

WHITE GATE FARM New Lane, Girton, Newark, Nottinghamshire NG23 7HY

Price Guide £800,000



- Two Separate Bungalows Set In Approx. 5.7 Acres • Ideal for Smallholding or Equestrian Use
- Good Range of Outbuildings Including Barns, Garages/Workshop, Kennels and Games Room
 - Six Stables, Tack Room, Coach Store and Dog Grooming Room
 - Grazing Paddocks • Potential to Rent Further Adjoining Land
 - Rural Yet Accessible Location

REF AR7223

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle



Main Residence



Main Residence



Annexe



Annexe

GENERAL AND SITUATION

Approximate Distances:

North Scarle 2 miles • Collingham 3 miles • Newark 9 miles • Lincoln 14 miles

Two detached bungalows set in approx. 5.7 acres with a wide range of outbuildings, ideal for smallholding or equestrian use, in a lovely rural location.

An excellent opportunity to purchase two detached bungalows, one with four bedrooms and the other with two bedrooms. There are a range of outbuildings including stables, tack room, coach store, three bay barn, further barn, store room/workshop with office and kennels. The property would suit a wide variety of uses including equestrian and smallholding and is currently utilised as a multi-generational home for a family with dogs and horses. A nearby nature reserve offers excellent hacking and walking.

Nearby North Scarle offers a good range of facilities including a Post Office, shop, school church and public house. A wider range of shops and facilities can be found in Collingham, whilst Newark offers a full range of shops and amenities and a direct mainline train service to London Kings Cross (approx. 1hr 20 mins)

THE MAIN RESIDENCE - WHITE GATE FARM

A four bedroom detached bungalow with double glazing and oil-fired central heating. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Front Door** leads into an **Entrance Porch** and on into the **Inner Hallway**. A **Reception Room** has tiled flooring and a focal multi-fuel burner that acts as a back up to the central heating system, and full height feature windows. A door leads through to a **Dining Room** which has a range of wall mounted units, tiled flooring, double doors that open out to the **Garden**, and a door through to the **Kitchen**.

The **Farmhouse-style Kitchen** is fitted with a range of wall and base units with worksurfaces, 1½ bowl sink with drainer and mixer tap, space for dishwasher and an American fridge freezer and Belling dual-fuel (LPG) Range cooker with extractor over. A door links back to the **Inner Hallway** where there is a **Cloakroom** with WC and wash hand basin in vanity unit.

The **Utility Room** has plumbing for a washing machine, space for a tumble dryer, fitted wall units, worksurfaces with space for appliances below, tiled flooring and a door to a **Rear Porch/Boot Room** with a door to outside and a door to the **Boiler Room**.

The **Rear Hallway** has a walk-in storage cupboard and an airing cupboard, and leads to **Bedroom One** which has fitted wardrobes and an **Ensuite** with a bath with shower over, wash hand basin and WC. There are then **Three Further Bedrooms** and a **Family Bathroom** with bath, wash hand basin, shower cubicle, WC and extractor.

THE SECOND RESIDENCE – WHITE GATE FARM ANNEXE

A two bedroom bungalow with LPG gas heating and double glazing. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

A **Front Door** leads directly into the **Kitchen** which has a range of fitted units with worksurfaces, space for washing machine, tumble dryer, fridge and large fridge freezer. There is a single drainer sink with mixer tap, integral electric oven with hob and extractor over and LPG wall-mounted gas boiler. The **Inner Hallway** leads to a **Lounge/Dining Room** with feature fireplace and double doors to the **Conservatory**, which is of uPVC construction with a door to the garden. There are **Two Bedrooms** and a **Wet Room** with disabled access and walk-in shower, WC and wash hand basin.



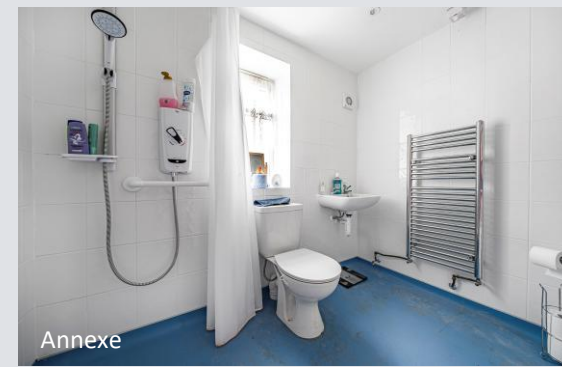
Main Residence



Main Residence



Annexe



Annexe



OUTSIDE, OUTBUILDINGS & LAND

From the road a gated access leads to a driveway with ample parking and turning space. There are **Formal Gardens** to both bungalows with lawns, mature trees and shrubs and flower borders. To the left of the drive a **Dog Grooming Room** has fitted units, tiled flooring, an LPG boiler and a dog bath/shower.

There is an **L-shaped Block of Six Stables** with an overhang and concrete yard to the front, with outside tap. **Stable One** is currently utilised as a **Feed Room** with sink and mixer tap.

There is an **Adjoining Tack Room** and **Coach / Carriage Store** with double doors to the front.

To the rear of the stables there is an **Attached Store** and **Three Bay Open-Fronted Barn**.

Further Outbuildings comprise:

Kennel Block with Outside Run.

Garage/Workshop with power and light

Adjoining Barn (originally a cattle barn with bays) currently utilised for storage.

Games Room with Adjoining Garage. There is a **Further Parking Area** to the rear of these buildings.

Two Bedroom Static Caravan with LPG central heating and drains connected. Available by separate negotiation.

Garage with inspection pit, personnel door, roller shutter door and **Adjoining Office** with further roller shutter door.

