

TRADITIONAL  
VALUES & SERVICE

ALASDAIR  
MORRISON

FROM AN INDEPENDENT  
LOCAL AGENT

AND PARTNERS

Putting you and your property first



Old Farm Lodge The Hollows  
Thurgarton, NG14 7GS

£450,000



## Old Farm Lodge The Hollows

Thurgarton, NG14 7GS

A unique opportunity to purchase a single story well maintained farm building in the highly regarded village of Thurgarton. Accommodation extends to open plan kitchen/diner, dual aspect lounge, conservatory, two double bedrooms, bathroom and utility room. Private landscaped gardens to the rear, ample parking and single garage, offered for sale with no upward chain.

### Thurgarton

Thurgarton is an extremely popular village set between Southwell and Nottingham making it ideally situated for the daily commute. The village offers a church, village hall and cricket pavilion. Thurgarton and the neighbouring village of Bleasby have train stations providing direct rail access into Newark and Nottingham.

Thurgarton is only two miles from the centre of the Minster town of Southwell with a wider range of amenities, including cafes, restaurants, Leisure Centre and the very highly regarded Minster School.

### Entrance Porch

Tiled floor, glazed panel window to either side, glazed panel door to;

### Entrance Hall

Parquet flooring, radiator

### WC

5'8 x 5'6 (1.73m x 1.68m)

Vanity wash hand basin, low flush wc, radiator, double glazed window to the front

### Lounge

19'0 x 17'2 (5.79m x 5.23m)

Portway One log burner with condor hearth and brick surround, Karndean flooring, double glazed double doors to the rear, two double glazed windows to the front and one to the rear, two radiators

### Conservatory

15'0 x 9'6 (4.57m x 2.90m)

Brick base with double glazed windows and double doors to the rear, tiled floor, wall lights





#### Utility Room

5'5 x 4'10 (1.65m x 1.47m)

Baxi central heating boiler, fitted wall units, plumbing for washing machine and dishwasher

#### Kitchen/Diner

20'8 x 17'2 (6.30m x 5.23m)

Open plan room with fitted wall and base units, inset sink, Neff oven and microwave, gas hob with extractor over, integrated fridge freezer and dishwasher, Oak Parquet flooring, space for dining table and chairs, radiator, double glazed windows to the front and rear

#### Inner Hallway

Oak floor

#### Bedroom One

17'6 x 10'7 (5.33m x 3.23m)

Fitted wardrobes and drawers, radiator, double glazed windows to the front and rear

#### Bedroom Two

10'4 x 8'0 (3.15m x 2.44m)

Radiator, double glazed window to the front

#### Bathroom

10'4 x 5'4 (3.15m x 1.63m)

Suite comprising bath with shower over and glass screen, low flush wc, vanity wash hand basin, heated towel rail, part tiled walls, double glazed opaque window to the rear



#### Outside

To the front of the property is off road parking, outside lighting and a number of fully stocked flower beds. The landscaped private rear garden faces South East and includes an enclosed courtyard, mature plants and shrubs, two flagstone patio areas, outside tap, shed, rear coach light and gated side access. Single garage with up and over door measuring 15'7 x 9'5 with rear door, side glazed window, light and power.

