



EDLIN & JARVIS
ESTATE AGENTS



The Long House, 1 West End

Farndon, Newark, NG24 3SG

Offers Over £500,000 to £550,000



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STEP INTO A STORY BOOK Enchanting Character Cottage in the heart of Farndon!

Imagine a life steeped in timeless charm, nestled within the coveted conservation area of West End, Farndon, near Newark. This delightful character cottage, set on a generous 0.11-acre plot, offers a sanctuary of peace and tranquility, where rustic elegance meets modern comfort.

From the moment you cross the threshold into the warm, inviting hallway, you'll be captivated by the cottage's authentic character. Exposed beams, original sash windows, and thoughtful period details whisper tales of bygone eras, creating an atmosphere of cosy sophistication.

The spacious living areas are designed for both grand gatherings and intimate family moments. Two distinct reception rooms provide versatile spaces for entertaining or simply unwinding by a crackling fire in the heart of the home. A traditional kitchen, beckons with its inviting breakfast bar, promising culinary adventures and casual morning chats.

Ascend the staircase to discover four generously proportioned bedrooms, each bathed in natural light, offering peaceful havens for rest and rejuvenation. The stunning galleried landing, with its exposed brickwork and open view over the lounge, creates a dramatic focal point. A well-appointed family bathroom and separate shower room ensure convenience for all.

Beyond the enchanting interiors, this cottage offers modern conveniences, including gas central heating, a practical utility room/WC, a secure garage, and off-road parking. A cellar provides additional storage space.

The allure of this property extends beyond its walls, step outside and a tranquil escape awaits into an idyllic cottage garden, a haven of vibrant blooms and verdant lawns. Picture yourself sipping morning coffee in the secluded seating area or indulging your green thumb amidst the flourishing flower and shrub borders."





Farndon is a thriving community just moments from the amenities of Newark. Enjoy leisurely strolls to local shops, welcoming pubs, and the picturesque marina. Farndon's excellent primary school and convenient transport links, including easy access to the A1, A46, and A52, make it an ideal location for families and commuters alike.

Farndon itself is a jewel, offering a sought-after lifestyle just 2.5 miles southwest of Newark. Enjoy the vibrant atmosphere of a village with excellent amenities including pubs, restaurants, a marina, mini-market and primary school. The location is ideal for those needing to commute, with bus routes to Nottingham and easy access to major roads. Newark, a bustling market town on the River Trent, provides further shopping and leisure opportunities, while the East Coast Main Line offers swift connections to London King's Cross in just one hour. This is more than just a cottage; it's a lifestyle. A chance to embrace the charm of village life, the comfort of a character home, and the convenience of modern living. Don't miss the opportunity to make this enchanting retreat your own.

Entrance Hall

Kitchen
11'4 x 11'4 (3.45m x 3.45m)

Lounge
18'4 x 13'10 (5.59m x 4.22m)

Dining Room
12'0 x 14'0 (3.66m x 4.27m)

Sunroom
13'2 x 4'7 (4.01m x 1.40m)

Utility/WC
7'8 x 7'9 (2.34m x 2.36m)

Cellar

Landing

Bedroom One
10'9 x 14'1 (3.28m x 4.29m)

Bedroom Two
10'2 x 11'6 (3.10m x 3.51m)
max measurements

Bathroom
6'7 x 10'5 (2.01m x 3.18m)

Bedroom Three
10'5 x 8'2 (3.18m x 2.49m)
max measurements

Bedroom Four
7'9 x 10'11 (2.36m x 3.33m)

Shower Room
5'7 x 4'1 (1.70m x 1.24m)
max measurements

Floor Plan



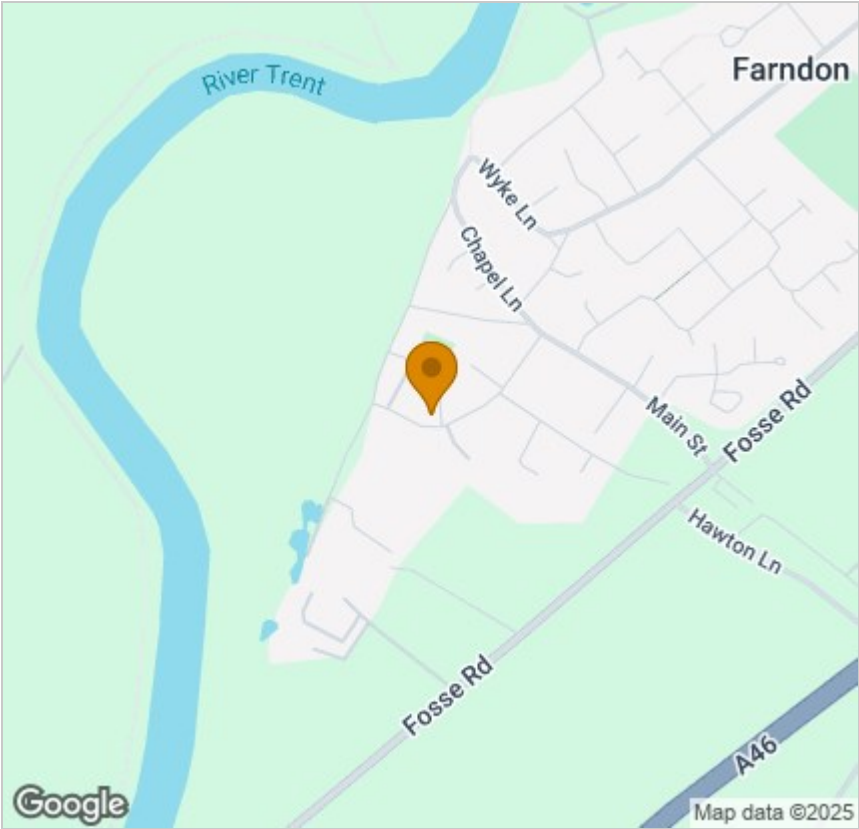
Viewing

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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Area Map



Energy Efficiency Graph

