

# Hescoll Cottage Main Street Farnsfield NG22 8EA

(including Briar Lea Barn)



**£825,000 Freehold**

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Hescoll Cottage is a beautifully presented, renovated and extended 4 bedroom detached period home with separate 3 bedroom barn conversion (**Briar Lea Barn**) offered together as one lot and situated in a convenient and secluded location just walking distance to village shops, pubs, eateries and numerous village amenities.

The main house (18th century) offers an appealing blend of original character features with new additions to the rear in the form of a large open plan breakfast kitchen, adjoining orangery, sitting/garden room and first floor master bedroom suite. The

accommodation is both spacious and adaptable with two staircases (east/west wings) en suite to both master and guest bedrooms plus newly fitted family bathroom. This combination of old and new is seamlessly brought together to create a warm and inviting home that will appeal to the most discerning buyers. The rear garden is both private and sizeable with large patio area and useful original brick built outbuilding.

Briar Lea Barn shares the front courtyard driveway approach with Hescoll Cottage and is an attractive 3 bedroom, 2 reception room barn conversion with ground floor bathroom and first floor w/c, making it ideal for either dependant relative or perhaps AirBnB income opportunity. Significant interest is anticipated for this unique home and viewing appointments will be limited to buyers in strong purchasing positions only.

*Farnsfield is a traditional rural village with excellent transport links to Nottingham, Southwell Newark and the A1 and M1 motorways. The property is located within a short walking distance to several eateries/cafes, pubs, hairdressers, butchers and bakery plus St Michaels primary school, village pre-school, doctors surgery and pharmacy. There is a cricket, bowls and tennis club, recreational park and beautiful countryside walks including the popular Southwell Trail nature reserve.*







































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Southwell approx. 4.3 miles / Newark  
12 miles

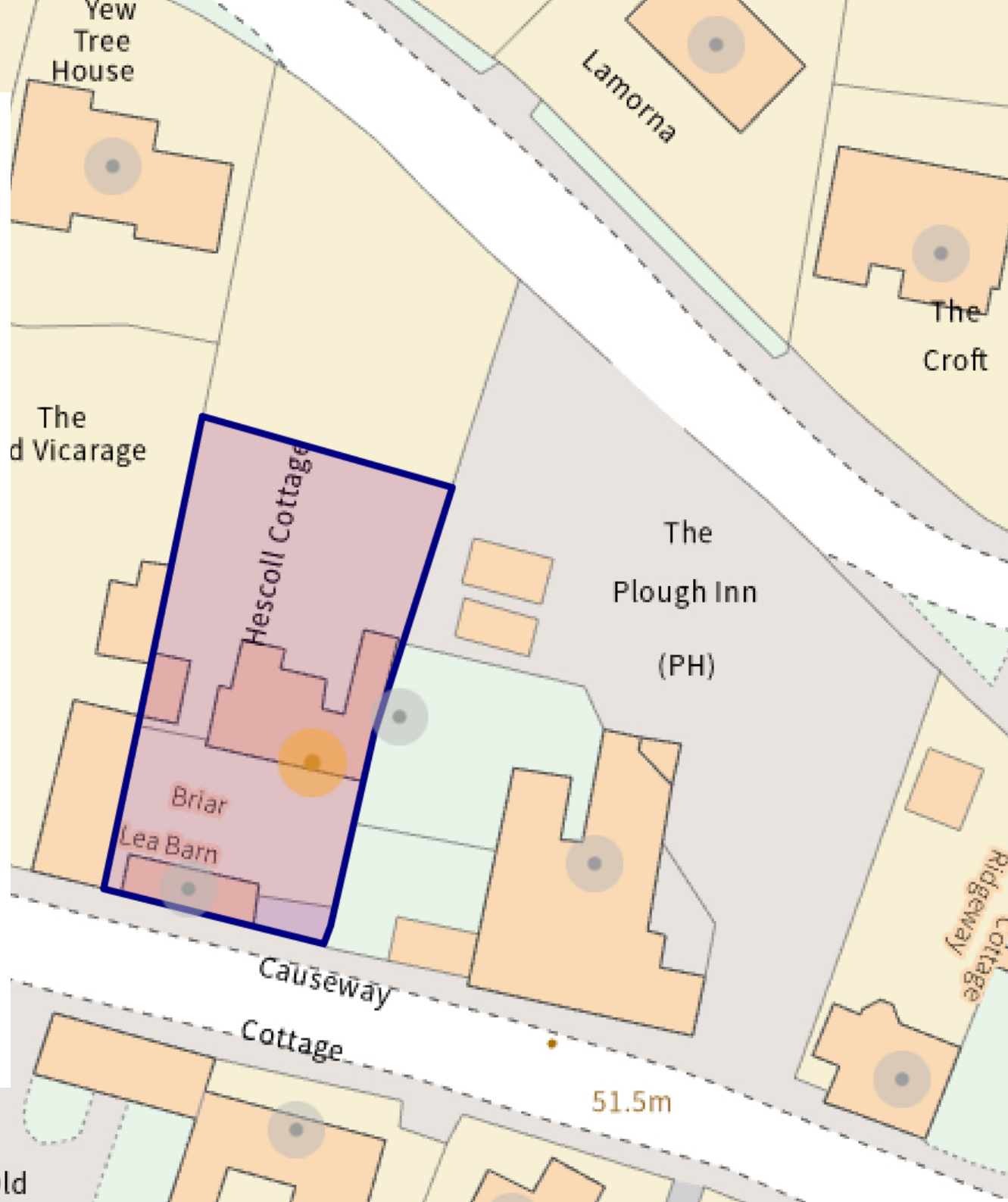
Council tax band E / Gas central  
heating (radiators and underfloor) / All  
mains services