#### 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

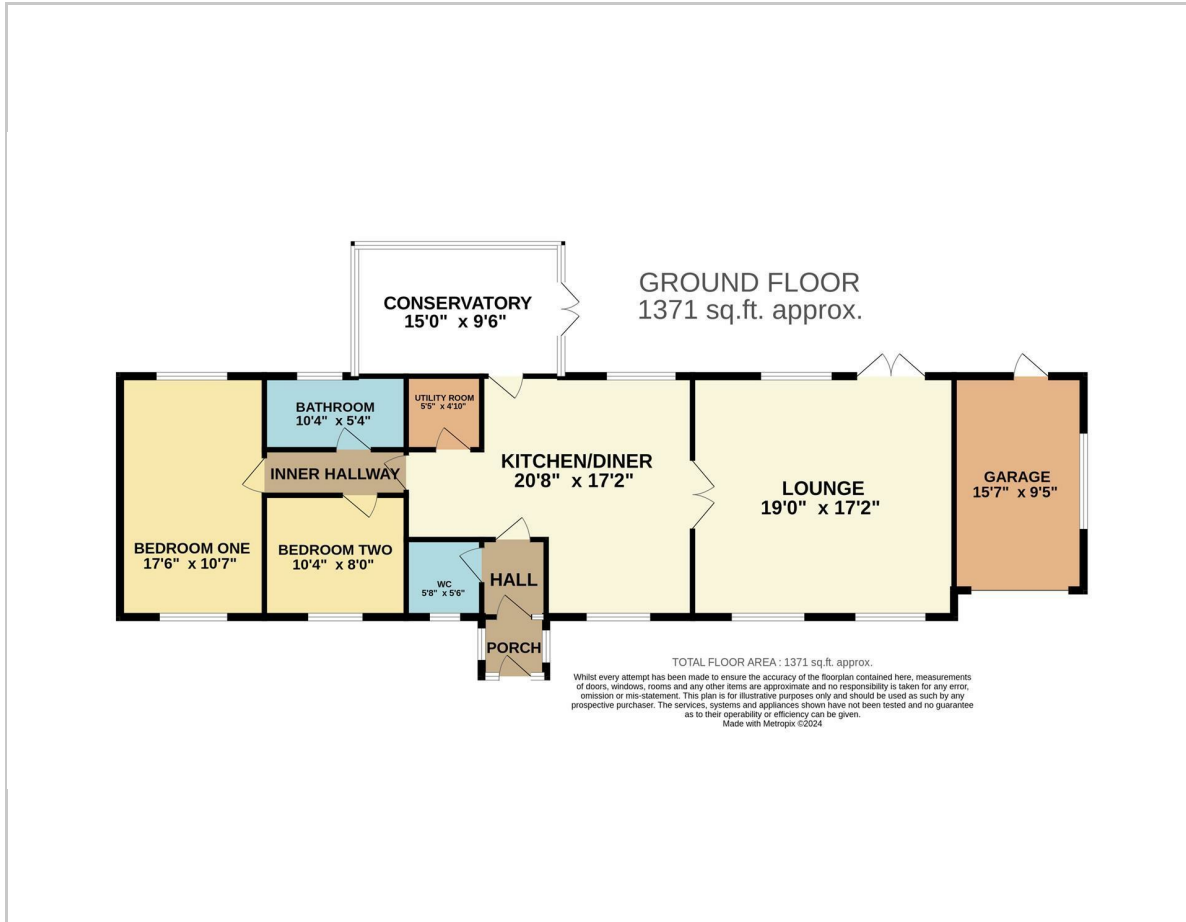
Freehold with vacant possession.

#### Viewing Information

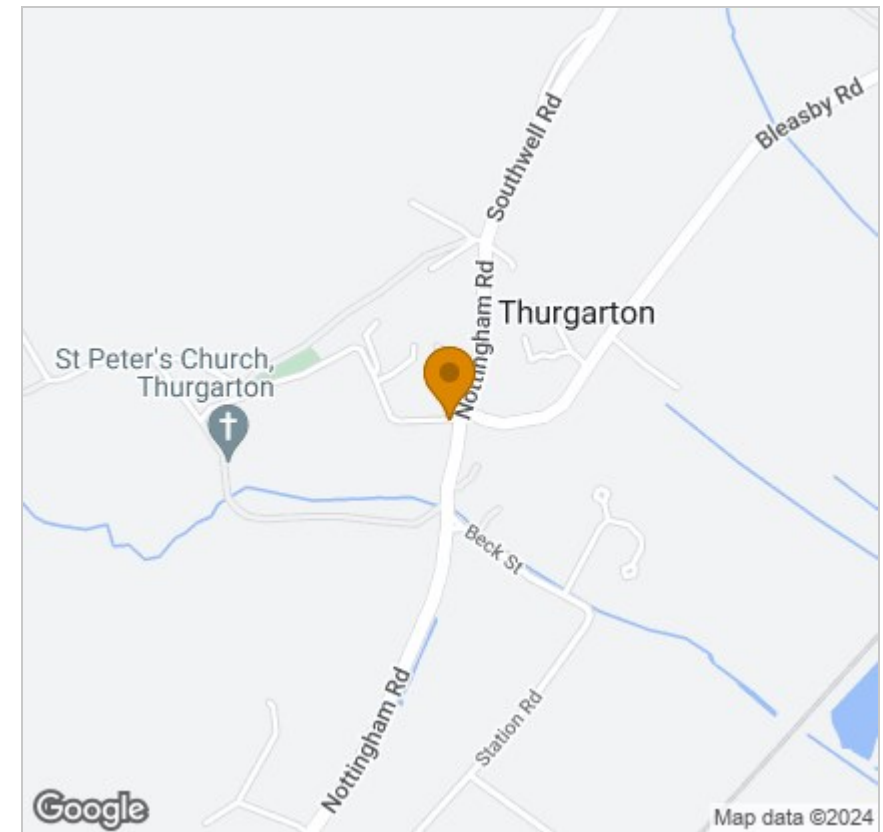
By appointment with the office, call 01636 813971.



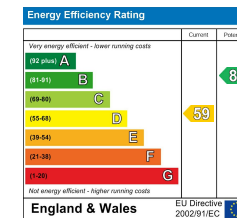
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Alasdair Morrison Southwell Office on 01636 813971 if you wish to arrange a viewing appointment for this property or require further information.

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. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



22 King Street, Southwell Telephone: 01636 813971 southwell@amorrison.co.uk  
26 Kirkgate, Newark Telephone: 01636 700888 newark@amorrison.co.uk

