine alfresco, fire up the barbecue, or simply unwind with friends under the soft glow of festoon lights. Built-in seating, playful swing seats, and thoughtful planting add charm and character, making this an inviting spot to gather all year round.

The garden studio offers flexible extra space – ideal as a guest room, creative hideaway, or home office – giving you the freedom to balance work and leisure. Beyond, a hot tub and firepit zone set the scene for evenings under the stars, whether it's a quiet soak after a long day or hosting lively get-togethers with family and friends.

With its combination of style, privacy, and versatility, this garden isn't just outside space – it's an extension of your lifestyle.





**Asking price offers over £391,950 Freehold**

Council tax band C

Flood Risk : Low Risk

Gas central heating

Double glazing

All main services

Car Port - 999 year lease

Viewing by appointment through  
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## Video Tour



### Energy performance certificate (EPC)

The Bee Hive Coach House  
Main Street  
Farnsfield  
NEWARK  
NG22 8EF

Energy rating

**C**

Valid until:

29 April 2035

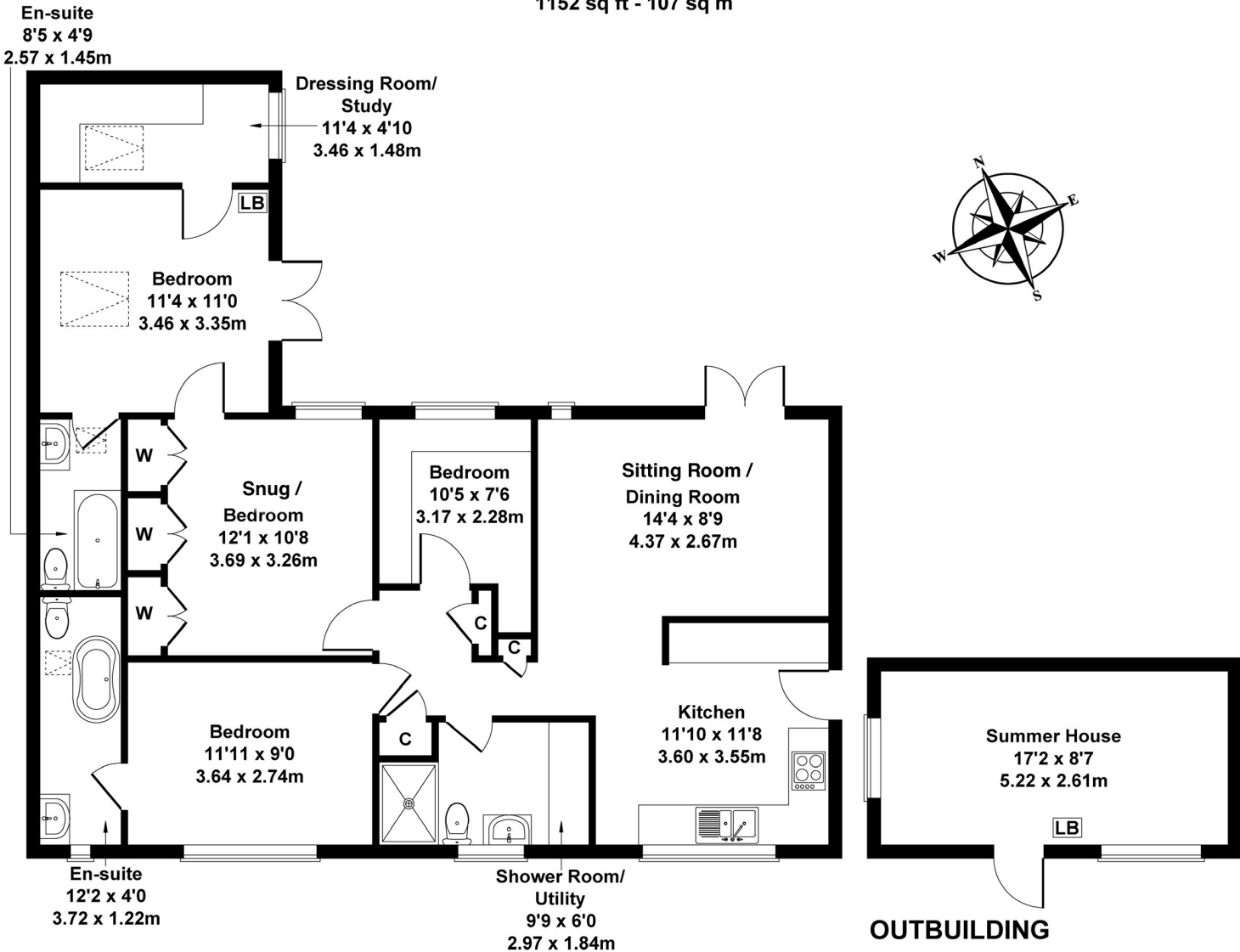
Certificate number:

0380-2640-3440-2875-4965



# The Beehive Coach House, Main Street, Farnsfield, Newark, NG22 8EF

Approximate Gross Internal Area  
1152 sq ft - 107 sq m



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