



**Old Hall Close, Farndon,
Newark, NG24 3SQ**

£795,000

A stunning character conversion found in an idyllic setting in the sought after village of Farndon. 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.





SERVICES

All mains services available. Gas central heating.

EPC RATING – E.

COUNCIL TAX BAND – G.

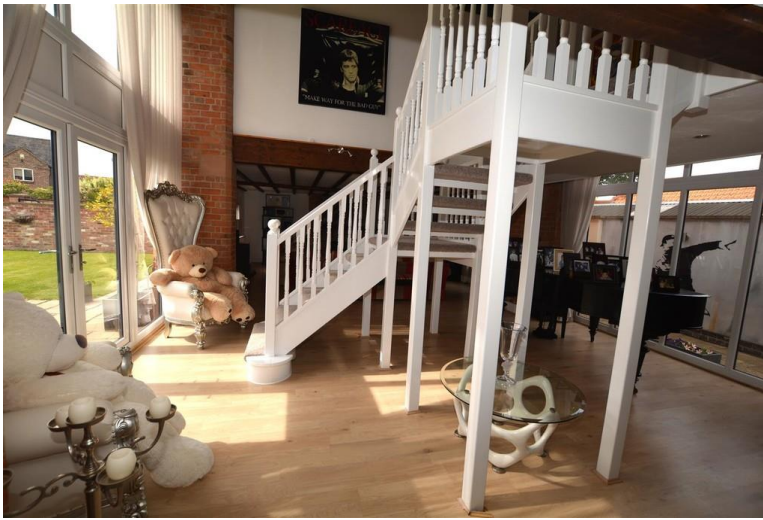
LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

DESCRIPTION A stunning character conversion found in an idyllic setting in the sought after village of Farndon. 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 4.04m x 1.96m (13'3" x 6'5")

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

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

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

Living Room and Family Area 13.16m x 5.89m (43'2 x 19'4")

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

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

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

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 5.23m x 2.51m (17'2" x 8'3") Window overlooking the rear garden. Radiator.

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

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





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

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

Family Bathroom 3.76m x 2.03m (12'4" x 6'8")

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 its 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.





WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

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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.
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