



Jonathan|Fitzpatrick

VILLAGE & COUNTRY HOMES



£595,000 Freehold

'Ferndale House' 16 Cockett Lane Farnsfield NG22 8LF

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

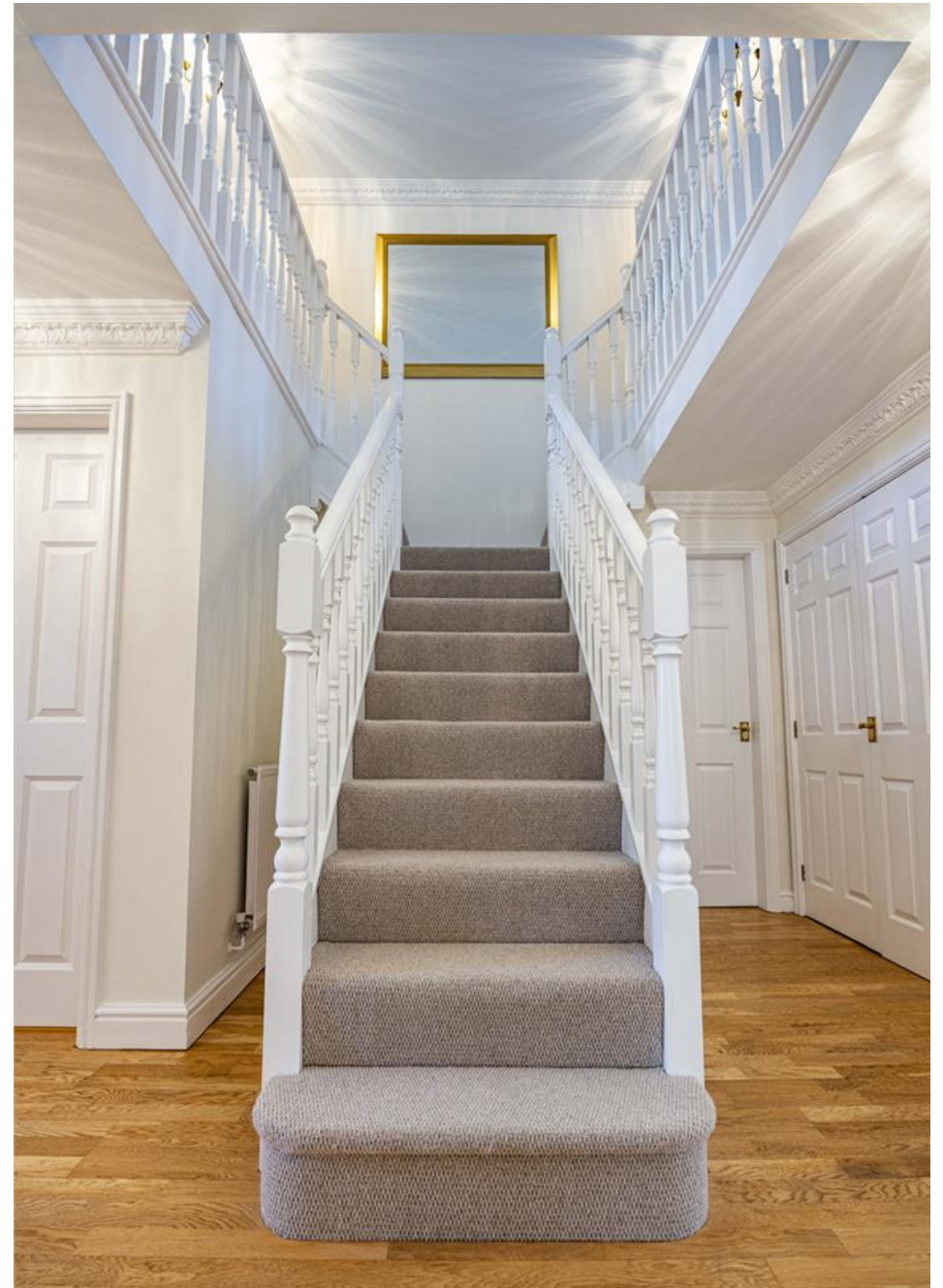
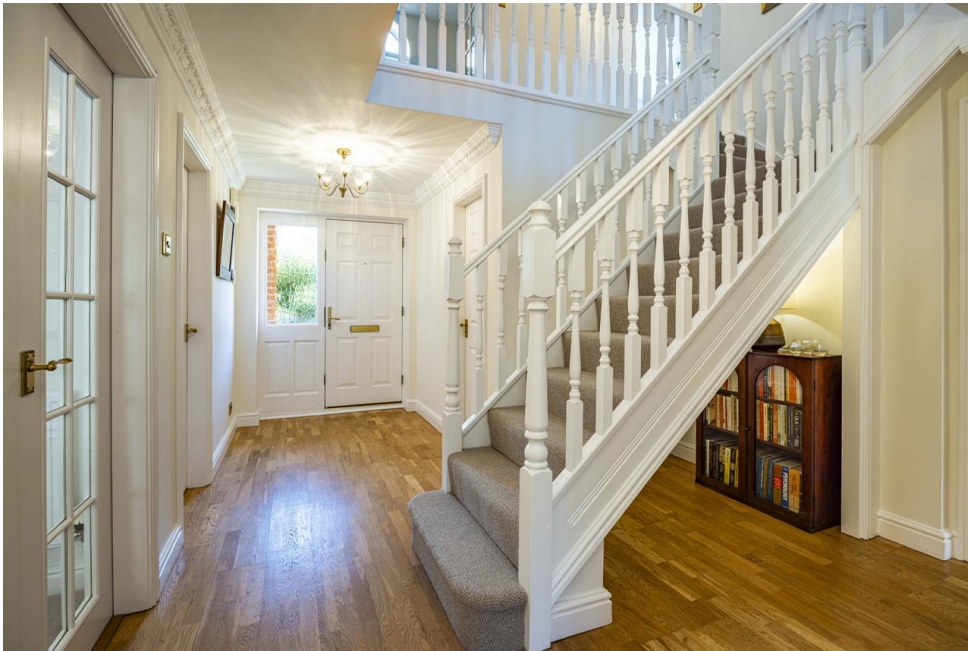
Ferndale House is a beautifully presented and exceptionally spacious 5 bedroom, 4 reception room detached family home, situated in a highly convenient location within easy access to Farnsfield village centre, the Southwell Trail and public transport links to Nottingham, Mansfield, and Southwell.

