



Old Hall Close Farndon, Newark, NG24 3SQ



Book a Viewing

£750,000

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.





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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 3.35m (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.

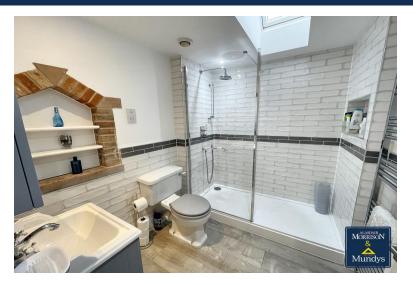
First Floor Landing The open stairs rise to the galleried landing with vaulted ceiling and exposed beams. A truly impressive landing.

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.





GROUND FLOOR 1367 sq.ft. approx

1ST FLOOR



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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 3.48 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 d web site show sall our available properties and a loo gives extensive information on all aspects of moving home, local area information and he lpful information for buyers and sellers. This can be found at mundys net

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