



EDLIN & JARVIS
ESTATE AGENTS



Fen Farm Main Street
Claypole, Newark, NG23 5BA
Offers Over £800,000



Fen Farm Main Street

Claypole, Newark, NG23 5BA

STEP BACK IN TIME, LIVE IN MODERN LUXURY An Exquisite Grade II Listed Family Sanctuary in Claypole

Imagine a life where history whispers through exposed beams and sunlight streams through elegant sash windows, perfectly updated with specialist heritage glazing. This isn't just a house; it's a captivating six-bedroom Grade II listed family home, a true gem nestled in the heart of the highly sought-after village of Claypole. Dating back to the late 18th century, this property seamlessly blends timeless character with sophisticated modern living.

As you cross the threshold, the rich warmth of reclaimed Croatian pine flooring welcomes you, setting the tone for the exceptional craftsmanship found throughout. The heart of this home is undoubtedly the breathtaking open-plan kitchen, living, and dining area. Spanning over 35 feet, this light-filled space effortlessly connects, offering picturesque views of the beautifully landscaped gardens and inviting terrace.

The contemporary kitchen is a culinary dream, featuring sleek drawer units crowned with stunning bevelled quartz worktops. The sink, complete with an instant and filtered hot water tap, adds a touch of everyday luxury. Integrated appliances, including a dishwasher, two ovens, and an induction hob set within a sociable central island, make entertaining a joy. Discreet spotlights illuminate this stylish space, while French doors beckon you out to the garden terrace – the perfect spot for your morning coffee bathed in sunshine. As the seasons turn, the comforting glow of the log burner in the living and dining area creates a cosy ambience for those cooler evenings.

Beyond this central hub, the ground floor unfolds to reveal a welcoming entrance hall, a spacious lounge graced with original exposed beams and a warming multi-fuel burning stove, and a charming snug with its own log burner – ideal for quiet moments.

The office, steeped in the home's history and even featuring an original bread oven, offers a unique workspace. Practicalities are also catered for with a utility room, pantry, and a downstairs WC.

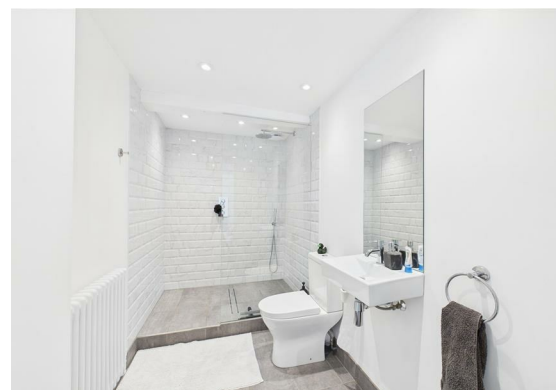
Ascend the staircase to the first-floor galleried landing, where three well-proportioned bedrooms await, each boasting fitted wardrobes. Bedrooms two and three benefit from their own en suites, offering privacy and convenience. The master suite, a tranquil retreat at the rear of the property, features a desirable walk-in wardrobe and a luxurious en suite. Imagine unwinding in the Victorian-style bath or enjoying the spacious double walk-in shower, complemented by a WC and elegant his & hers vanity sink units. The family bathroom continues the theme of indulgence with a Victorian bath, a double walk-in rainfall shower, a stylish floating sink, and a WC. The journey continues to the second floor, where three further generously sized double bedrooms provide ample space for family or guests.

Outside, the extensive wrap-around gardens are a true delight. Manicured lawns stretch out, bordered by mature shrubs and trees, with vibrant planted flower beds adding splashes of colour. Choose between the front and rear seating terraces to soak up the sun or enjoy al fresco dining. A practical garden shed provides storage, while a gravelled driveway offers parking for several vehicles, leading to a detached double carport.

The idyllic village of Claypole offers more than just a beautiful setting. Its convenient location, just a short drive from A1 access points, makes commuting to Newark, Grantham, Lincoln, and Nottingham a breeze. The thriving market town of Newark, with its extensive amenities, is just five miles away. Claypole itself boasts a strong sense of community and essential local amenities, including a primary school, village store, village hall, butchers, charming coffee shop, and the welcoming Five Bells public house. For those needing to travel further afield, Newark Northgate Train station is approximately 5 miles away, offering swift connections to London Kings Cross in just 1 hour and 15 minutes – perfect for the London commuter.

This exceptional property offers a rare opportunity to embrace a lifestyle of elegance, comfort, and community within a home brimming with history and character. Don't miss the chance to make this Claypole sanctuary your own.





Entrance Hall

Kitchen Area
19'10" x 12'9" (6.05m x 3.89m)
max measurements

Sitting Room
14'6" x 13'0" (4.42m x 3.96m)

Dining Room
12'1" x 14'4" (3.68m x 4.37m)

Snug
14'6" x 12'1" (4.42m x 3.68m)
max measurements

Lounge
17'11" x 14'6" (5.46m x 4.42m)

Office
16'3" x 10'10" (4.95m x 3.30m)

Landing

Master Bedroom
19'10" x 14'6" (6.05m x 4.42m)

Ensuite
16'8" x 12'4" (5.08m x 3.76m)

Bedroom Two
14'5" x 12'2" (4.39m x 3.71m)

Ensuite
11'0" x 5'0" (3.35m x 1.52m)

Bedroom Three
14'6" x 12'6" (4.42m x 3.81m)

Ensuite
8'7" x 3'10" (2.62m x 1.17m)

Bathroom
9'0" x 11'2" (2.74m x 3.40m)

Landing

Bedroom Four
21'7" x 12'8" (6.58m x 3.86m)

Bedroom Five
14'5" x 16'10" (4.39m x 5.13m)

Bedroom Six
14'4" x 13'7" (4.37m x 4.14m)



[illegible]

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

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

A map of Claypole, Virginia, showing the location of the Claypole Community Center. The center is marked with an orange pin at the intersection of Main St and Doddington Ln. The map also shows Claypole Community Park, which is located to the east of the center. The map is credited to Google and includes the text "Map data ©2025".

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	77
(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	