



North End, Farndon, Newark

 4  2  3  C.

 OLIVER REILLY



North End, Farndon, Newark

Guide Price £650,000

- BESPOKE DETACHED HOME
- TERRIFIC VILLAGE SITUATION
- IN EXCESS OF 0.5 ACRE PLOT
- SUBSTANTIAL ACCOMMODATION ALMOST 3,000 SQUARE FT
- DOUBLE GARAGE & EXTENSIVE DRIVEWAY
- IDYLIC LOCATION. OVERLOOKING MARINA
- FOUR DOUBLE BEDROOMS
- VERSATILE LAYOUT WITH ANNEXE POTENTIAL
- EXCEPTIONAL PRESENTATION THROUGHOUT
- A MUST VIEW! Tenure: Freehold EPC 'C' (72)

SOMETHING SPECIAL... IN A CLASS OF ITS OWN...! YOUR DREAM HOME AWAITS...!!
 WOW! Here's something you don't see everyday. This STUNNING bespoke detached family home was cleverly constructed in 1979. STANDING PROUD within the same family ever since. Allow us to introduce 'Ruobrah House'. Enjoying a captivating position within one of Farndon's most-sought after locations, with the HUGE BENEFIT of MARINA VIEWS, idyllic walks via two closely situated nature reserves and a range of excellent local amenities. Combined with relentless privacy, both inside and out. The expansive internal layout shares a vast degree of versatility, spanning in excess of 2,900 square ft. Perfect for multi-generational living. The property hosts a FABULOUS OPEN-PLAN FAMILY KITCHEN, separate boot/utility room, two further generous reception rooms, one of which is a 25 ft. DUAL-ASPECT living room with an amazing exposed stone fireplace, with inset log effect gas fire. The ground floor also benefits from THREE DOUBLE BEDROOMS, two cloakrooms/ W.C and a FOUR-PIECE BATHROOM. The surprises don't stop there..! You can't not FALL HEAD OVER HEELS for the PALATIAL MASTER BEDROOM. Located on the first floor, with a walk-in dressing room, four-piece master en-suite bathroom with under floor heating and a WONDERFUL BALCONY. Comprising a ceaseless panoramic outlook, across to Farndon Marina and over the substantial 0.59 acre plot. Externally, the enviable wrap-around gardens maximise absolute tranquility. Providing various secluded seating areas, an established formal garden with woodland to the rear. The front aspect also promotes an integral double garage, with electric roller door and a HUGE DRIVEWAY. Boasting ample parking for a large number of vehicles, including a caravan/ motor home, or even a boat! Further benefits of this remarkable residence include uPVC TRIPLE GLAZING throughout and gas central heating. We URGE you to step inside and fully appreciate this EXCEPTIONAL home of TRUE DISTINCTION!



STORM PORCH: 12'4 x 7'3 (3.76m x 2.21m)
 Accessed from the extensive front driveway. Providing tiled flooring, uPVC cladded ceiling and an external ceiling light fitting. Open access through to the Inner lobby and access into the front reception hall, via a secure composite door.

RECEPTION HALL: 10'2 x 7'3 (3.10m x 2.21m)
 A delightfully inviting space. Accessed via a secure composite entrance door with side-by side uPVC triple glazed windows to the side elevation. Providing carpeted flooring, two wall light fittings, exposed brickwork. An open archway leads into the inner hallway. There is access into the cloakroom/ W.C.

CLOAKROOM & W.C: 7'7 x 6'9 (2.31m x 2.06m)
 Accessed via a complimentary oak internal door. Providing carpeted flooring, a low level W.C, inset ceramic wash hand basin with integrated vanity storage unit below. uPVC triple glazed window to the side elevation. Ceiling light fitting, double panel radiator and loft hatch access point.

INNER HALLWAY: 49'9 x 3'1 (15.16m x 0.94m)
 An extensive inner space. Enhancing the vast degree of size within the property. Providing carpeted flooring, two wall light fittings, loft hatch access point, carpeted stairs rising to the first floor, a double panel radiator, zoned alarm control panel between two bedrooms and ceiling smoke alarm. There are two double fitted storage cupboards, with oak internal doors. Large uPVC triple glazed sliding doors open out onto the Indian sandstone paved seating area. The large hallway gives access into all elements of the property.

