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ESTATE AGENTS



School House Fosse Road  
Brough, Newark, NG23 7QE  
Price Guide £475,000



# School House Fosse Road

Brough, Newark, NG23 7QE

\*\*\*EQUESTRIAN PROPERTY \*\*\*PRICE GUIDE - £475,000 - £500,000. A unique opportunity to own this delightful three double bedroom Victorian detached property nestled in approximately 1.7 acres and countryside views. The property would be ideal for equestrian and horse lovers as the property features paddock areas, two field shelters and space for the potential of stables if needed. There is an array of equestrian facilities nearby with Danethorpe Hill Cross Country Course, Oakridge Arena, and public bridleways for hacking. The accommodation itself comprises an entrance, a bay fronted lounge with a wood burning stove, bay fronted dining room, kitchen, utility room, tack/boot room, three double bedrooms and a spacious family bathroom. The property benefits from a new oil fired central heating boiler in 2022 and offers potential for extension subject to planning permission. School House is accessed via wooden gates that lead onto a large driveway providing ample of off road parking, a storage container and two garages. The front and rear gardens are mainly laid to lawn with mature bushes and gates leading to the paddocks.

**Location**  
School House is set within a wonderfully Idyllic and rural hamlet of Brough. Situated approximately 6 miles from the historic market town of Newark-On-Trent and approximately 14 miles from the City of Lincoln. the property hosts ease of access onto the A46 and A1, with a wide range of excellent amenities on hand, in the nearby village of Collingham, located approximately 2.5 miles away. The village has a vast range of amenities with a highly regarded Primary School, along with being situated in the catchment area for a wide range of secondary schools, two public houses both with restaurant facilities, Chinese takeaway, large Co-Operative store, further convenience store, Newsagents/ Post Office, Butchers, Dentist, Medical Centre and Pharmacy. The village also provides excellent access onto the A46 for Lincoln and Newark. There is a railway service to Lincoln, Newark and Nottingham. A regular bus service to Newark and surrounding areas. The village also has a popular Football Club, Cricket Club and Tennis Courts, along two Churches and a Methodist Chapel.

