



Bell Lane

Weston, Newark, NG23 6TJ

£400,000

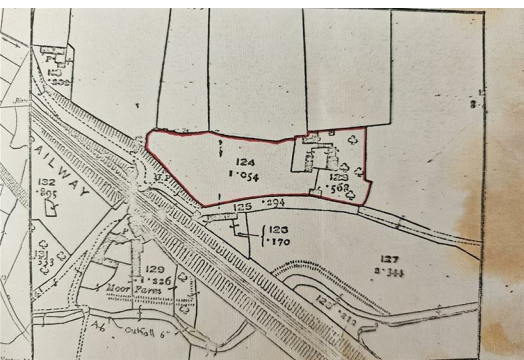


RENOVATION OPPORTUNITY WITH VAST POTENTIAL !

This two double bedroom farmhouse which is in need of renovation offers vast potential as it is sat within 2 acres of farming land, has a stable block, out buildings and separate barn which could be converted to a separate living annexe, work offices (STP) or what ever you desire.

The property briefly benefits from a front porch, two reception rooms, two bedrooms and bathroom. Part electric storage heaters as primary heating and two open fires as secondary heating.

If a remote location to run a business with land and offices and you dont mind some renovation then this property is for you !



Description

The farm house is approximately 3200 sq ft and is a sturdy and functional structure designed to accommodate the needs of a rural farming family while reflecting the architectural styles and building techniques of the time. The property has great potential with the scope to extend (STP) with farming land and out buildings.

Front Porch 12'7" x 6'1" (3.86m x 1.87m)

The front porch is approached up some stone steps and is built on a brick dwarf wall with brown UPVC windows, concrete floor leading into the dining room.

Dining Room 15'11" x 13'9" (4.87m x 4.20m)

Beautiful original features of wooden ceiling beams, stone built fire place with open fire, front facing Upvc window and built in ceiling high storage cupboards and understairs storage.

Sitting Room 15'11" x 16'1" (4.87m x 4.92m)

In keeping with the dining room the lounge has the original ceiling beams, stone open fire place, electric storage heater, carpet and patio doors leading out onto the garden.

Kitchen 10'4" x 6'8" (3.17m x 2.04m)

The kitchen comprises of wall and base unit, sink with double drainer and rear facing window over looking the fields.

Walk In Pantry 10'4" x 6'8" (3.15m x 2.05m)

Stepping up from the dining room into the walk in pantry with original quarry tiles to the floor, cold slab and rear facing obscure window.

Side Porch

With a side facing door into the garden to the right of the property.

Bedroom One 16'2" x 15'7" (4.95m x 4.75m)

A generous size bedroom with an upvc window over looking the front aspect of the plot. electric storage heater and storage cupboard over the stairs.

Bedroom Two 3.65m x 2.40m

A double room front facing with carpet and storage cupboard.

Bathroom 13'1" x 6'6" (4.00m x 2.00)

A good size bathroom with white bath, wc and hand basin, airing cupboard housing the hot water tank and built in cupboards and access to storage in the eaves.

Stable Block

A brick built block of four stables with pan tiled roof and wooden doors.

Barn

A brick built detached barn with a pan tiled roof ideal for a home office, annex (STP) or what ever you desire !

Out Buildings

Brick built out buildings that have housed pigs and chickens in the past ideal for storage.

Outside

The property has two acres of land sweeping round the property split into several plots with additional under cover out buildings for tractors and car. There is a courtyard in the centre of the barn and stables leading to the main house.

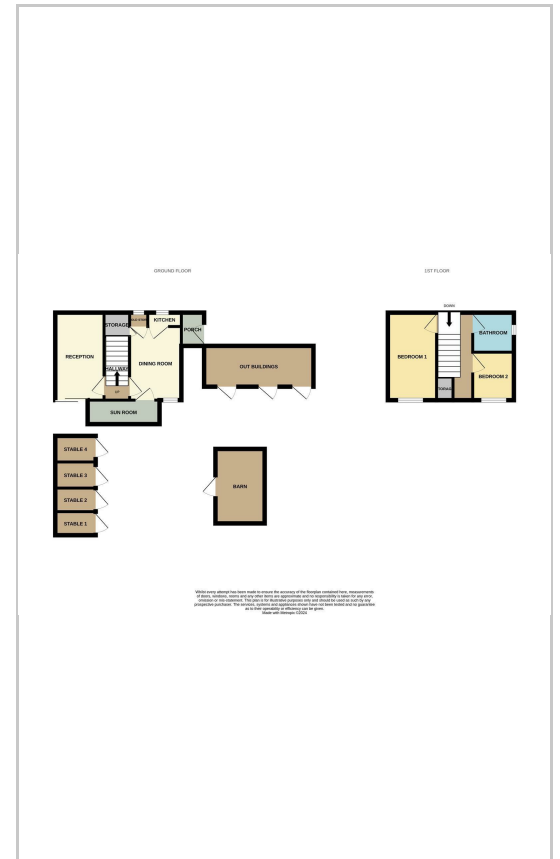
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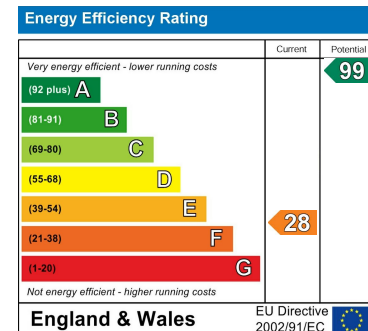
Area Map



Floor Plans



Energy Efficiency Graph



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