



Greaves Lane | | Edingley | NG22 8BL

Offers Over £845,000

JF
Jonathan Fitzpatrick
VILLAGE & COUNTRY HOMES

Greaves Lane |
Edingley | NG22 8BL
Offers Over £845,000

Set within approximately 9.8 acres of magnificent grounds, Cottage Farm represents a rare opportunity to acquire a substantial country home with exceptional potential and breathtaking views. Originally built in the 1970s, this detached four-bedroom, three-reception room property sits well back from the lane in a wonderfully private position, surrounded by expansive gardens, paddocks, and mature trees. The house itself offers generous accommodation and an excellent layout but would now benefit from updating—creating an exciting opportunity for refurbishment, extension, or complete redevelopment (subject to the necessary consents). For those seeking a project or the chance to design and build their dream home in a truly spectacular rural setting, Cottage Farm offers endless possibilities. The land includes several large outbuildings, ideal for garaging, workshops, machinery storage, or conversion for hobby use. Whether your vision is a smallholding, a peaceful private estate, or a countryside retreat with room to grow, this exceptional property combines space, seclusion, and scope in equal measure—while remaining conveniently close to the popular villages of Farnsfield and Southwell, with their excellent shops, pubs, and restaurants.

- Spacious 4 double bedroom, 3 reception room detached family home set in approx. 9.8 acres of gardens, paddocks and fields
- Range of outbuildings and garaging, offering scope for workshops, stores or rural enterprise
- Extensive parking and integral double garage
- No onward chain
- Excellent potential to extend, modernise or create dream home in idyllic location, subject to planning consents
- Delightful, peaceful rural setting surrounded by trees and open countryside
- Easy access to Southwell and Farnsfield
- Competitive new asking price



Cottage Farm, Greaves Lane, Edingley, NG22 8BL

Approximate Gross Internal Area
4790 sq ft - 445 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	76
England & Wales	EU Directive 2002/91/EC	

64 Main Street
Farnsfield
Nottinghamshire
NG22 8EF
01623 392676
mail@jfea.co.uk
www.jfea.co.uk