



BESSENGER FARM STATION ROAD | EDINGLEY | NEWARK | NG22 8BX

**BuckleyBrown**  
ESTATE AGENTS

A REAL HEAD TURNER! We are excited to introduce this four bedroom, former Georgian farmhouse nestled in the desirable village of Edingley, positioned between Southwell and Farnsfield. This charming period property has been renovated to the highest standard from top to bottom, featuring a twist of quality fixtures and fittings and homely touches giving warmth and charm to this stylish interior.

Starting with the bright, spacious sitting room which is comprised of decorative panelling, solid wood parquet flooring and a gorgeous cast iron fireplace providing a terrific focal point. The kitchen, with its sash window providing a delightful outlook of the rear garden, is the heart of this home. It is comprised of shaker style solid wood units providing ample storage space and is finished nicely with a Belfast sink and complementary granite work surface, offering an ideal spot to show off your culinary skills. If that's not enough, there is a pantry and stunning utility room with enclosed shower. Completing this floor is a captivating living room with beautiful features, including exposed ceiling beams and log burner, setting the scene for cosy winter evenings on the sofa. If that's not enough, there is a delightful playroom leading nicely from here. The current owners have also insulated the internal walls across the property, creating a warm, energy efficient environment with three zoned heating!

The first floor occupies four exceptional double bedrooms. Each room has a great amount of space to utilise, together with the perfect setting for unwinding. The master bedroom even benefits from an en-suite adding a touch of luxury! Also, there is a grand bathroom fitted with a freestanding bath and exposed chimney breast which complements the neutral decor perfectly.

Outside hosts off-street parking, car ports and two outhouses with endless potential to convert. Together with a beautiful established garden to the rear with patio providing an ideal spot for alfresco dining!





**Living Room 13'11" x 13'11"**  
 With oak flooring, cast iron radiator, exposed ceiling beams, log burner, storage cupboard and window to the front elevation. This property also offers three zoned hive heating.

**Play Room 7'1" x 14'10"**  
 With solid oak flooring, cast iron radiator, exposed brick feature wall and double windows to the rear elevation.

**Kitchen 13'10" x 13'11"**  
 Fitted with solid wood shaker style cabinets, complementary work surface, Belfast sink, tiled splash back, space for a freestanding cooker, central heating radiator, window to the front and rear elevation.

**Pantry 5'10" x 8'9"**  
 With additional storage space.

**Utility 5'10" x 10'2"**  
 With solid wood shaker style cabinets, work surface, Belfast sink, exposed ceiling beams, parquet terracotta floor, enclosed shower and window to the front elevation.

**Sitting Room 13'7" x 13'11"**  
 With solid wood parquet flooring, cast iron radiator, decorative panelling, feature fireplace, exposed ceiling beams, window to the front and rear elevation.

**Garden Room 9'9" x 13'8"**  
 With tiled flooring, surrounding windows and patio doors leading outside.

**WC**  
 Fitted with a low flush WC, Wash hand basin, heated towel rail and decorative panelling.



**Bedroom One 13'4" x 13'8"**  
 With carpet to flooring, central heating radiator, exposed ceiling beams, cast iron fireplace and sash window to the rear elevation.

**En-Suite 6'2" x 6'6"**  
 Fitted with an enclosed shower, low flush WC, wash hand basin and sash window to the rear elevation.

**Bedroom Two 10'4" x 13'8"**  
 With pine flooring, central heating radiator, cast iron radiator, coving, exposed brick feature wall, decorative panelling, sash window to the rear elevation with neutral shutters.

**Bedroom Three 10'4" x 14'2"**  
 With carpet to flooring, cast iron radiator, decorative panelling and window to the rear elevation.

**Bedroom Four 6'6" x 13'7"**  
 With carpet to flooring, cast iron radiator and window to the rear elevation.

**Bathroom 6'10" x 10'4"**  
 With a free-standing bath, high level WC, wash hand basin, exposed chimney breast, cast iron radiator and parquet flooring.

**Outside**  
 Situated on a larger than average plot with driveway providing ample off-street parking, car ports and two outhouses with endless potential to convert, subject to planning. Together with a beautiful, established garden to the rear with patio seating area, lawn, mature trees and a great sense of privacy with breathtaking field views to the front and rear elevation.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.  
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	79
(55-68) D			
(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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