



Old Hall Close

Farndon, Newark, NG24 3SQ



Book a Viewing

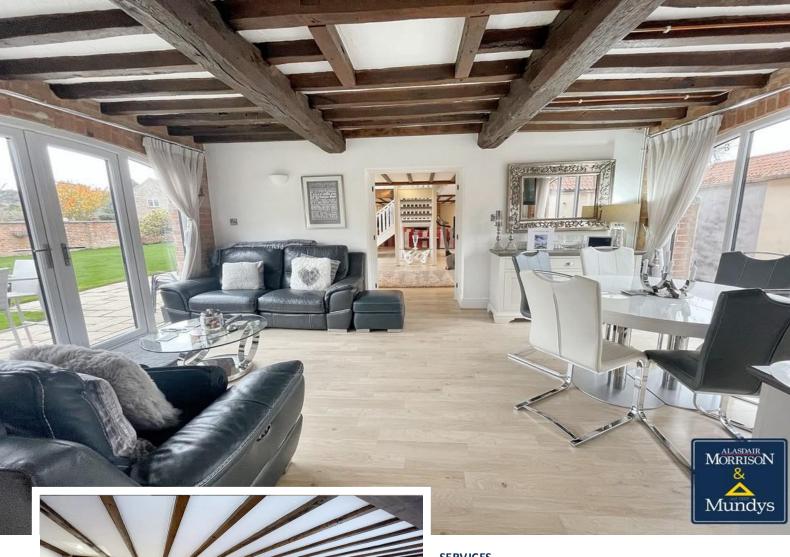
£795,000

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





Old Hall Close, Farndon, Newark, NG24 3SQ



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.



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 idylic 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.

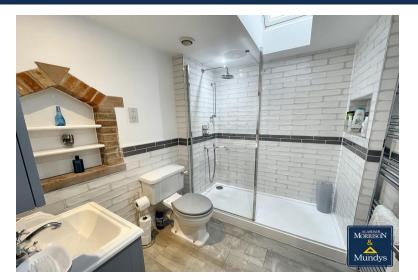
First Floor Landing The open stairs rise to the galleried landing with vaulted ceiling and exposed beams. A truly impressive landing.

Bedroom One $5.89m \times 4.04m$ (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 $3.89\,\mathrm{m}\,\mathrm{x}\,3.58\mathrm{m}$ (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 4.14 m x 3.07m (13'7" x 10'1") Window overlooking the garden. Vaulted ceiling with exposed beams. Radiator.

Bedroom Five 3.48 m 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 detaile dw beb site shows all our available properties and a loo gives extensive information on all aspects of moving home, local area information and he lyful information for buyers and sellers. This can be found at mundys net

SELUNG 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/SPECIALST 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

Slik & Better idge, 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.

Claverings 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 Financia I 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

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

GETTING A MORTGAGE

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

Note:

1. None of the services or equipment have been checked or tested.

2. All measurements are be lieved to be accurate but are given as a general guide and should be tho roughly checked.

- you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themse wes and the vendors (Lessors) for whom they act as Agents give notice that The details are a general out line for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy shas any authority to make or give represe ntation or warranty whatever in relation to this property.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on in spection, your own advisor or conveyancer, particularly on items stated here in as not verified

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353 705. The Partners are not Partners for the pur poses of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN 2145.

26 Kirkgate Newark NG241AB newark@amorrison-mundys.net 01636 700888

22 King Street Southwell NG250EN 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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to rech eck the measurements.

