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Lodge Farm Eakring Road, Wellow, Newark, NG22 0EG
Guide Price £735,000



Property Description

Spacious and exceptionally well maintained three storey grade 2 listed six bedroom detached farmhouse with rear annexe, situated in a prominent position offers delightful views over Wellow village green and Maypole. The original farmhouse was built for the Duke of Newcastle's Estate as a tenant farm circa 1700 with the Georgian front part of the house being added circa 1750 and with the later addition of the kitchen and bathroom above.

This stunning property includes two cellars and offers over 3200 sq ft of accommodation and retains many original features including sash windows, beamed ceilings and original doors, in brief the main house comprises - sitting room, dining room, kitchen with utility room and family/breakfast room with pantry off. First floor three double bedrooms with bathroom and shower room, second floor Master bedroom with en-suite and dressing room. The annexe offers its own private entrance to the side as well as access from the main house, in brief this comprises reception room, fitted kitchen, two bedrooms and bathroom.

Outside, side access leads to driveway offering parking for numerous vehicles which in turn leads to brick and tile construction garage/workshop. Private side courtyard seating area and garden which allows access to the private and totally enclosed grounds which is mainly lawn with a variety of mature trees and further private seating area.

SITTING ROOM

17'08" x 14'0" (5.38m x 4.27m)

Sash window to the front elevation and glazed panel window to the side. Beams to ceiling. Two radiators. Strip wooden flooring. Fireside double cupboard set within the fireplace and multi fuel burning stove.

DINING ROOM

15'8" x 14'0" (4.78m x 4.27m)

Sash window to the front elevation. Multi fuel burner set within the fireplace. Radiator.

INNER HALL

Radiator. Stairs rising to the first floor. Doors off and access to the Cellar (10'06" x 10'05") with light.



FAMILY/BREAKFAST ROOM

14'10" x 13'03" (4.52m x 4.04m)

Dual aspect multi-paned windows. Radiator. Quarry tiled floor and beams to ceiling. Multi Fuel burner set within fireplace. Door to shelved utility room, door to shelved pantry, access door to the cellar and annexe and stable door to the kitchen.

UTILITY ROOM

9'10 x 6'9 (3.00m x 2.06m)

Window to the side elevation. Range of wall and base units surmounted by a worksurface. Space for vented tumble dryer.

KITCHEN

12'8" x 9'0" (3.86m x 2.74m)

Fitted with a range of wall and base units surmounted by a composite stone worksurface with grooved drainer and under mounted sink. Integrated dishwasher, electric oven and 5 ring hob with extractor over. Further Siemens combi-oven and integrated fridge and integrated washing machine. Splash back tiling to walls. Beams to ceiling. Boiler which serves the main house. Radiator and window to the rear elevation. Door to;

REAR PORCH

With brick base and multi-panel glazed window and glazed panel door to the rear garden.

FIRST FLOOR LANDING

Stairs off to the 2nd floor. Doors to bedrooms.

BEDROOM TWO

17'8 x 14 (5.38m x 4.27m)

Sash window to the front elevation and further window to the side. Beams to ceiling and oak flooring. Cast iron fireplace with stone surround and granite hearth. Double fireside cupboard.

BEDROOM THREE

14 x 13'10 (4.27m x 4.22m)

Sash window to front elevation. Radiator. Recessed cupboard.



BEDROOM FOUR

14'9 x 13'3 (4.50m x 4.04m)