A **Former Pig Shed**, previously utilised for Airbnb, has a **Lounge** with logburner, **Bathroom, Kitchen, Dining Room** and **Two Bedrooms**. NB there is no formal planning permission for this building.

The Land is divided into **Six Paddocks**, a number of which have **Timber Field Shelters**, and each has its own water supply. To the rear boundary there is a **Muck Heap, Round Pen** and **Arc Shed**.

A further set of **Stable Buildings** within one of the paddocks, may be available by separate negotiation, or the vendors will dismantle and take away.

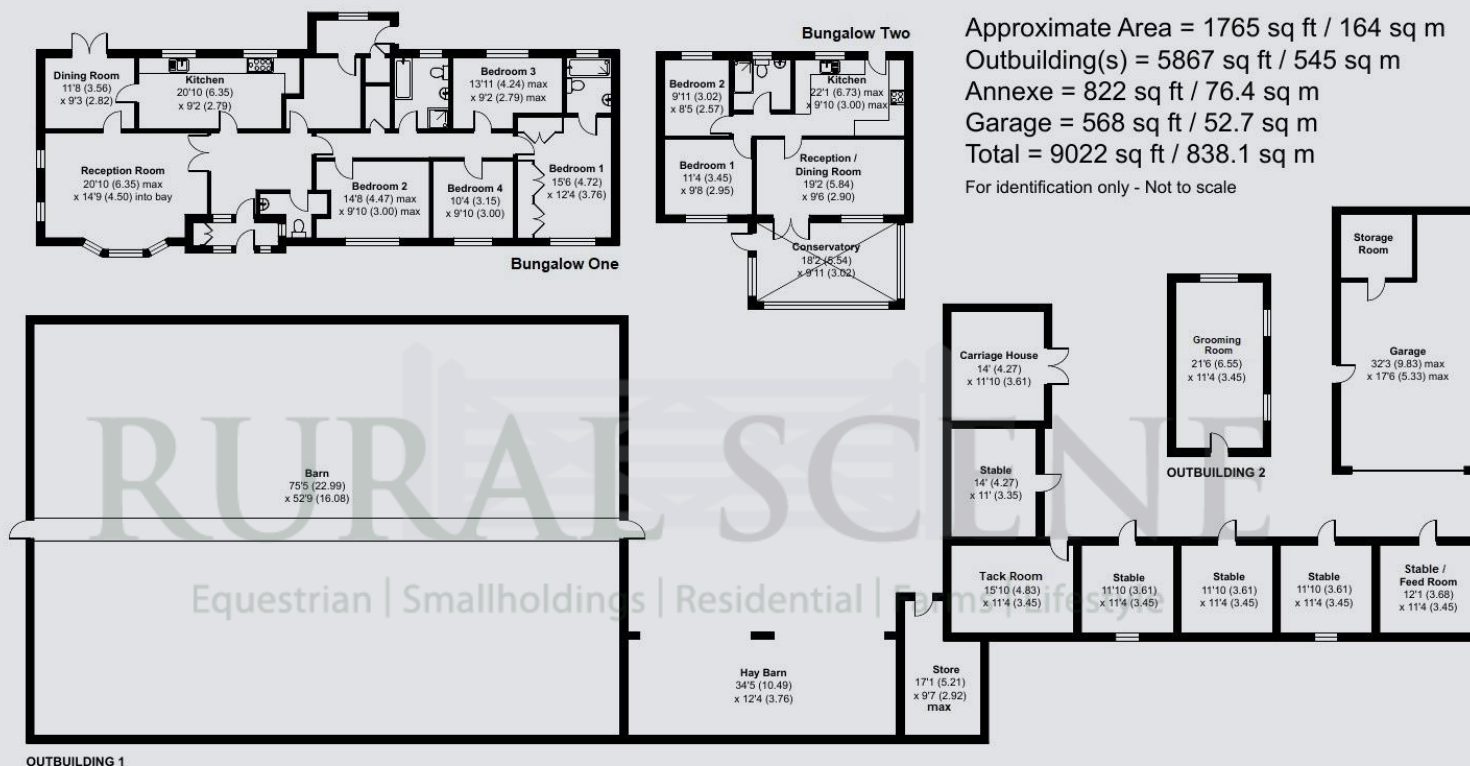
A **Former Manège** is now overgrown and used for grazing and as a **Dog Exercise Area**, it has a small **Field Shelter**.



IN ALL APPROX. 5.7 ACRES
(About 2.3 Hectares)

Agent's Notes: The Vendors currently rent adjoining grazing land and there is potential for Purchasers to continue with this agreement if required. Purchasers will need to make their own enquiries in respect of this.

There is a pylon located on the property and an Easement from the Electricity Board for access to this.



Approximate Area = 1765 sq ft / 164 sq m
 Outbuilding(s) = 5867 sq ft / 545 sq m
 Annexe = 822 sq ft / 76.4 sq m
 Garage = 568 sq ft / 52.7 sq m
 Total = 9022 sq ft / 838.1 sq m
 For identification only - Not to scale

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

NEWARK AND SHERWOOD DISTRICT COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL-FIRED CENTRAL HEATING TO THE Main Bungalow, LPG CENTRAL HEATING to the Second Bungalow, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING C

COUNCIL TAX
 Main Residence - Band D
 Annexe - Band A

DIRECTIONS

Driving north along the A1133 take a right turn onto New Lane, the property will then be found on the left-hand side, just beyond the Sat Nav arrival notification point.

what3words ///ties.shops.polices



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Rural Scene. REF: 973852

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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited **WHITE GATE FARM** but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.