LIVING ROOM: 24'8 x 19'10 (7.52m x 6.05m)
 Accessed via complimentary oak internal double doors. A WONDERFUL and VERY GENEROUS reception room. Providing a dual-aspect outlook, with maximum privacy. With carpeted flooring, uPVC triple glazed window and a triple glazed sliding door to the side elevation and large uPVC triple glazed sliding doors to the rear elevation, opening onto an additional Indian sandstone paved seating area. There are three double panel radiators, two ceiling light fittings, one wall light fitting and a SUPERB exposed stone fireplace with inset (functional) gas fire with remote, a raised oak framed hearth and mantle. Max measurements provided.

SPACIOUS STUDY: 14'5 x 10'2 (4.39m x 3.10m)
 A highly useful and multi-functional room. Boasting a bright and airy design. Providing carpeted flooring, a double panel radiator, ceiling light fitting, wall light fitting and a uPVC triple glazed window to the side elevation. uPVC triple glazed sliding doors leads out into the garden. Max measurements provided.

OPEN-PLAN FAMILY KITCHEN: 20'6 x 19'8 (6.25m x 5.99m)
 Accessed via a complimentary oak internal door. A fantastic, highly functional and very substantial family-sized space. Providing an extensive fitted kitchen design, with oak flooring. Hosting a vast range of fitted wall and base units with under counter lighting and flat edge work surfaces over with laminate upstands. Integrated 'BOSCH' medium height electric oven and separate microwave. Integrated coffee machine. Integrated 'Miele' dishwasher and five ring gas hob. Inset 'BLANCO' sink with mixer tap and waste disposal system. Kickboard heater. Integrated rubbish bin unit and fitted carousel base unit. Provision for a freestanding American-style fridge freezer. Recessed ceiling spotlights. Zoned alarm control panel. uPVC triple glazed windows to the front and rear elevation. Steps lead up onto a large dining area, with carpeted flooring and captivating bay-window, with uPVC triple glazed windows to the side elevation. Overlooking the immensely private garden. There is a large fitted breakfast bar. A secure composite side external door, gives access into the outer lobby and utility area. Max measurements provided. Reduces to 13'4 ft. (4.06m).

OUTER LOBBY: 23'4 x 3'2 (7.11m x 0.97m)
 Providing tiled flooring and a uPVC cladded ceiling with light fitting. Giving access out into the private garden, into the integral double garage and boot room, all via composite external doors.





FOUR-PIECE BATHROOM: 9'8 x 7'4 (2.95m x 2.24m)

Accessed via a complimentary oak internal door. Of attractive contemporary design. Benefitting from tiled flooring and a well-appointed four-piece suite comprising: Double fitted shower cubicle with mains shower facility. Pannelled bath with chrome mixer tap and over-head shower facility. Low-level W.C and ceramic wash hand basin with chrome mixer tap and under counter vanity storage below. Fitted vanity wall units. heated mirror. Shaver point. Chrome heated towel rail and separate double panel radiator. Recessed ceiling spotlights, extractor fan and obscure uPVC triple glazed window to the side elevation. Under floor heating.

BEDROOM FOUR: 14'8 x 9'9 (4.47m x 2.97m)

A LOVELY DOUBLE BEDROOM. Providing carpeted flooring, a ceiling light fitting, double panel radiator and fitted double wardrobe. uPVC triple glazed window to the side elevation.

INTEGRAL DOUBLE GARAGE: 18'6 x 16'1 (5.64m x 4.90m)

Providing power and lighting, with an electric roller door. Loft hatch access point. Two ceiling strip lights and access to the electrical RCD consumer unit. A composite side external door gives access from the inner lobby.

EXTERNALLY:
The residence enjoys an immensely desirable position, situated within one of the most sought after locations within the village. Standing on an enviable 0.59 of an acre private plot. The front aspect is greeted by a substantial tarmac driveway, allowing ample off street parking, sufficient for vehicles of all shapes and sizes. Including a caravan/ motorhome. There is access into the integral double garage and to the front entrance door, via the storm porch. The rear and side aspects all retain a high-degree of privacy. The garden is predominantly laid to lawn with a vast range of established hedges and mature trees. There is a lovely Indian sandstone wrap-around patio. Allowing use from every angle of the house. There is a stunning koi fish pond, captivating the idyllic setting. Two external taps servicing the outside area.

Services:
Mains water, drainage, gas and electricity are all connected. The property also provides gas central heating, via an annually serviced boiler, cavity wall insulation, a functional alarm system, with four zoned control panels and uPVC TRIPLE glazing throughout. Sky is connected and FIBRE broadband to the door is available. PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Tenure: Freehold. Sold with vacant possession.

Approximate Size: 2,912 Square Ft.
Measurements are approximate and for guidance only. This includes the integral double garage.

Local Authority:
Newark & Sherwood District Council.