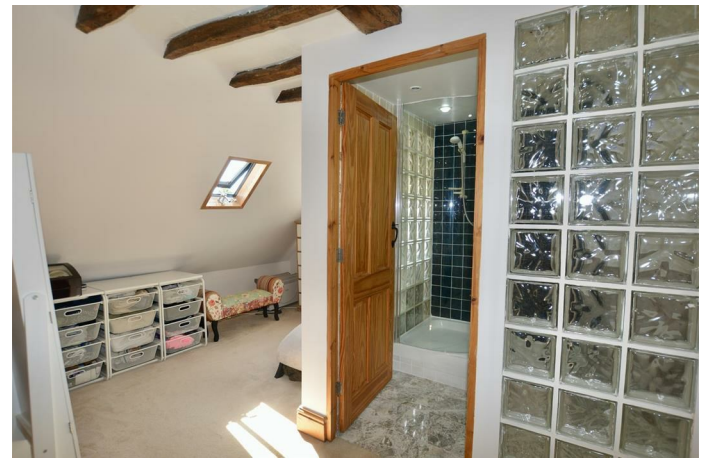
Glazed panel window to the side elevation. Radiator. Beams to ceiling and cast iron fireplace. This room is currently used as a study.

BATHROOM

12'03" x 9'0" (3.73m x 2.74m)

A step down leads to the bathroom suite fitted comprising corner bath with shower attachment, low flush WC and vanity wash hand basin providing plenty of storage. Cupboards. Splash back tiling to walls. Heated towel radiator. Window to the side elevation and Velux to the rear.







SHOWER ROOM

6'10 x 5'7 (2.08m x 1.70m)

Eago walk-in shower enclosure with shower and massage jets, vanity wash hand basin. Tiled walls and flooring. Side window. Radiator.

SECOND FLOOR LANDING

MASTER BEDROOM

14'02" x 14'0" (4.32m x 4.27m)

Window to the side elevation with views over the village, Maypole, fields and forests beyond. Radiator. Beams to ceiling.

EN-SUITE

9 x 7 (2.74m x 2.13m)

Fitted with a walk-in shower, low flush WC and vanity wash hand basin. Tiled walls and floor.

DRESSING AREA

14'0" x 13'04" (4.27m x 4.06m)

Velux window to the rear elevation and window to the side. Large walk-in wardrobe and storage cupboard. Beams to ceiling.

ANNEXE ACCOMMODATION

Original door from the ground floor Family/breakfast Room leads to stairs which allows access down to the cellar room and also into the annexe accommodation

CELLAR

14'0" x 11'09" (4.27m x 3.58m)

Housing Buderus central heating boiler, which serves the annexe. Beams to ceiling. Double glazed window to the side.

BEDROOM

14'6 x 11 (4.42m x 3.35m)

Velux windows and beamed ceiling. Storage cupboard. Radiator. Returning to the landing stairs lead down to the family/entertainment room.

BATHROOM

9'07" x 5'06" (2.92m x 1.68m)

Fitted with a suite comprising panel bath, wash hand basin and low level WC. Tiled walls and floor. Heated towel rail. Storage cupboards. Plumbing for washing machine.



KITCHEN

14'2" x 9'08" (4.32m x 2.95m)

Fitted kitchen with electric oven and hob with extractor over, dishwasher and space for fridge. Splash back tiling to walls. Stainless steel sink unit. Tiled floor and family area. Wall lights. Spiral staircase leads to the;

FAMILY/ENTERTAINMENT ROOM

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

Double glazed double doors and double glazed single door leads to the outside. Three radiators. Double glazed side windows. Spiral staircase leads to

BEDROOM

15'4 x 10'10" (4.67m x 3.30m)

Velux window to the side elevation. Radiator. Eaves storage.

OUTSIDE

A wrought iron gate leads to the enclosed front garden which has a gravelled area, iron railings and a flagstone path leading to the front door. The shared side access leads to a five bar gate and hand gate giving access to the rear. Enclosed tarmac hard standing leads to the garage/workshop, of brick and tile construction, with double doors. Flagstone pathway leads to the private flagstone patio area with external power and light. Outside tap. Oil storage tank. Delightful private lawned grounds containing mature trees and shrubs including a central feature Weeping Willow. Additional flagstone seating area, greenhouse and timber shed.

