



Walton Farm Cottage Grassthorne Road  
Normanton-On-Trent, Newark, NG23 6RY  
Guide Price £400,000 to £425,000

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# Walton Farm Cottage

## Grassthorpe Road

Normanton-On-Trent, Newark,  
NG23 6RY

**\*\*\*QUAINT & QUIRKY CHARACTER COTTAGE WITH OUTBUILDINGS\*\*\*** Guide Price £400,000 to £425,000. Walton Farm Cottage is a delightful cottage full of character & charm nestled in a rural setting on a plot of approximately 0.14 acres. The cottage has a unique opportunity with its outbuildings as part of the outbuildings has planning permission to convert into a three bedroom holiday let and could offer more opportunity subject to planning permission. The cottage retains many character features to include beams, latch doors and fireplaces. The accommodation comprises a sitting room, lounge diner, breakfast kitchen, utility room, three bedrooms and a family bathroom. The recently fitted breakfast kitchen has a range of shaker style base & wall units incorporating a Belfast sink, granite worksurfaces and a Smeg range cooker. The property is accessed down a private shared gravel driveway that leads to off road parking, and the outbuildings. The front has enclosed cottage gardens which are mainly laid to lawn with a variety of shrubs and bushes. The enclosed rear garden has a raised lawn area with a paved seating area and gives access to a bin store, outside WC, garden store and two kennels. The outbuildings are made up of several rooms including two barns, the old milking parlour, garage measuring over 39ft, a stable and an open store. The outbuildings are in a horse shoe shape and over look a gravelled area which is currently used for additional parking. The property benefits from oil fired heating, a septic tank and double glazing.

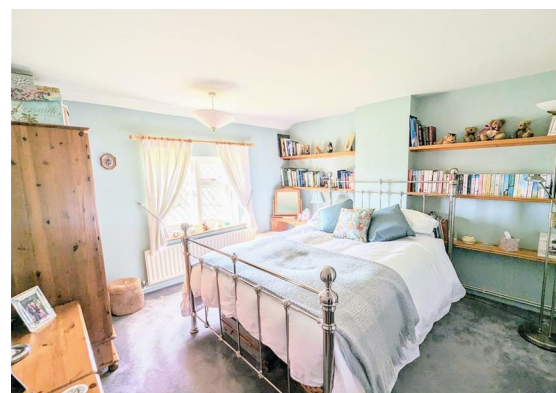
### Location

This property is located on the edge of Normanton On Trent which is a truly delightful village having a Public House, a Primary School, Parish Church, and a bus service. It is also within the catchment area for Tuxford Academy High School. Sutton On Trent is just under 2 miles away. This Village has a Doctors Surgery, local store, village hall, butchers & public house.

Normanton On Trent is conveniently positioned for the A1, allowing easy access to Newark, Retford, Lincoln & Nottingham. Both Newark & Retford have Train Stations with the high speed rail link to London Kings Cross in just over an hour.







**Lounge Diner**  
21'7 x 11'5 (6.58m x 3.48m)  
max measurements

**Sitting Room**  
12'6 x 12'0 (3.81m x 3.66m)

**Breakfast Kitchen**  
12'6 x 9'7 (3.81m x 2.92m)

**Utility Room**  
12'4 x 6'0 (3.76m x 1.83m)

**Bedroom One**  
12'6 x 12'0 (3.81m x 3.66m)

**Bedroom Two**  
12'0 x 11'5 (3.66m x 3.48m)

**Bedroom Three**  
9'7 x 9'5 (2.92m x 2.87m)

**Bathroom**  
9'7 x 5'6 (2.92m x 1.68m)

**Bin Store**  
4'0 x 5'0 (1.22m x 1.52m)

**Outside WC**  
5'0 x 2'9 (1.52m x 0.84m)

**Store**  
8'0 x 7'9 (2.44m x 2.36m)

**Kennel**  
7'9 x 3'8 (2.36m x 1.12m)

**Kennel**  
7'9 x 3'8 (2.36m x 1.12m)

**Outbuildings**

**Barn**  
18'2 x 11'3 (5.54m x 3.43m)

**Store**  
18'1 x 16'8 (5.51m x 5.08m)

**Old Dairy**  
28'6 x 16'8 (8.69m x 5.08m)

**Garage**  
39'11 x 18'0 (12.17m x 5.49m)

**Stable**  
13'2 x 11'3 (4.01m x 3.43m)

**Store**  
18'2 x 11'3 (5.54m x 3.43m)



## Floor Plan



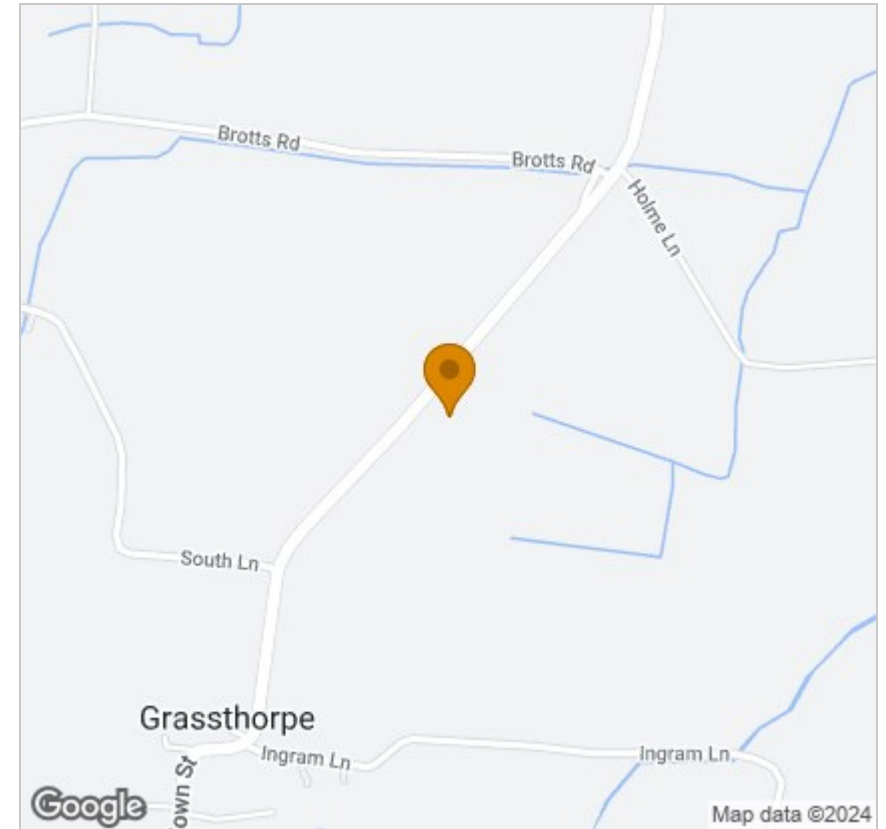
## Viewing

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

