



EDLIN & JARVIS  
ESTATE AGENTS



College Farm House Main Street  
Flintham, Newark, NG23 5LA

**Guide Price £500,000 to £530,000**



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\*\*\*STEP INTO HISTORY, LIVE IN COMFORT: YOUR DREAM HOME AWAITS IN FLINTHAM\*\*\* Guide Price £500,000 to £530,000

Discover a captivating blend of heritage and contemporary living in this Grade II listed link-detached home, nestled within the picturesque conservation area of the charming village of Flintham. This isn't just a house; it's a piece of history meticulously preserved for modern life, offering an unparalleled sense of character and warmth.

Imagine entertaining in one of spacious reception rooms, each a testament to the home's rich heritage, yet perfectly adaptable for today's lifestyle. At the heart of it all is the impressive 20ft kitchen diner, a true hub for family gatherings, culinary adventures, and everyday living.

Upstairs, three well-proportioned bedrooms provide comfortable retreats for family and guests, complemented by a stylish family bathroom. A convenient ground floor shower room adds to the home's practical appeal. A second staircase from the utility leads to a home office or a hobbies room. Throughout, you'll be enchanted by original character features, from exposed beams and elegant sash windows to inviting fireplaces, each telling a story of times gone by and creating an incredibly inviting atmosphere.

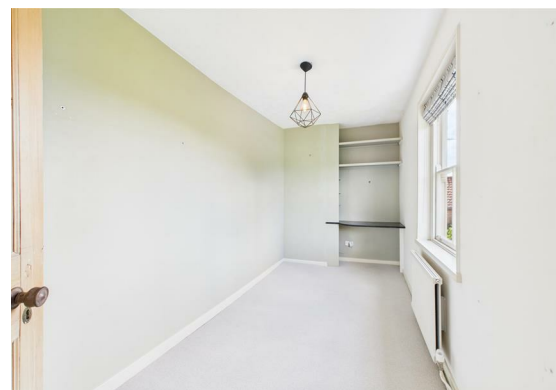
Adding to the allure, this remarkable property comes with no onward chain. A valuable cellar offers versatile additional storage.

Outside, a private driveway with right of way access leads to off-road parking for two vehicles. The enclosed rear garden is a tranquil oasis, primarily laid to lawn and adorned with mature shrubs, featuring a delightful paved seating area perfect for al fresco dining. Two brick-built stores provide practical outdoor storage.

Flintham itself is a true gem – a peaceful village setting boasting surprising convenience. Enjoy the highly-rated Flintham Primary School (Ofsted "Good," December 2022 report), the well-stocked Flintham Community Shop offering local produce, and the welcoming Boot & Shoe Inn, a delightful village pub. Explore the fascinating Flintham Museum or embrace the great outdoors with public footpaths and country lanes ideal for walking and cycling, connecting you to the beautiful surrounding countryside. Excellent transport links put Newark, Bingham, and Nottingham within easy commuting distance. For those needing to connect further afield, London King's Cross is just an hour and 15 minutes away from Newark Northgate train station.

This is more than just a home; it's an opportunity to embrace a unique lifestyle where historical charm meets modern convenience in an idyllic village setting.