LOCAL AUTHORITY

Newark and Sherwood District Council, Castle House, Great North Road, Newark, NG24 1BY

SERVICES

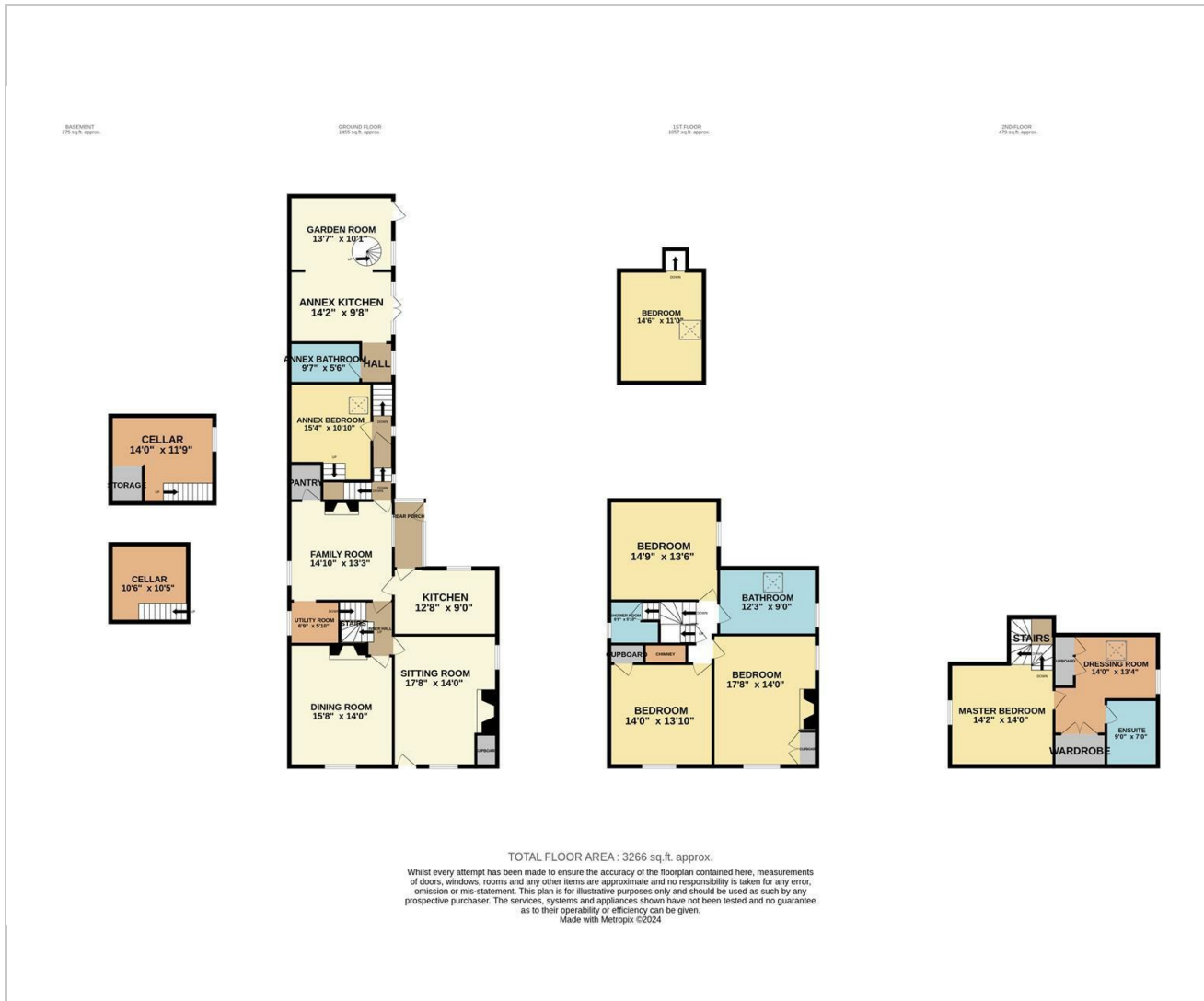
Electricity is connected to the property. Mains drainage. Oil fired central heating. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE

Freehold with vacant possession.

VIEWING

By appointment with the office, call 01636 813971.



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.