Entrance Hall





**Lounge**  
15'11 x 12'10 (4.85m x 3.91m)  
Into bay

**Dining Room**  
15'11 x 10'3 (4.85m x 3.12m)  
Into bay

**Kitchen**  
14' x 9'1 (4.27m x 2.77m)

**Utility Room**  
9'1 x 7'11 (2.77m x 2.41m)

**Boot/Tack Room**  
9'1 x 9'1 (2.77m x 2.77m)

**Bedroom One**  
14'1 x 12'10 (4.29m x 3.91m)

**Bedroom Two**  
14'1 x 10'3 (4.29m x 3.12m)

**Bedroom Three**  
15'0 x 9'9 (4.57m x 2.97m)  
max measurements

**Bathroom**  
11'10 x 9'9 (3.61m x 2.97m)

**Container**  
19'6 x 7'10 (5.94m x 2.39m)

**Garage**  
16'5 x 8'4 (5.00m x 2.54m)

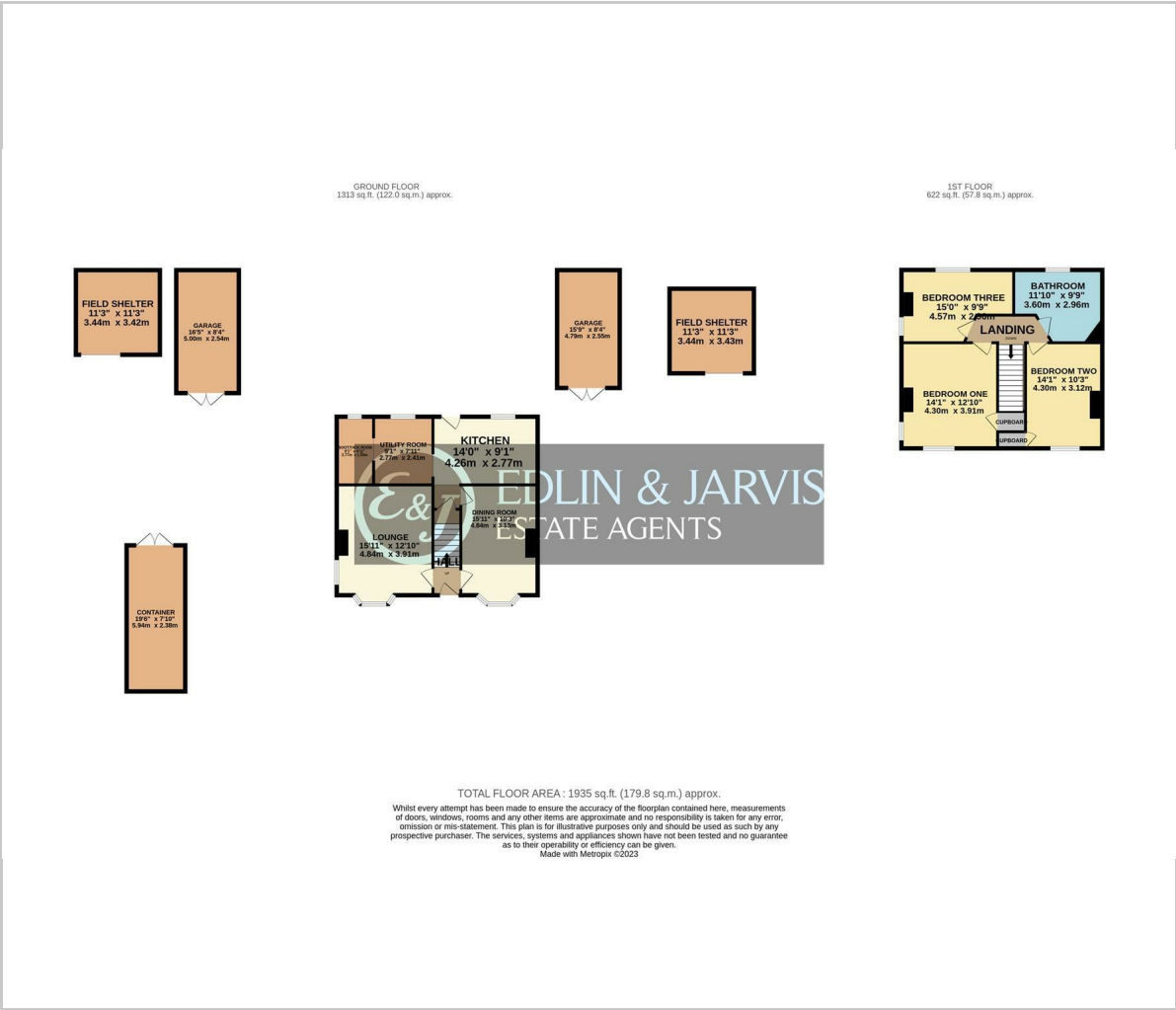
**Garage**  
15'9 x 8'4 (4.80m x 2.54m)

**Field Shelter**  
11'3 x 11'3 (3.43m x 3.43m)

**Field Shelter**  
11'3 x 11'3 (3.43m x 3.43m)



Floor Plan



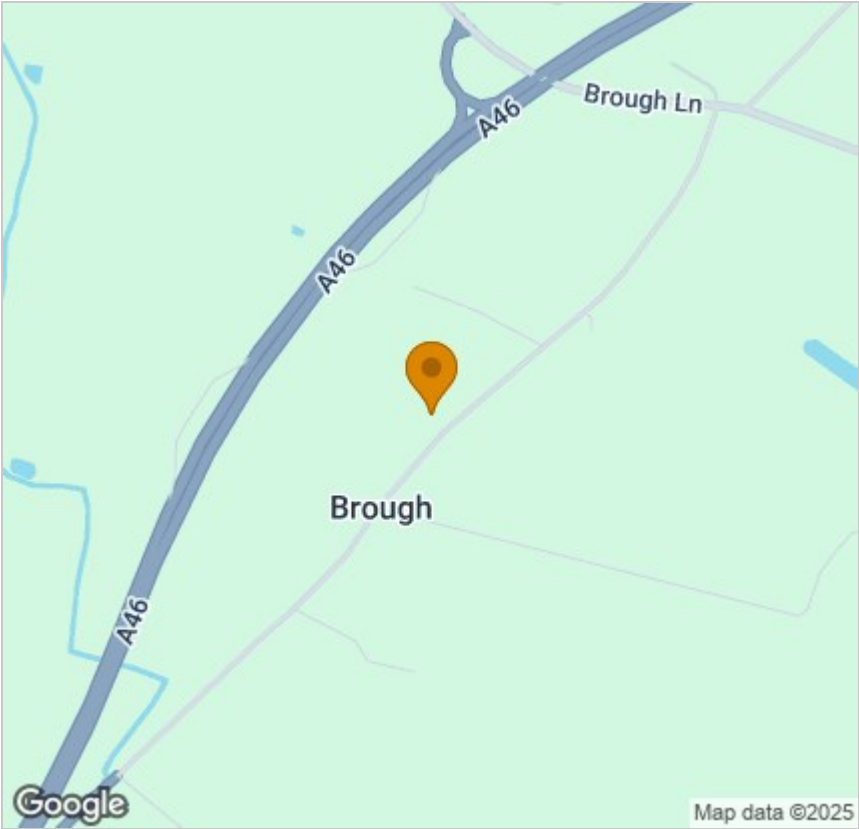
Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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36 Middle Gate, Newark, NG24 1AL  
Tel: 01636 555043 Email: [enquiries@edlinandjarvis.co.uk](mailto:enquiries@edlinandjarvis.co.uk) <https://www.edlinandjarvis.co.uk/>

Area Map



Energy Efficiency Graph