#### Entrance Hall

**Lounge**  
14'0 x 14'10 (4.27m x 4.52m)

**Dining Room**  
13'11 x 13'10 (4.24m x 4.22m)

**Kitchen Diner**  
14'9 x 20'7 (4.50m x 6.27m)

**Utility Room**  
9'10 x 10'9 (3.00m x 3.28m)

**Shower Room**  
9'10 x 2'8 (3.00m x 0.81m)

#### Landing

**Bedroom One**  
12'3 x 14'0 (3.73m x 4.27m)

**Bedroom Two**  
14'0 x 14'1 (4.27m x 4.29m)

**Bedroom Three**  
6'11 x 15'0 (2.11m x 4.57m)

**Bathroom**  
6'10 x 13'10 (2.08m x 4.22m)

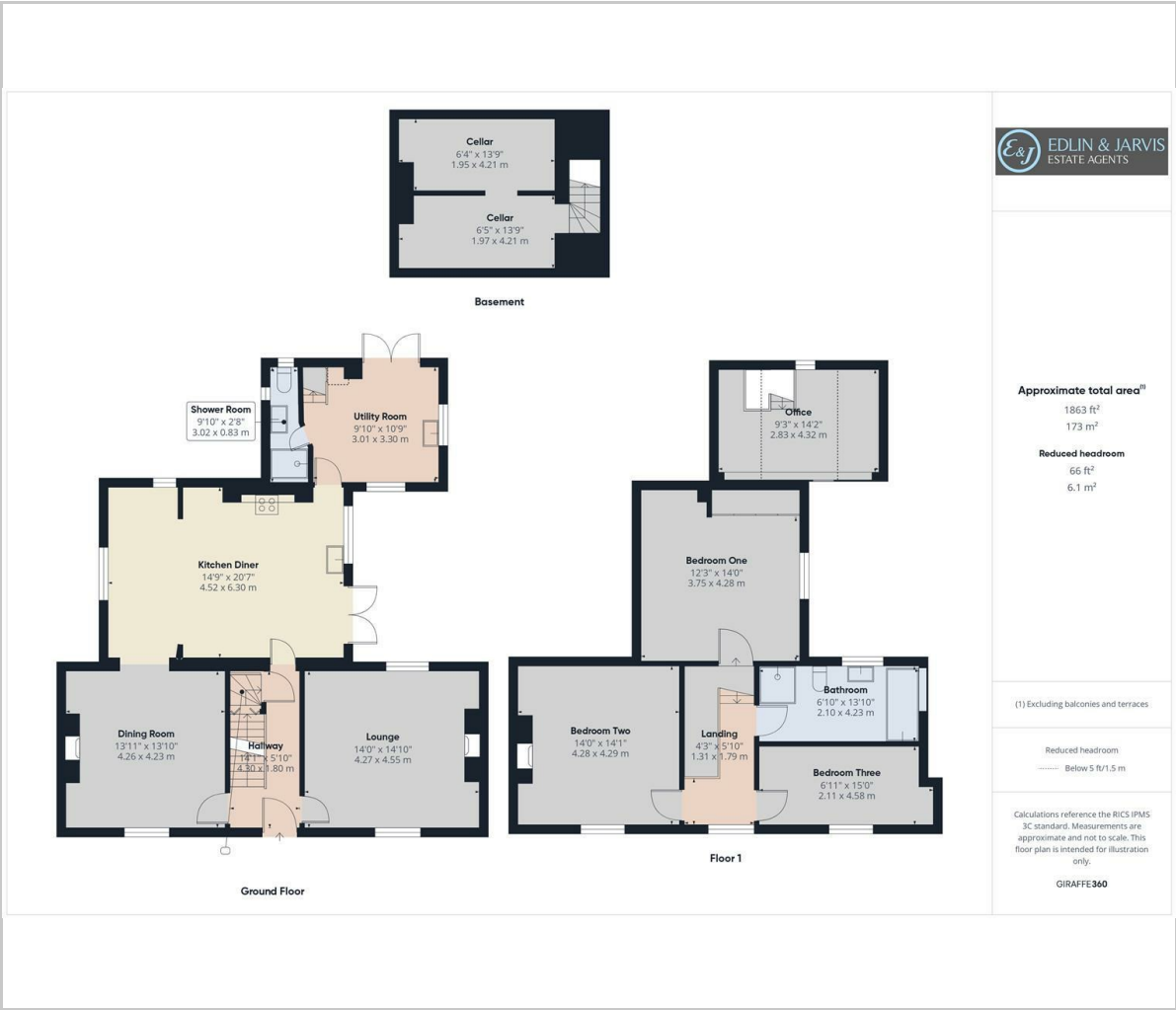
**Office**  
9'3 x 14'2 (2.82m x 4.32m)

**Cellar**  
6'5 x 13'9 (1.96m x 4.19m)

**Cellar**  
6'4 x 13'9 (1.93m x 4.19m)



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

