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Racecourse Farm Station Road, Rolleston, NG23 5SE

Asking Price £525,000



Property Description

Delightful farmhouse dating back to around 1770 in the heart of this popular Minster catchment village and overlooking Holy Trinity Church, Easy access to Southwell and Newark and with Southwell Racecourse close by. The property offers accommodation including living room, dining room, garden room, kitchen/diner, utility, shower room. First floor three bedrooms, master with ensuite and family bathroom. There is also a useful Dovecote providing a fourth bedroom and ensuite which has been used previously as a Bed & Breakfast. Totally enclosed established gardens.

LIVING ROOM

18'1 x 11'7 (5.51m x 3.53m)

Coal effect gas fire with brick surround and tiled hearth, beam ceiling, corner store room/wine store, radiator, double glazed window to the front, double glazed double doors to

GARDEN ROOM

14'3 x 9'3 (4.34m x 2.82m)

Brick base with double glazed windows and doors to the rear overlooking, Hitachi air conditioning unit

DINING ROOM

14'10 x 14'4 (4.52m x 4.37m)

Coal effect gas fire with brick surround and tiled hearth, beam ceiling, radiator, double glazed window to front, door to inner hall and stairs

INNER HALLWAY

understairs storage, tiled floor, radiator

SHOWER ROOM

6'0 x 5'10 (1.83m x 1.78m)

Electric shower in cubicle, pedestal wash hand basin, low level wc, heated towel rail, double glazed window to rear, tiled floor



REAR PORCH

Tiled floor, double glazed door and window to rear garden, panelling to walls

UTILITY

6'0 x 5'10 (1.83m x 1.78m)

Radiator, double glazed window

DINING KITCHEN

14'1 x 11'6 (4.29m x 3.51m)

Fitted with ample range of wall and floor units including glass display units, electric/gas Rangemaster with extractor over, Belfast sink with wooden worksurfaces, integrated dishwasher, washing machine and fridge, tiled floor, radiator, two double glazed windows to the front

FIRST FLOOR LANDING

radiator, loft access

BEDROOM ONE

18'4 x 12'2 (5.59m x 3.71m)

Double glazed window to front and rear, radiator

ENSUITE

6'2 x 4'3 (1.88m x 1.30m)

Electric shower in cubicle, wash hand basin with vanity unit, low level wc, part tiled, heated towel rail, window to front

BEDROOM TWO

14'2 x 12'2 (4.32m x 3.71m)

Two double wardrobes, radiator, two double glazed windows

BEDROOM THREE

14'10 x 11'10 (4.52m x 3.61m)

Washing basin in vanity unit, radiator, double glazed window to the front



BATHROOM

11'0 x 5'7 (3.35m x 1.70m)

Bath with screen and shower over, wash hand basin with splash tiling, low level wc, radiator, double glazed window to rear

THE DOVECOTE/BEDROOM FOUR

13'3 x 7'7 (4.04m x 2.31m)

Access from the garden, stable doors, tiled floor, vaulted ceiling, two Velux windows







ENSUITE 6'0 x 3'10 (1.83m x 1.17m)

Shower cubicle, low level wc, wash hand basin with splash tiling, heated towel rail, double glazed window to the front

OUTSIDE

A driveway leads past the property and gives off road parking for two/three cars. The Dovecote is accessed from the garden. The rear garden is fully enclosed with fully stocked borders and flower beds, two sheds, Breeze House garden building, flagstone patio, variety of established trees, side gate giving access to greenhouse and covered area

LOCAL AUTHORITY

Newark and Sherwood District Council, Castle House, Great North Road, Newark, NG24 1BY. Council Tax Band C

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.

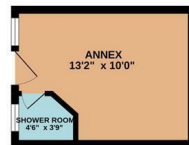
VIEWING

By appointment with the office, call 01636 813971.



GROUND FLOOR
899 sq.ft. approx.

1ST FLOOR
787 sq.ft. approx.



TOTAL FLOOR AREA : 1686 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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Agents Note: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. 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 recheck the measurements.