

TRADITIONAL
VALUES & SERVICE

ALASDAIR
MORRISON

FROM AN INDEPENDENT
LOCAL AGENT

AND PARTNERS

Putting you and your property first



Old Hall Close, Farndon, Newark, NG24 3SQ

£830,000



Property Description

A stunning character conversion found in an idyllic setting on the outskirts of the sought after village of Fardon. The conversion hosts a variety of original features including exposed beams and brickwork. The accommodation offers versatile family living and briefly comprises kitchen, dining room, open family and living room, utility, cloakroom, five bedrooms, family bathroom and ensuite. The conversion offers a large and private walled garden and ample off road parking. Early viewing advised.

CLOAKROOM

Having a white suite comprising wash hand basin and low suite WC. Radiator. Window. Door off to:-

UTILITY

13'3" x 6'5" (4.04m x 1.96m)

Having wall and base unit surmounted by a working surface and inset with a stainless steel sink and drainer. The utility houses the gas fired central heating boiler. Ceramic tiled flooring. Window overlooking the walled garden. Beams to the ceiling.

KITCHEN

17'3" x 14'10" (5.26m x 4.52m)

Professionally fitted with a large range of wall and base units surmounted by a working surface and inset with a stainless steel one and a half sink and drainer.. Central Island of matching base cupboards. Space and plumbing for a washing machine. Space for a cooking range. Space for an American style fridge/freezer. Ceramic tiled flooring. Window over looking the walled garden.

DINING ROOM

17'3" x 11' (5.26m x 3.35m)

A beautiful room with French Doors opening to the garden. Exposed brickwork and beams. Wooden flooring. Radiator.

LIVING ROOM AND FAMILY AREA

43'2" x 19'4" (13.16m x 5.89m)

An impressive versatile living space with three windows and double doors with side panels, opening to the walled garden, with full height glazed panel above, four further windows to the rear elevation gives the spacious area plenty of natural light. Wooden flooring. Radiators. The lounge has a central feature fireplace of exposed brick with stone hearth. Exposed beams to the ceiling.

FIRST FLOOR LANDING

The open stairs rise to the galleried landing with vaulted ceiling and exposed beams. A truly impressive landing.

BEDROOM ONE

19'4" x 13'3" (5.89m x 4.04m)

Having a vaulted ceiling with Kings Post Truss. Window overlooking the garden. Radiator. Door off to:-

WARDROBE AND DRESSING AREA

Fitted with a bank of wardrobes. Door to:-

EN SUITE

7'8" x 6'4" (2.34m x 1.93m)

Fitted with a suite comprising shower cubicle, wash hand basin and low suite WC. Feature exposed brick alcove with shelving. Tiled flooring and part tiled walls. Radiator. Velux window.

BEDROOM TWO

12'9" x 11'9" (3.89m x 3.58m)

Full of the charm similar to the main bedroom with beams and vaulted ceilings. Radiator. Window to the rear garden. Door to the bathroom.

BEDROOM THREE

17'2" x 8'3" (5.23m x 2.51m)

Window overlooking the rear garden. Radiator.

BEDROOM FOUR

13'7" x 10'1" (4.14m x 3.07m)

Window overlooking the garden. Vaulted ceiling with exposed beams. Radiator.



BEDROOM FIVE

11'5" x 6'7" (3.48m x 2.01m)

Window overlooking the garden. Radiator. Vaulted ceiling with exposed beams.







FAMILY BATHROOM 12'4" x 6'8" (3.76m x 2.03m)

Accessed from both bedroom two and the landing. Fitted with a white suite comprising panelled bath with hand held shower attachment and rain head shower over, classic shaped wash hand basin set within a vanity unit. Low suite WC. Tiled flooring and part tiled walls. Radiator. Veux window. Kings post truss.

GARDEN

A private walled garden which is mainly laid to lawn with a paved patio and pathway. A side gate gives access to the block paved driveway offering ample off road parking set behind a pair of gates.

FARNDON VILLAGE

Farndon is a sought after village running alongside the banks of the River Trent and lies approximately 3 miles from Newark On Trent. The village has good road links to the A46 giving easy access to the A1 ,Nottingham and Lincoln and beyond.

Farndon boasts two restaurants, The Riverside and Farndon Ferry and local a public house, The Rose and Crown which also serves food. Knotts bar and restaurant can be found in the Farndon Marina. Farndon also offers an abundance of riverside and rural walks and has many social groups including a successful cricket club with it's newly built pavilion. Other amenities include a hairdressers and local food store.

LOCAL AUTHORITY

Newark and Sherwood District Council, Castle House, Great North Road, Newark, NG24 1BY

SERVICES

All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE

Freehold with vacant possession.

VIEWING INFORMATION

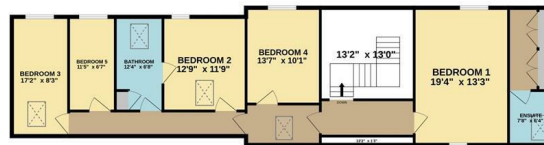
By appointment with the office, call 01636 813971.



GROUND FLOOR
1367 sq.ft. approx.



1ST FLOOR
1390 sq.ft. approx.



TOTAL FLOOR AREA : 2757 sq.ft. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



Agents Note: 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. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



22 King Street, Southwell Telephone: 01636 813971 southwell@amorrison.co.uk
26 Kirkgate, Newark Telephone: 01636 700888 newark@amorrison.co.uk

