



**Church Farm House Moorhouse, Newark,  
NG23 6LU**

**£375,000**  
Tel: 01636 611811

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PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers

Church Farm House a Grade II Listed property is offered subject to an Agricultural Occupancy Restriction which limits the occupancy to a person solely or mainly employed, or last employed in agriculture or forestry or a widow or widower of such person. The property is traditionally built with brick elevations under a pantile roof, offers 4 bedroomed accommodation, stands with a front garden area, rear yard and a domestic outbuilding.

The accommodation includes on the ground floor, entrance hall, sitting room, dining room, cloakroom, pantry, dairy and kitchen. The first floor provides 4 bedrooms and the family bathroom. There is a back staircase and the main stairs continue to a second floor landing with 2 attic rooms. The ground floor accommodation includes a lean-to porch, farm office and wet room. Central heating is oil fired and most windows are double glazed.

The small settlement of Moorhouse is situated approximately 12 miles on the north side of Newark. Access points to the A1 dual carriageway are within 4 miles. Local amenities are available at Sutton On Trent and Tuxford. There are rail services from Newark Northgate to London Kings Cross and the north. Access to the property is directly from a field gate located on the south boundary, adjacent to the farm access driveway. The adjoining farm buildings are operational as an arable and livestock farming unit.

The property provides the following accommodation:

## GROUND FLOOR

### ENTRANCE HALL

Panelled front entrance door, tiled floor, pine doors off.

### SITTING ROOM

12'2 x 12' (3.71m x 3.66m)



Brick chimney breast, stone hearth, wood stove, double panelled radiator.

### LOBBY

With radiator.

### DINING ROOM

16'5 x 14'9 (5.00m x 4.50m)



Brick fireplace surround, stone hearth hob fireplace, double panelled radiator, pine panelled door.

### CLOAKROOM

6'7 x 3'4 (2.01m x 1.02m)

### PANTRY

9'2 x 3'8 (2.79m x 1.12m)

With shelving.

### DAIRY

12'10 x 11'1 (3.91m x 3.38m)



Brick thrawl and old fitted cupboard. The farm electric supply unit is currently located in the dairy.

### KITCHEN

14'2 x 10'11 (4.32m x 3.33m)



Wall units, base units, working surfaces incorporating a stainless steel one and a half sink unit. Chimney recess with space for a Range cooker. Old meat hooks, radiator,

opening to the lobby area and panelled back door. Single glazed and uPVC windows. Back staircase to the first floor.

#### **PORCH**

16'3 x 12'6 (4.95m x 3.81m)  
Lean-to with polycarbonate roof.

#### **LOBBY**

With night storage heater.

#### **WET ROOM**

7' x 6' (2.13m x 1.83m)



With shower, chrome heated towel rail, basin and W.C.  
Fully tiled walls.

#### **OFFICE**

13'10 x 11'7 (4.22m x 3.53m)



Vaulted ceiling, electric night storage heater, dry lined walls and insulated.

#### **FIRST FLOOR**

#### **BEDROOM ONE**

16'8 x 15'1 (5.08m x 4.60m)



Old fireplace, two radiators.

#### **BEDROOM TWO**

13'3 x 12'9 (4.04m x 3.89m)



Fitted wardrobe.

#### **BEDROOM THREE**

14'6 x 10'11 (4.42m x 3.33m)



Boxed in fireplace, radiator and dual aspect.

#### **BEDROOM FOUR**

13'1 x 8'4 (3.99m x 2.54m)



Plus recess 3'6 deep. South aspect and indoor window.

#### **BATHROOM**

9'3 x 7'8 (2.82m x 2.34m)



Bath, basin, low suite W.C., shower cubicle, airing cupboard and radiator.

#### **BACK LANDING**

Door to the attic.

#### **SECOND FLOOR**

#### **ATTIC ROOM ONE**

16' x 14' (4.88m x 4.27m )

approximate. York slider windows, single glazed, lime plaster floor.



#### **ATTIC ROOM TWO**

23' x 14' (7.01m x 4.27m)

Single glazed gable window, lime plaster floor.

#### **OUTSIDE**

To the frontage of the property is an old wooden garage.

There is vehicular access with a field gate entrance on the southern boundary of the garden.

This is from an adopted road and part farm access track. There is a front garden area with lawn and hedgerow.

Walled rear garden area with grassed area and stone paths. Steel oil storage tank. Brick and pantile built closet and coal house.

#### **SERVICES**

Mains water and electricity are connected to the property. Drainage is to a farm septic tank system.

#### **TENURE**

The property is freehold.

#### **AGRICULTURAL OCCUPANCY CONDITION**

(Town & Country Planning). The property is subject to an agricultural occupancy condition and a Section 106 (Legal) Agreement which limits the occupancy of Church Farm House to a person solely or mainly working, or last working in the locality in agriculture or forestry or a widow or widower of such person and to any resident spouse and/or dependants.

#### **VIEWING**

Please note viewing arrangements will be restricted to qualifying prospective purchasers.

#### **POSSESSION**

Vacant possession will be given on completion.

#### **COUNCIL TAX BAND**

D with Newark & Sherwood district Council.

**Ground Floor**  
Approx. 134.3 sq. metres (1445.1 sq. feet)

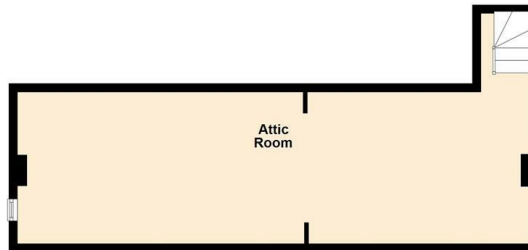


Total area: approx. 269.0 sq. metres (2895.6 sq. feet)

**First Floor**  
Approx. 89.3 sq. metres (960.9 sq. feet)



**Second Floor**  
Approx. 45.5 sq. metres (493.7 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>67</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>20</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



*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. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

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Thinking of selling? For a FREE no obligation quotation call 01636 611811



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