



Jonathan Fitzpatrick

VILLAGE & COUNTRY HOMES



‘The Dovecote’ Kirklington Road Hockerton NG25 0PJ

Offers over £750,000 Freehold

Set beyond a long driveway approach with secure gated entrance, this superbly appointed 4/5 bedroom barn/dovecote conversion offers a rare opportunity to acquire a home of genuine exclusivity in a truly private countryside setting. Combining timeless period architecture with a high specification throughout, this exceptional residence delivers both character and contemporary comfort in equal measure.

The property is framed by its beautifully enclosed walled front garden, creating a sense of privacy and arrival. To the rear, a generous south-facing patio garden offers the perfect setting for outdoor entertaining and relaxation, bathed in natural light throughout the day. Together with the cobbled front courtyard, double garage and additional landscaped areas with mature planting, the gardens provide both complete seclusion and a variety of distinct spaces to enjoy year-round.

Inside, the accommodation is as versatile as it is impressive, with exposed beams, vaulted ceilings, and an adaptable layout to suit both families and couples. Highlights include a bespoke open-plan kitchen and dining area, two spacious and elegant reception rooms, and a stunning feature galleried landing with study. Both the master and guest suites enjoy en suite facilities, complemented by a beautifully re-fitted family bathroom. Other features of note include a downstairs cloakroom, separate utility and large welcoming reception hallway.

This exceptional grade two listed property is designed for those who value privacy, heritage and quality without compromise. Offered with the benefit of no onward chain and at a competitive opening price to appeal to buyers in strong purchasing positions.























There are two en suite shower rooms, one to the principal bedroom and one to the guest bedroom. In addition there is a re-fitted family bathroom (shown hereo with dressing room/nursey adjacent to it.

Outside the large double garage has twin electrically operated doors and secure gated entrance.

There is also useful log/garden store plus generous parking on the original cobbled courtyard.











Southwell approx. 2.4 miles / Farnsfield 5.7 miles / Newark 6.9 miles

Offers over £750,000 Freehold

Council tax band G

Grade 2 listed

Oil fired central heating

Septic tank drainage

Flood risk : Very Low

Office 01623 392676

Mobile 07812989872

Email mail@jfea.co.uk

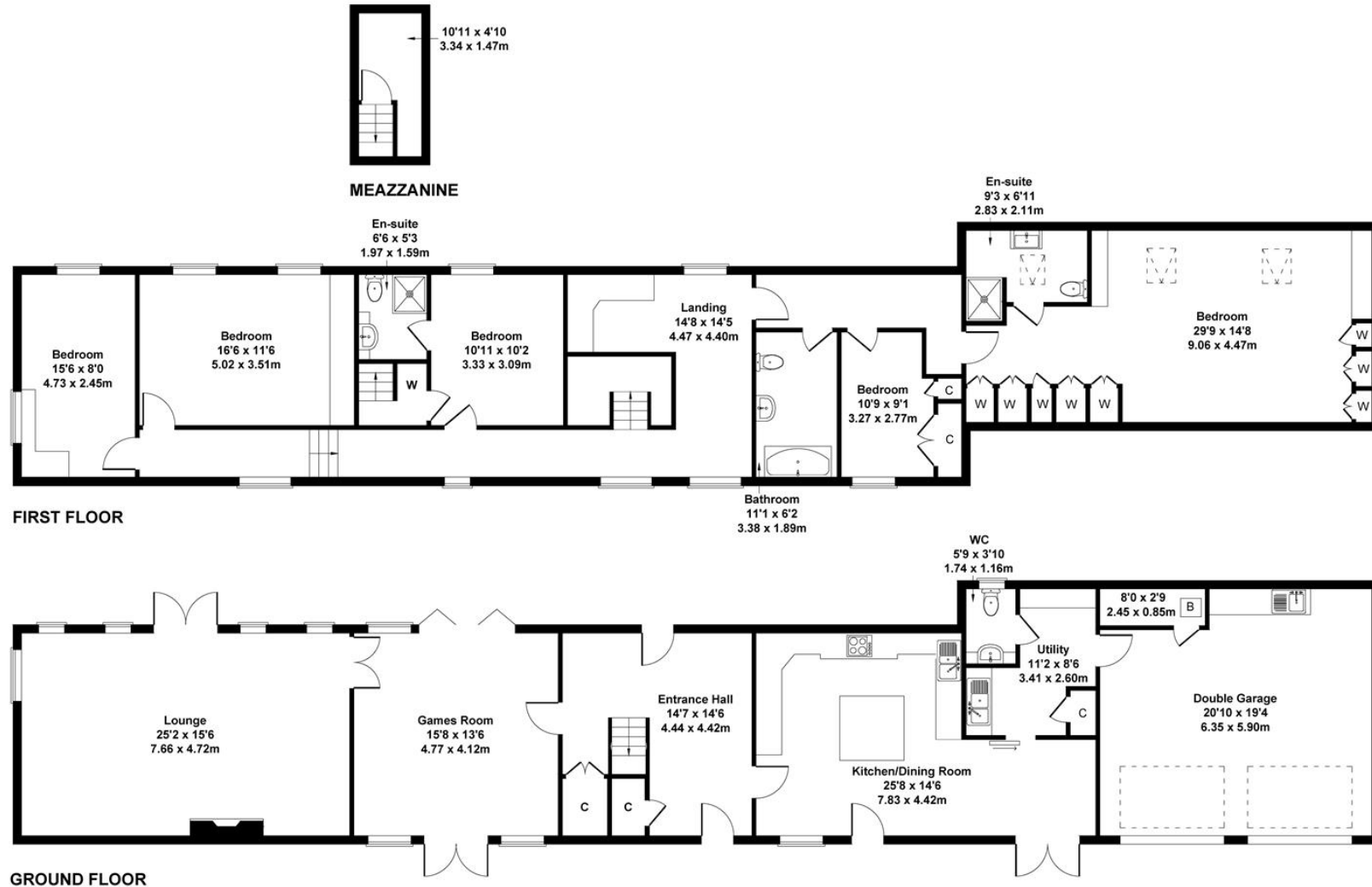


Dovecote Kirklington Road Hockerton SOUTHWELL NG25 0PJ		Energy rating D
Valid until 20 February 2032	Certificate number 0001-2539-9020-2202-8051	



The Dovecote, Kirklington Road, Hockerton, NG25 0PJ

Approximate Gross Internal Area
3337 sq ft - 310 sq m



Not to Scale. Produced by The Plan Portal 2023
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