(Briar Lea Barn Council tax band A -  
electric heating via Economy 7 tariff)

Flood Risk - Low

Office 01623 392676  
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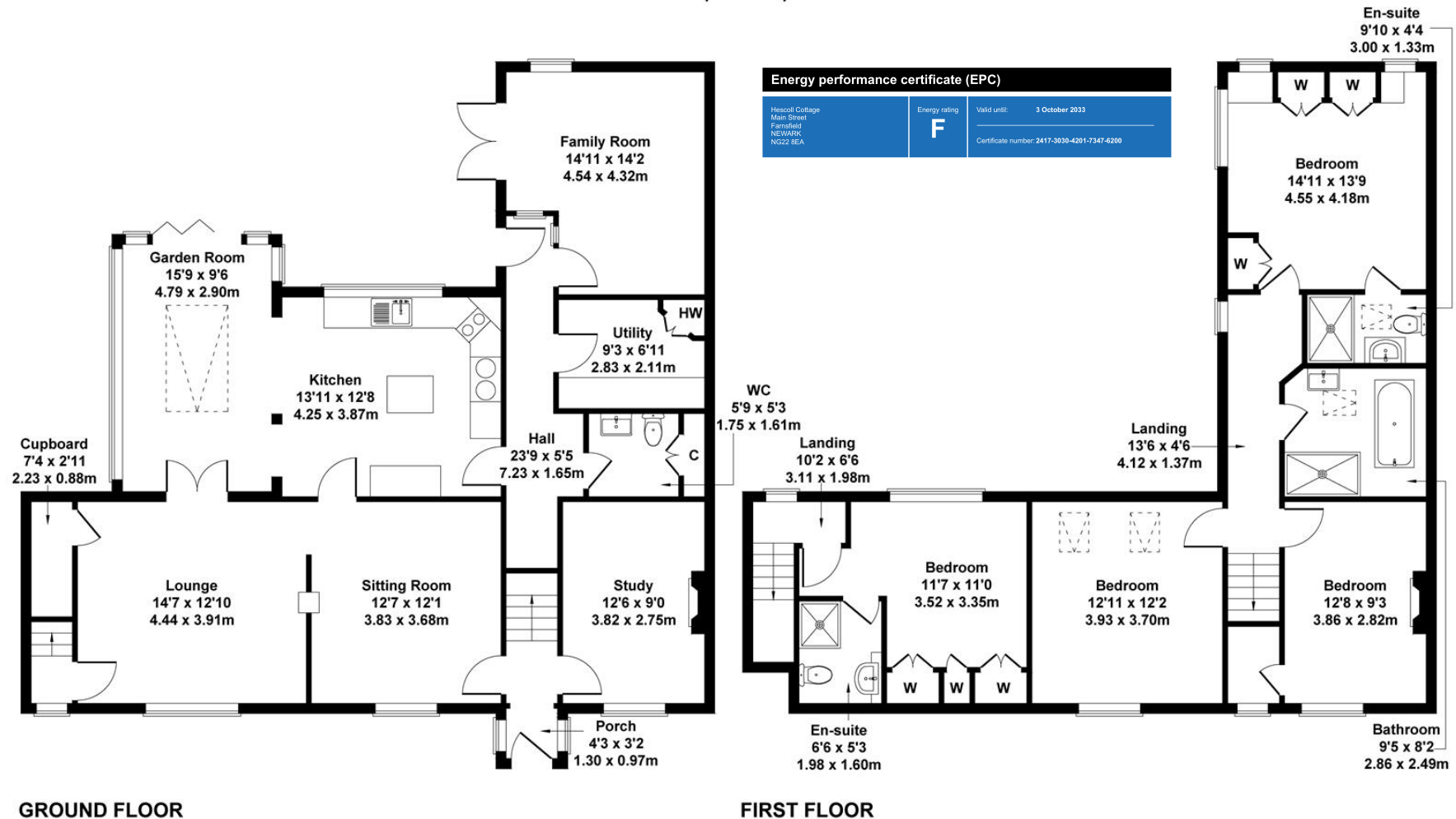
Viewing strictly by appointment  
through our agency





