



BROOKDALE FARM, MOORHOUSE
£1,250,000

BROWN & CO



BROOKDALE FARM

MOORHOUSE
NEWARK, NG23 6LS

DESCRIPTION

Rarely available lifestyle opportunity and a nature lover's paradise, Brookdale Farm is a stunning combination of beautiful family home blending character and contemporary accents, an array of traditional buildings, previously consented for holiday-lets with much further potential. Secluded amongst undulating countryside in grounds extending to approximately 9.7 acres, approximately half of which is dedicated to nature and wildlife.

All four bedrooms have excellent en suite facilities in wet room style, there are three reception rooms of individual character plus a bespoke oak sunroom, perfect for family gathering and commanding views over rear grounds and a study too. The kitchen is luxuriously appointed and a central hub for the home. Several ancillary rooms complete the living space.

Vehicle distribution is excellent and there are two accesses from Ossington Road, enhancing the multi-use nature of this fine property

The stable block flanking the principle electric gated driveway is presently configured as garage and stabling with four boxes, but lends itself to annexe living arrangements, home working, studio etc., subject to all statutory consents.

The main range of buildings is a crew yard arrangement of traditional two storey, one and a half storey and single storey buildings, presently refurbished to deliver good quality home office, and gymnasium together with machinery stores, general storage etc. The buildings previously benefitted from planning permission to create two holiday lets meaning Brookdale Farm is well suited to those seeking potential second income streams. The buildings hold potential for other uses, subject to all statutory consents.

LOCATION

Brookdale Farm is situated in a wonderful location amidst gently undulating North Nottinghamshire countryside. Its location and generous grounds mean it offers a good degree of privacy and seclusion but equally lying on the edge of the modest hamlet of Moorhouse, it is not isolated.



Moorhouse is readily accessible to nearby Tuxford and the larger town of Newark where a full range of residential amenities, healthcare, leisure and entertainment may be found.

Although the property is rural with an array of footpaths, lanes and bridleways to explore the countryside, Moorhouse is also well positioned for an excellent transport network. The A1 is nearby for commuting and accessing the wider motorway network. Newark offers direct rail service into London Kings Cross (approx. 1hr 18 mins).

DIRECTIONS

what3words///bossy.exonerate.cautious

ACCOMMODATION

RECEPTION HALL inner arch, contemporary open tread oak staircase to galleried landing.

LIVING ROOM 15'0" x 13'0" (4.56m x 3.96m) to rear of chimney breast with log burner, dual aspect.

SITTING ROOM 13'10" x 11'6" (4.22m x 3.50m) heavily beamed ceiling, recess to chimney breast with log burner and log storage alcoves. Aspect over front grounds.

STUDY 13'10" x 6'1" (4.22m x 1.86m) beamed ceiling, garden access, double doors to reception hall.

DINING ROOM 10'9" x 10'0" (3.27m x 3.04m) painted beamed ceiling, dual aspect, polished tiled floor.

BOILER ROOM Grant oil fired boiler and storage.

CLOAKROOM wc, wall hung basin.

SUNROOM 23'6" x 11'6" (7.19m x 3.50m) rustic brick and bespoke oak construction, perfect for family gathering and commanding views over rear grounds. Polished tiled flooring.

KITCHEN 17'2" x 13'8" (5.24m x 4.17m) contemporary and traditional character. Heavily beamed ceiling, brick pillar. A comprehensive range of high gloss white units, solid woodblock and granite worktops. Polished tiled flooring. An array of integrated appliances including Rangemaster Toledo range with ovens and induction hob. Neff American style fridge, Neff coffee maker and further integrated dishwasher.



UTILITY ROOM 7'6" x 6'2" (2.29m x 1.88m) range of high gloss units, sink unit, worktops. Polished tiled flooring.

BEDROOM FOUR 15'1" x 11'6" (4.60m x 3.50m) maximum dimensions including en suite, ideal for guests. View over ornamental pond, in built wardrobe.

EN SUITE WET ROOM fully tiled in natural tones with rainfall shower, additional handset, surface mounted basin over natural wood plinth, wc, chrome towel warmer.

FIRST FLOOR

GALLERIED LANDING

BEDROOM ONE 13'11" x 13'11" (4.25m x 4.25m) aspect over front grounds. Beam accent, in built contemporary wardrobes. Off to

EN SUITE BATHROOM/WET ROOM with free standing bath, free standing over bath filler taps with handset. Shower area with rainfall shower and additional handset. Twin surface mounted basins over natural timber plinth, wc, fully tiled in natural tones.

BEDROOM TWO 15'1" x 11'10" (4.60m x 3.60m) dimensions to front of chimney breast but including en suite. Aspect over ornamental pond and countryside beyond.

