



Jonathan Fitzpatrick
VILLAGE & COUNTRY HOMES

Tel 01623 392676
Email mail@jfea.co.uk
Visit jfea.co.uk

64 Main Street
Farnsfield
NG22 8EF



‘Bronsbeck’ Tippings Lane Farnsfield Road NG22 8EP

£299,950 Freehold

Bronsbeck is a well-proportioned two double bedroom detached home, enviably located in the heart of Farnsfield — one of the area's most sought-after villages. Positioned just a short walk from local shops, popular pubs, cafés, restaurants and everyday amenities, it offers the perfect balance of village charm and day-to-day convenience.

Built in 2000, the property offers a practical and spacious layout, with scope for modernisation to suit a buyer's taste. On the ground floor, you'll find a welcoming entrance hallway, a generous lounge and dining area, a separate breakfast kitchen, and a downstairs cloakroom/WC. Upstairs, there are two excellent double bedrooms — the principal bedroom with its own en suite shower room — plus a main family bathroom.

Outside, the home enjoys a surprisingly generous garden to the rear, off-street parking to the front, and a detached barn-style outbuilding/garage, offering valuable additional storage or potential for workshop or home office use (subject to permissions). With no onward chain and an asking price that represents exceptional value, this is an excellent opportunity for buyers looking to secure a detached home in a prime village location.

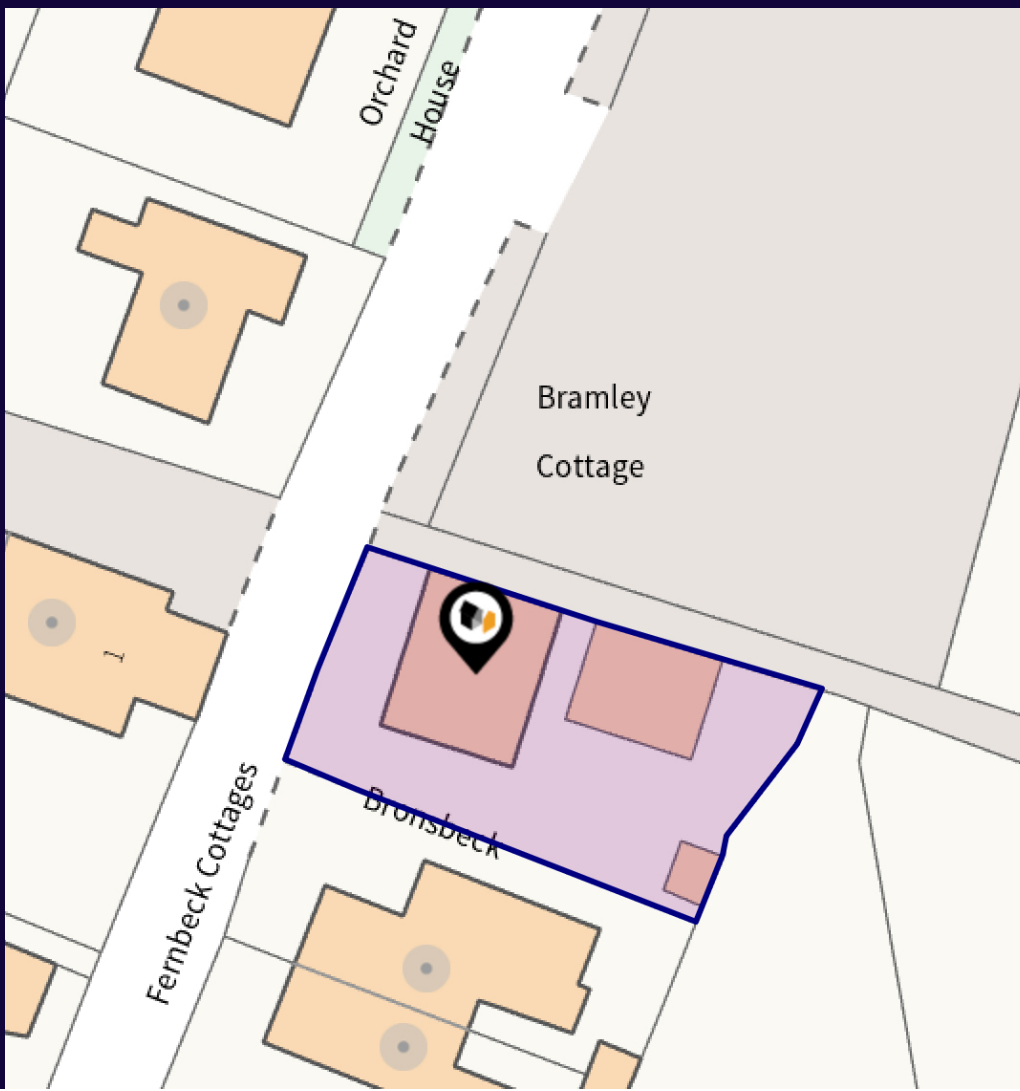
Please note: due to the competitive price and expected level of interest, viewings will only be offered to buyers in a strong proceedable position.