BOOT ROOM: 12'9 x 5'8 (3.89m x 1.73m)
With exposed concrete flooring. With a fitted base unit with inset stainless steel sink. Access to the central heating boiler and 'Grundfos' home water booster. Ceiling strip light, central heating thermostat. uPVC triple glazed window to the rear elevation. Access into the external W.C.

W.C: 5'8 x 2'7 (1.73m x 0.79m)
Providing a low-level W.C, ceiling light fitting, double panel radiator and uPVC triple glazed window to the rear elevation.

FIRST FLOOR LANDING: 4'5 x 3'2 (1.35m x 0.97m)
With carpeted flooring, light fitting, smoke alarm, loft hatch access point, zoned alarm control panel and a uPVC triple glazed window to the side elevation. Access into the master bedroom suite.

MASTER BEDROOM: 16'9 x 16'3 (5.11m x 4.95m)
Accessed via a complimentary oak internal door. A FABULOUS AND SIZEABLE DUAL-ASPECT PRINCIPAL BEDROOM. Providing carpeted flooring, two ceiling light fittings, uPVC triple glazed window to the side elevation and uPVC triple glazed sliding doors, leading onto the large balcony. An open archway leads into the separate dressing room and en-suite.

DRESSING ROOM: 8'2 x 7'4 (2.49m x 2.24m)
Well-proportioned, with continuation of the carpeted flooring. Ceiling light fitting, double panel radiator, open storage space and access into the master en-suite.

MASTER EN-SUITE BATHROOM: 11'4 x 7'3 (3.45m x 2.21m)
Accessed via a complimentary oak internal door. Of contemporary design. Providing tiled flooring, with under floor heating. The modern four-piece suite comprises: Large corner fitted shower cubicle with mains shower facility, large corner fitted bath with chrome mixer tap and overhead showering facility. Low-level W.C and an inset ceramic wash hand basin with chrome mixer tap, integrated under counter vanity storage unit, vanity mirror above with heated mirror and recessed spotlights. Shaver point. Floor to ceiling tiled splash backs, recessed ceiling spotlights, chrome heated towel rail, separate double panel radiator and extractor fan. uPVC triple glazed window to the rear elevation, overlooking the secluded garden.

BALCONY: 26'8 x 4'2 (8.13m x 1.27m)
A DELIGHTFUL EXTERNAL SPACE. With a captivating outlook across to Farnon Marina and also over the beautiful tranquil rear garden. Available for appreciation, all year round. Providing sufficient seating space, with a glass partitioned frontage.

GROUND FLOOR BEDROOMS:
The three further DOUBLE bedrooms are all situated on the ground floor, with access to two cloakrooms and a four-piece bathroom.

BEDROOM TWO: 14'8 x 14'6 (4.47m x 4.42m)
Accessed via a complimentary oak internal door. A LOVELY DUAL-ASPECT DOUBLE BEDROOM. Providing carpeted flooring, a ceiling light fitting, stylish vertical radiator and a separate double panel radiator. uPVC triple glazed window to the side elevation. uPVC triple glazed sliding doors open out onto the private paved Indian sandstone seating area. Max measurements provided.

BEDROOM THREE: 14'8 x 13'8 (4.47m x 4.17m)
Accessed via a complimentary oak internal door. An equally SIZEABLE DOUBLE BEDROOM. Providing carpeted flooring, a ceiling light fitting, large double panel radiator and a uPVC triple glazed window to the side elevation. Max measurements provided.

W.C: 6'4 x 3'1 (1.93m x 0.94m)
Accessed via a complimentary oak internal door. Of modern design. Providing tiled flooring, a ceiling light fitting and low-level W.C with integrated flush. Obscure uPVC triple glazed window to the side elevation.





Council Tax: Band 'E'

EPC: Energy Performance Rating: 'C' (72)

Local Information & Amenities: Farndon

Farndon is an extremely popular and well served village, located approximately 3 miles from Newark Town Centre, which hosts a wide array of excellent amenities, including an excellent train service via Newark North Gate Station, which provides a direct link through to LONDON KINGS CROSS STATION in approximately 75 minutes. The village offers ease of access onto the A46 (Nottingham & Lincoln) and A1 (North/South). The village provides a convenience store, post office, hairdressers, a thriving village hall, popular primary school and three public houses. The Rose & Crown, The Farndon Ferry and Riverside, which is appropriately positioned close to a pleasant walkway along the river banks. The property also prides itself on ease of access to the local Farndon Marina. Perfect for any waterside/ boat enthusiasts!

Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	72	80