



Offers Around £495,000 Freehold

MANOR FARM NEWARK ROAD | WELLOW | NEWARK | NG22 0EA

**BuckleyBrown**  
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WELCOME TO MANOR FARM!... This Grade II Listed former Farmhouse occupies a superb position on Newark Road with open views over Maypole Green and excellent transport links to the M1, A1 and an electrified train line to Kings Cross. Over 300 years old, this four bedroom house boasts three reception rooms, a versatile layout and well established gardens that must be seen to be fully appreciated!

This home has an immediate inviting feel as soon as you enter, but let's start with the ground floor where you will find a sitting room and living room which both benefit from original features, exposed ceiling beams and dual aspect windows allowing for ample natural light to flood through. Both of these rooms complement each other exceptionally well and offer plenty of room for the whole family to enjoy. For those who like to entertain, a separate dining room sits in the heart of the home and creates the perfect setting for family get togethers with double doors leading out onto the garden! There is also a WC leading off here for added convenience. The kitchen area is just as impressive and comes complete with a range of traditional units and cabinets, together with a range of built-in appliances and there is a door leading nicely into the utility room.

On the first floor you will find two well presented bedrooms, one of which has the added luxury of a walk-in wardrobe and there is a stylish family bathroom just off the landing. The second floor also hosts two bedrooms that are both of a generous size and one could very easily become a study if you need to work from home...

Now let's head downstairs where you will find a basement that currently lends itself very well as a games room, offering plenty of space and versatility!

Outside you will find a beautifully presented garden with spacious patio seating areas that are sure to be the venue for many social gatherings, as well as a gated driveway allowing for ample off-street parking, a car port and garage!







#### Entrance Hallway

With staircase leading down to the basement, upstairs and into;

#### Living Room 11'5"

With exposed ceiling beams and window to the front elevation

#### Sitting Room 14'10" x 17'11"

With cupboard for additional storage, exposed ceiling beams and dual aspect windows to the front and side elevation.

#### Dining Room 13'7" x 14'8"

There is a door leading to the store room which provides access into the downstairs WC and there is a set of double doors leading nicely out onto the garden

#### WC 3'2" x 4'8"

Complete with low flush WC and wash hand basin

#### Kitchen 10'11" x 16'3"

Complete with a comprehensive range of traditional units and cabinets with work surface over and inset sink and drainer. Fitted with a range of integrated appliances, there is also space and plumbing for an American sized fridge freezer and dishwasher. With dual aspect window to the side elevations allowing for ample natural light, a door leading nicely outside and a door leading into the utility room for added convenience

#### Utility Room

With inset sink and drainer unit and there is a door leading nicely into the garage

#### Landing

With access to;

#### Bedroom One 14'10" x 11'1"

With window to the front elevation and access to walk-in wardrobe (2.65 x 2.01)



#### Bedroom Two 12'1" x 11'0"

With window to the front elevation

#### Bathroom 11'10" x 6'3"

Complete with low flush WC, bidet, jacuzzi whirlpool bath, his & her wash hand basins and walk-in shower with underfloor heating. With window to the rear elevation

#### Second Floor Landing

With cupboard for additional storage and access to;

#### Bedroom Three 14'11" x 12'1"

With cupboard for additional storage and access to;

#### Bedroom Four 15'2" x 12'1"

With window to the side elevation

#### Bedroom/Games Room 14'7" x 17'10"

Currently lends itself very well as a games room

with ample space and there is a window to the front elevation.

#### Outside

With a well established, beautifully presented garden that is a real credit to its current owners with wonderful patio seating areas that are sure to be the venue for many social gatherings!. With a neat lawn, pergola, wildlife pond with water feature, brick-built outhouse and potting shed. There is a gated driveway providing ample off-street parking, car port and garage (5.06 x 2.70). The garden maintains many original features such as a 7m deep fresh water well, stone water troughs. York stone paving area and exterior lighting in the form of a full-sized cast iron & copper street lamp. The property also benefits from excellent WI-FI and hard wired network sockets throughout, perfect for anybody working from home.









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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. Specifically 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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