# Hescoll Cottage, Main Street, Farnfield, NG22 8EA

Approximate Gross Internal Area  
2142 sq ft - 199 sq m



Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.

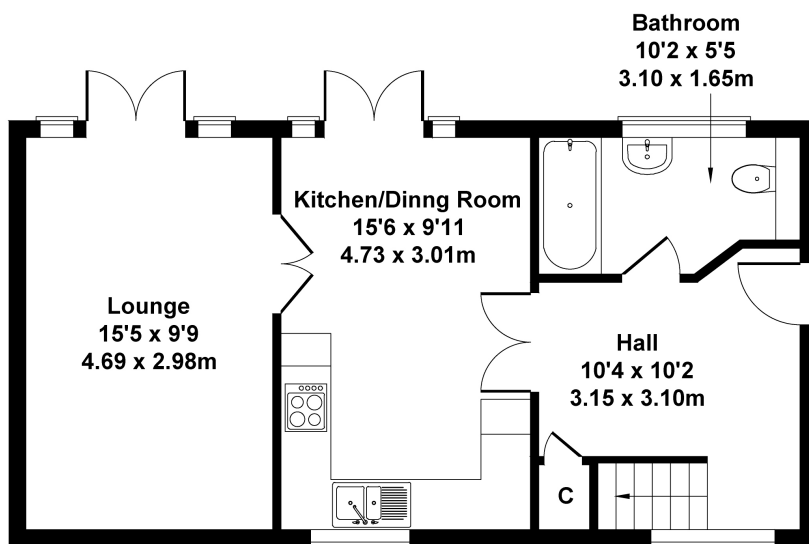
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



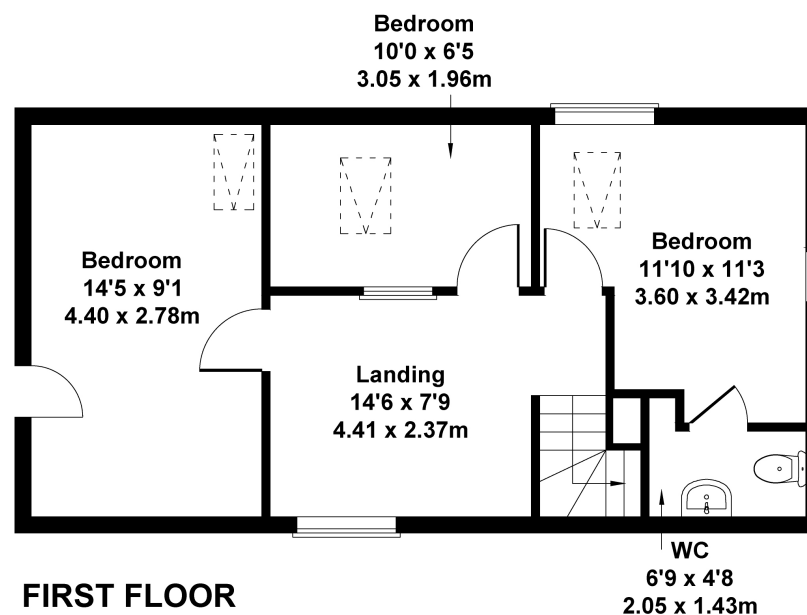
# Briar Lea Barn, Main Street, Farnsfield, NG22 8EA

Approximate Gross Internal Area

947 sq ft - 88 sq m



**GROUND FLOOR**



**FIRST FLOOR**

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