



**JF**

**Jonathan|Fitzpatrick**

VILLAGE & COUNTRY HOMES

**‘Vine House’ Chapel Lane Farnsfield NG22 8JW**

**£750,000 Freehold**



**V**ine House is a hugely desirable and well appointed 6 bedroom, 3 reception room detached Georgian property of immense character and charm, situated in a prime location (conservation area) close to all village amenities, and enjoying spectacular southerly views. This beautiful property has been tastefully and sympathetically modernised throughout by the current owners and retains many period features whilst benefiting from modern fittings and appointments.

### **Brief Summary**

The property is approached via an attractive walled front courtyard leading to a spacious hallway, downstairs cloakroom and stairs to the first floor. The hallway provides access to a comfortable and well proportioned lounge (with fireplace and wood burning stove) and also to the kitchen dining room, separate utility room, pantry, morning room/snug and family room. The snug/morning room gives access onto a raised outside rear deck, making it ideal for entertaining or just enjoying the spectacular views. The first floor comprises 4 bedrooms (two spacious doubles and two singles) with re-fitted en suite shower room to the master bedroom and contemporary style family bathroom. The second floor comprises two large double bedrooms with exposed timbers.

### **Gardens**

The well stocked south facing gardens are a particular feature of the property and are arranged on two levels and include a large seating/entertaining patio area, formal lawn, shingled pathways, garden room/gazebo plus a useful recessed garden store area. The mature naturally screened boundaries provide a high degree of privacy making this the ideal place to relax and unwind. To the front of the property there is off road parking plus a substantial detached gym and store room (which could be re-instated as a garage if required).

### **The Village**

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, butchers, 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.

























Dining Area









































Family Room







Council tax band F  
Gas central heating  
Mains drainage  
Flood Risk - No Risk

Catchment for Minster School Southwell  
Newark Northgate Train Station (to London  
King Cross) - approximately 14 miles

**Main Office 01623 392676**  
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**Viewing strictly by appointment through  
Jonathan Fitzpatrick Village & Country Homes**

Vine House Chapel Lane Farnsfield NEWARK NG22 8JW		Energy rating  <b>D</b>
Valid until <b>27 July 2034</b>		Certificate number <b>0350-2976-8430-2324-1051</b>













# Vine House, Chapel Lane, Farnsfield, NG22 8JW

Approximate Gross Internal Area  
2723 sq ft - 253 sq m



Not to Scale. Produced by The Plan Portal 2024  
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 and 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.