



Quaker Lane | Farnsfield | Newark | NG22 8EE

Offers Over £225,000



Jonathan Fitzpatrick
VILLAGE & COUNTRY HOMES

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Newark | NG22 8EE

Offers Over £225,000

SALE AGREED. Opportunities like this don't come along often. This two-bedroom end-terrace cottage on Quaker Lane offers character, space and plenty of potential — but does require updating, making it an appealing project for those with experience of renovation. Inside, you'll find exposed beams, an Aga in the farmhouse-style kitchen, and a cosy sitting room with fireplace, all hinting at the cottage's charm and period character. Upstairs, there are two bedrooms and a re-fitted bathroom, while outside the property benefits from a generous south facing garden and useful brick outbuildings.

The village offers an excellent lifestyle, with shops, pubs, cafés and countryside walks on the doorstep, plus access to the highly regarded Minster School in Southwell.

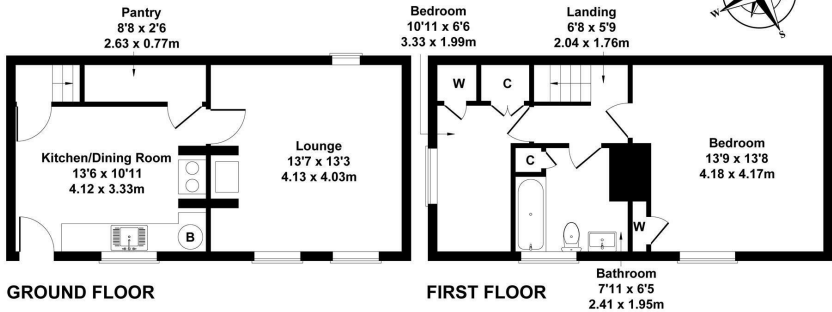
Key Points:

- Two-bedroom end-terrace cottage full of character features

- SALE NOW AGREED. Very attractive 2 bedroom end terrace in prime village location
- Breakfast kitchen with Aga cooker
- Attractive south facing walled garden
- Potential for off road parking - subject to consent
- No onward chain
- Beamed lounge with fireplace
- Re-fitted first floor bathroom
- Large outbuilding plus additional brick stores
- Require updating - but price adjusted to reflect work required

Greengate Cottage, Quaker Lane, Farnsfield, Newark NG22 8EE

Approximate Gross Internal Area
721 sq ft - 67 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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