£299,950

Viewing strictly by appointment.
Call us on 01623 392676
Email - mail@jfea.co.uk

Tenure - Freehold
Council Tax - C
Flood Risk - Low

All main services
Gas central heating
Double glazed
Built - 2000





To the rear of the property lies a charming, characterful garden with a surprisingly generous layout. A standout feature is the detached barn-style outbuilding, complete with traditional clay pantile roof and timber doors — ideal as a garage, workshop or potential studio space (subject to any necessary consents)

The garden itself enjoys a mix of paved, gravelled, and planted areas with established borders and mature shrubs, offering privacy, greenery, and plenty of scope for further landscaping. A smaller outbuilding provides useful additional storage, all set within a tranquil and well-screened setting.



The spacious lounge offers a warm and inviting atmosphere, filled with natural light from a wide front-facing window. A feature fireplace with brick surround adds character, while the generous floor area comfortably accommodates both seating and dining zones. Although some updating may be desired, the room presents a fantastic blank canvas with excellent proportions — perfect for personalisation. An ideal space for relaxing, entertaining, or enjoying quiet evenings at home.

The breakfast kitchen offers a practical space, with fitted units, tiled splashbacks, and room for casual dining. Although the kitchen would benefit from updating, it offers an excellent footprint with clear potential to modernise or reconfigure to suit individual tastes..

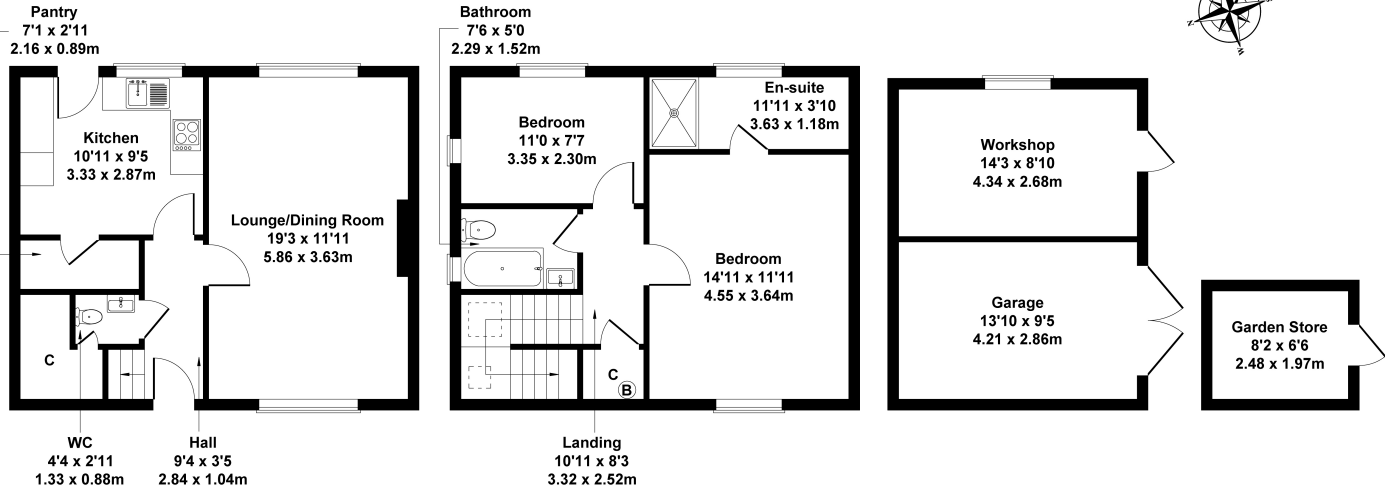


Both bedrooms are accessed from a spacious landing and are extremely generously proportioned, with the triple sized main bedroom featuring an en suite shower room to the rear (see inset photo). The main bathroom is smartly presented with fully tiled walls, w/c and wash hand basin. .



Bronsbeck, Tippings Lane, Farnsfield, NG22 8EP

Approximate Gross Internal Area
1206 sq ft - 112 sq m



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

Energy performance
certificate (EPC)

Bronsbeck Tippings Lane Farnsfield NEWARK NG22 8EP	Energy rating D	Valid until:	23 July 2035
		Certificate number:	2740-3053-7203-6255-0200

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