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# Tanyard Farm, Westgate, Southwell, NG25

Offers Over £1,500,000

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- Property Ref SM0559 Lines Open 24/7
- Four Large En-Suite Bathrooms
- Bespoke Handmade Kitchen
- Beautiful South Facing Gardens
- 44 Foot Length Kitchen
- Four large Double Bedrooms
- Prime Private Location in the Heart of Southwell
- Over 4,500 Square Foot of Accommodation
- 0.6 Acre Plot
- Separate Gym Room, Bar, Utility and Study Room



Property Ref SM0559 - Lines Open 24/7

A simply stunning 18th century farmhouse dating back to the 1700's which has been lovingly renovated and restored to create this superb family home. Sitting in 0.6 of an acre, fitted and finished to an exceptionally high standard throughout and offering over 4,500 sqft of accommodation. An extremely rare opportunity to purchase such an impressive and substantial detached residence in one of the area's most prestigious locations in the heart of Southwell.

Viewing strictly by appointment only via sole selling agent.



GROSS INTERNAL AREA  
 FLOOR 1: 2,444 sq. ft. 227 sq. ft. FLOOR 2: 1,680 sq. ft. 156 sq. ft.  
 TOTAL: 4,124 sq. ft. 383 sq. ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

04020204\_2157 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
The Old Tenary Wagon SOUTHWELL NG25 8LD	Energy rating <b>D</b>	Valid until: 29 April 2024 Certificate number: 2415-9615-7274-2324-7970
Property type	Detached house	
Total floor area	390 square metres	

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the requirements and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlords-2023) <https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlords-2023>.

**Energy rating and score**

The graph shows this property's current and potential energy rating.

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	49.4	66.6
39-54	E		
21-38	F		
1-20	G		

For properties in England and Wales:  
 the average energy rating is D  
 the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/24-15-9615-7274-2324-7970/printout>

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