Numerous features include a large reception hallway with striking central staircase and built in cloaks cupboard, elegant lounge with a fireplace, formal dining room, study/office and conservatory. The first floor features a generous galleried landing, luxurious principal bedroom suite with a walk-in dressing room and en-suite shower room, guest bedroom with an en-suite shower room, (all five bedrooms having fitted wardrobes with Sharps fitted furniture in bedroom five) separate family bathroom and second study/office. Additional highlights include a spacious open-plan kitchen with a breakfast area and separate utility room, extensive part-boarded loft space, internal access to the integral double garage, and downstairs cloakroom.

Outside, the property benefits from ample driveway parking, an integral double garage, plus a private, landscaped well-screened rear garden with two patio areas - perfect for outdoor entertaining. Located just a ten minute walk from local shops, pubs, restaurants, and scenic countryside walks, including the Southwell Trail, this immaculate welcoming home offers the perfect blend of space, practicality and convenience aligned to the needs of modern family life. *Early viewing strongly recommended.*













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Council tax band G

Flood Risk : Low Risk

Gas central heating

Double glazing

All main services

Viewing by appointment through

Jonathan Fitzpatrick Village & Country Homes

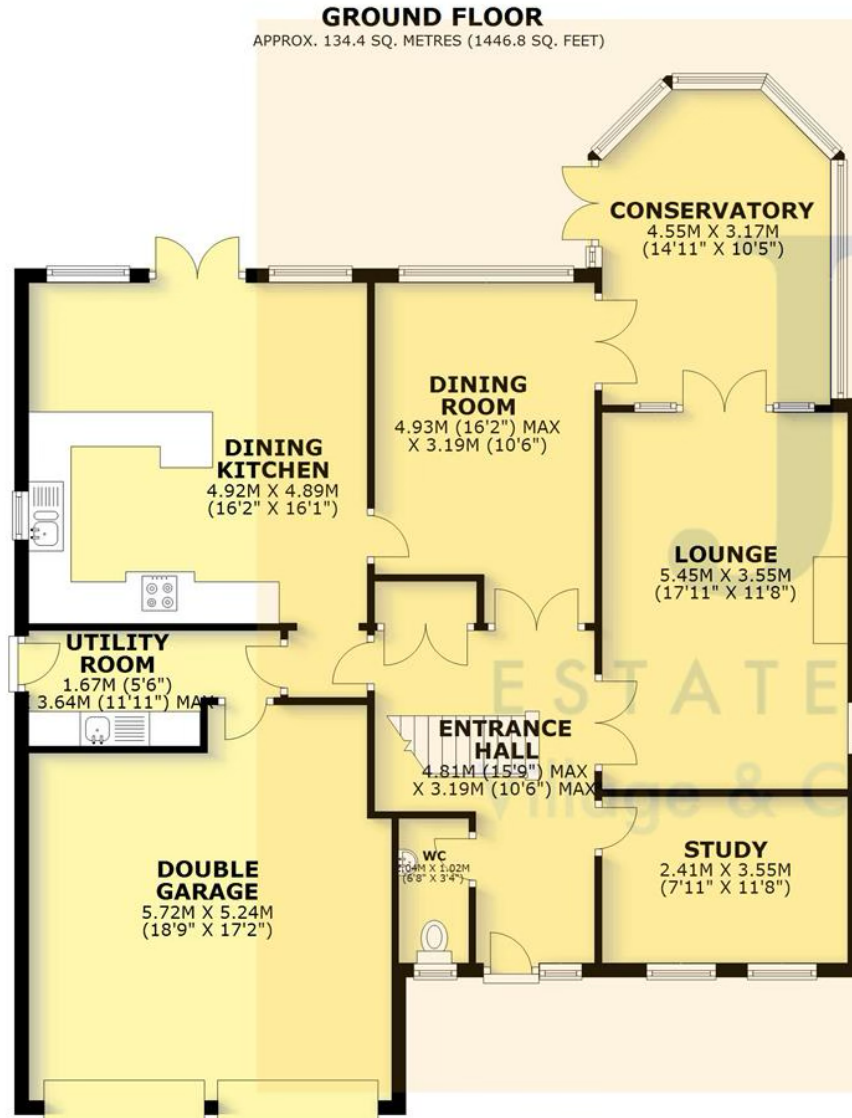
64 Main Street Farnsfield NG22 8EF

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Energy performance certificate (EPC)

FERNDALE HOUSE
16 COCKETT LANE
FARNSFIELD
NEWARK
NG22 8LF

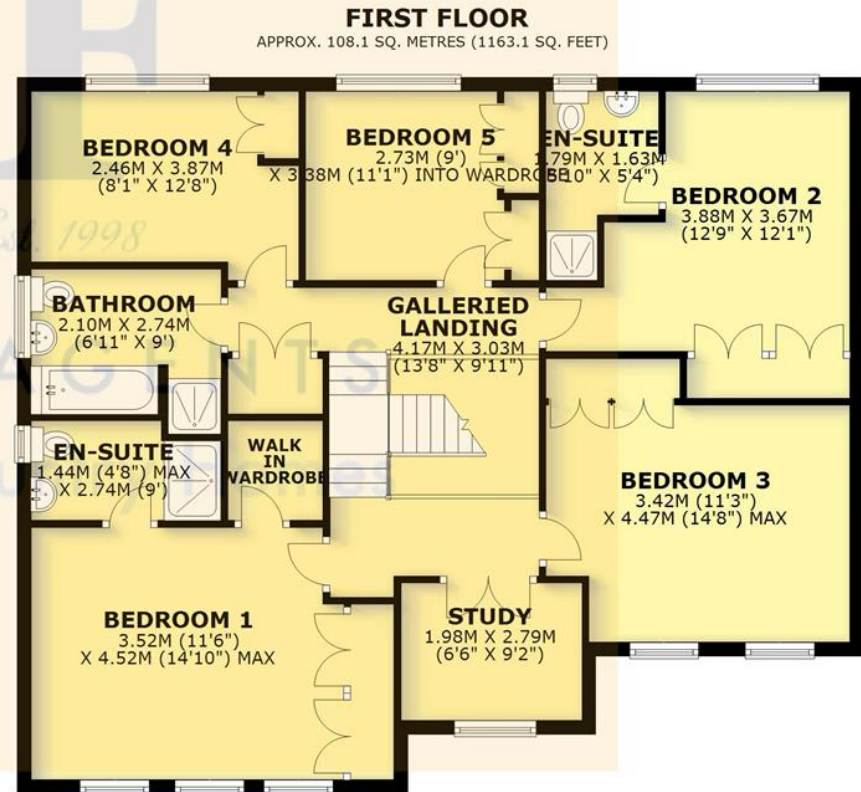
Energy rating

C

Valid until:

15 July 2031

Certificate number: 0140-2046-2030-2199-9391



TOTAL AREA: APPROX. 242.5 SQ. METRES (2610.0 SQ. FEET)

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