



## Old Hall Close

Farndon, Newark, NG24 3SQ



Book a Viewing

**£795,000**

A stunning character conversion found in an idyllic setting in the sought after village of Farndon. The conversion hosts a va riety 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 conver sion offers a large and private walled garden and ample off road parking. Early viewing advised.





**SERVICES**

Mains services available.

**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**

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.





**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 3.35 m (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 1.93 m (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** 3.89 m 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.

**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

**SELLING YOUR HOME – HOW TO GO ABOUT IT**

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

**REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO**

Sibs & 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, Callum Lyman and J Walter 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.

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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**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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TOTAL FLOOR AREA - 2767 sq. ft. approx.  
 Whilst every attempt has been made to ensure the accuracy of the foregoing information, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any minor inaccuracy or omission. This plan is for guidance 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 is given for their operation or efficiency over the years.  
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26 Kirkgate  
 Newark  
 NG24 1AB  
 newark@amorrison-mundys.net  
 01636 700888

22 King Street  
 Southwell  
 NG25 0EN  
 southwell@amorrison-mundys.net  
 01636 813971

29 Silver Street  
 Lincoln  
 LN2 1AS  
 info@mundys.net  
 01522 510044

22 Queen Steet  
 Market Rasen  
 LN8 3EH  
 info@mundys.net  
 01673 847487

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