



Jonathan Fitzpatrick

VILLAGE & COUNTRY HOMES



‘Regency Cottage’ Bilsthorpe Road Eakring NG22 0DG *Offers over £499,950 Freehold*

Built in 2022, this superbly presented three double bedroom detached home combines contemporary style with a characterful charm, tucked away in a private setting within the highly regarded conservation village of Eakring. Complete with detached double garage, generously sized gated driveway and beautifully stocked gardens, it offers an impressive specification normally associated with properties of much higher value.

Inside, the spacious lounge diner with feature wood burner provides the perfect place to relax or entertain, while the stylish breakfast kitchen with island and integrated appliances forms the heart of the home. A utility and downstairs cloakroom complete the ground floor. Upstairs, the principal bedroom benefits from a luxury en suite shower room, alongside two further doubles and complimenting family bathroom. Other highlights include underfloor heating, high ceilings with sky lights, and a slightly elevated plot providing additional privacy.

Eakring itself is a quintessential Nottinghamshire village, rich in history and surrounded by unspoilt countryside. The village enjoys a strong sense of community, with a popular tea room (The Daffodil Tearoom) and church at its heart, together with scenic walks and bridleways on the doorstep.

Ideally positioned close to Southwell and Farnsfield, it also offers convenient access to Newark (including Newark Northgate commuter station to London King Cross) Mansfield, and major transport links such as the A1 and M1, while retaining the charm of a peaceful rural setting.

With its private gardens, generous living spaces and sought-after location, this is a home of real quality — viewing strongly recommended.









This inviting lounge diner is the perfect balance of style and practicality. A wood burner set beneath a rustic beam creates a warm focal point. Skylights and French doors bathe the room in natural light throughout the day. The elegant herringbone flooring enhances both character and flow. Generous in size, it easily accommodates both seating and dining areas. A beautifully designed space, ideal for relaxing or entertaining in style.









The principal bedroom is served by a sleek en suite shower room, styled with contemporary tiling and a large walk-in glazed enclosure. A modern vanity unit with illuminated mirror, chrome fittings and neutral décor create a clean, sophisticated finish.

The family bathroom is both stylish and practical, featuring a full-sized bath with rainfall shower over and striking marble-effect tiling. A wall-mounted vanity unit, heated towel rail and dual-aspect light from the window give the room a bright and modern feel — a perfect space for everyday use.







Energy performance certificate (EPC)

Regency Cottage
Bilsthorpe Road
Eakring
NEWARK
NG22 0DG

Energy rating

C

Valid until:

4 September 2035

Certificate
number:

3335-2331-6500-0215-
4206

Ashcroft

Cherry

View

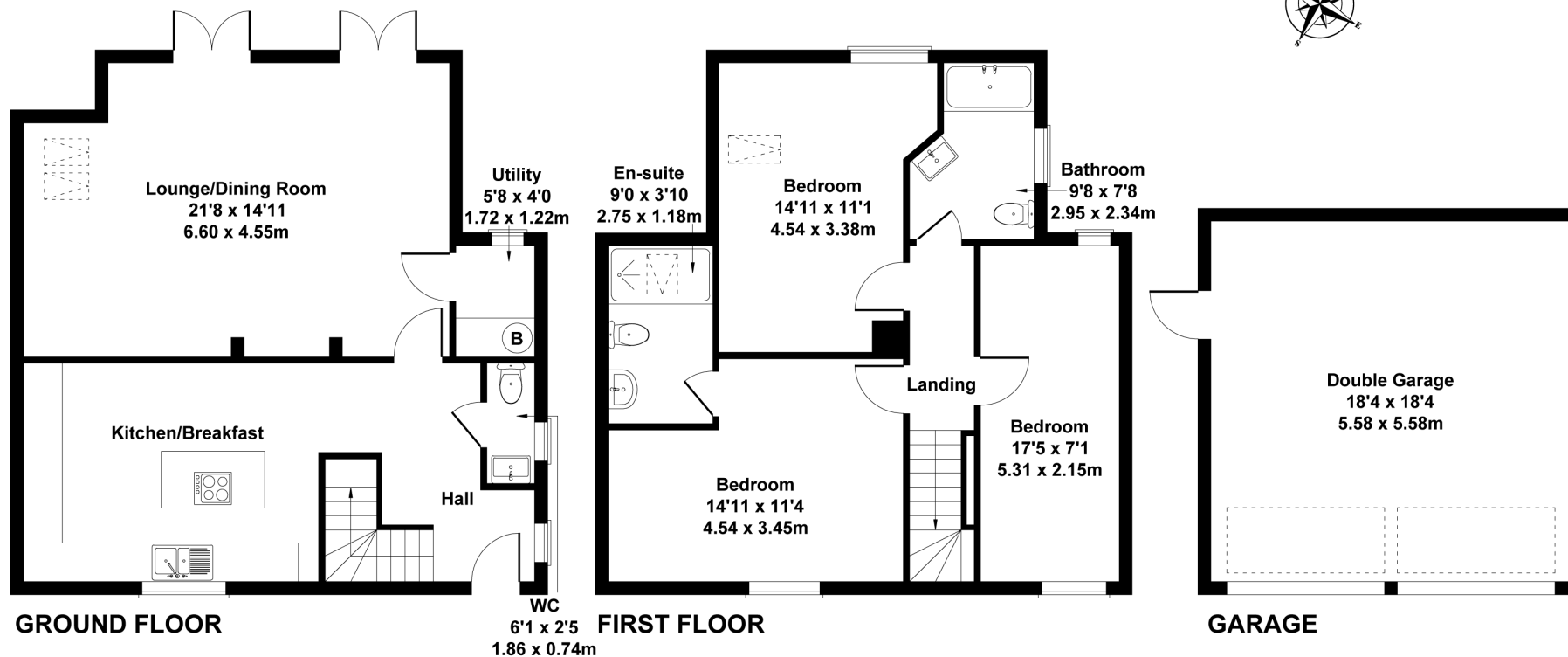
Regency

Cottage



Regency Cottage, Bilsthorpe Road, Eakring, NG22 0DG

Approximate Gross Internal Area
1561 sq ft - 145 sq m



Not to Scale. Produced by The Plan Portal 2025
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