EN SUITE WET ROOM fully tiled in natural tones, rainfall shower, surface mounted basin over natural timber plinth, wc, chrome towel warmer.

BEDROOM THREE 15'1" x 12'0" (4.60m x 3.66m) dimensions to front of chimney breast but including en suite. Aspect over ornamental pool and countryside beyond. Access hatch to roof void.

EN SUITE WET ROOM fully tiled in natural tones, rainfall shower, surface mounted basin over natural timber plinth, wc, chrome towel warmer



OUTSIDE

The external grounds are undoubtedly a feature of this property and are a fine combination of vehicle arrangements, a wealth of traditional brick buildings, multi-functional and offering much potential, domestic grounds and wooded wildlife areas, perfect for the nature lover.

The principal entrance off Ossington Road is via walled electric double gates opening to red tarmac parking and maneuvering court, this extends on to a further driveway and gravelled parking and turning area. The driveway is flanked by lawns and shrubs behind mature hedging. To one side is

STABLE AND GARAGE BLOCK 55'4" x 19'3" (16.87m x 5.87m) overall dimensions, presently configured as **Single Garage** and **Stabling** with four individual block and railed stalls – the building, however, lends itself to a multitude of uses.

The domestic grounds are delightful, in wraparound style encompassing both house and garage/stable block, there are expansive lawned areas, Indian sandstone patios and paths, inset trees and shrubs, all set behind mature hedging. Ornamental ponds have been formed to front and rear. There is a further natural ribbon pond extending to the rear.

Attached to the rear of the house is a purpose-built brick timber and tiled **Hot Tub Shelter** with hot tub included and adjacent patio, linking to the Sunroom and offering views over the private rear mature gardens beyond.

Nestled to one corner is the orchard and productive vegetable plot with raised beds, polytunnel, soft fruit cage etc.

The domestic grounds adjoin the principal range of outbuildings which are readily accessible via pathways and lawn. This crew yard arrangement has a secondary access onto Ossington Road increasing its versatility.



CREW YARD OF TRADITIONAL OUTBUILDINGS:

Central concrete yard and Amenity area.
Machinery Garage.
Log Store.

Three bay covered Sitting Area and walk through.

1.5 Storey range of ground floor stabling with Granary over.

Stable with walkthrough.

Home office 18'3" x 16'3" (5.55m x 4.95m) refurbished with comprehensive electrical specification, tiled flooring. Suitable for family games etc.

Principle Barn 28'2" x 19'3" (8.57m x 5.87m) two storey, access either side. Mezzanine loft.

Gymnasium 17'3" x 16'3" (5.27m x 4.95m) single storey, refurbished, character, open vaulted ceiling, roof windows.

The crew yard buildings previously benefitted from planning permission for the creation of two holiday lets, granted by Newark & Sherwood District Council under planning application 19/00220/FUL (full details available on the planning portal – public access.newark-sherwooddc.gov.uk/online-applications/)

NATURE AND WILDLIFE AREA

Comprising the land to the north beyond the beck over which there is bridged access. This is an area of natural and purposely planted land, a true nature lovers paradise with winding grass walkways through the planted area. There is a wealth of specimen trees and even a Christmas tree plantation. A secluded glade hosts a **Timber Summer House** perfect for family gathering, camping and childhood adventures.

The property is equipped with oil fired central heating, a security system and EV charging point are installed.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised by Bassetlaw District Council that this property is in Band F.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am – 1pm.

Viewing: Please contact the Retford office on 01777 709112.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

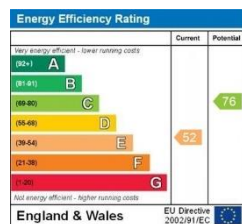
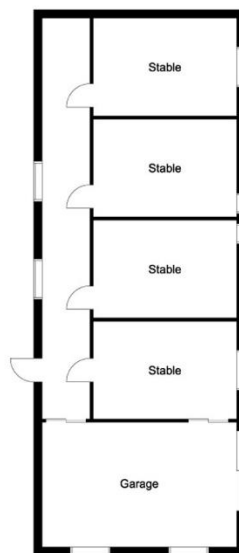
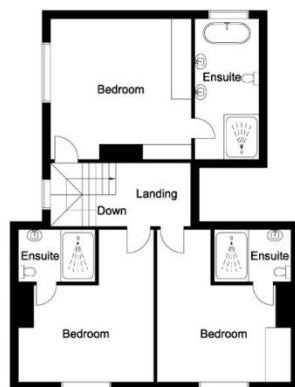
These particulars were prepared in August 2024.



Ground Floor



First Floor



Outbuildings



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