



**Apple Tree Cottage, 3A School Lane,
Farndon, Newark, NG24 3SL**

£270,000
Tel: 01636 611811

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Apple Tree Cottage provides two double sized bedrooms and extended ground floor accommodation. The property has immense character, beamed ceilings and a delightful cottage garden. The property is Grade II listed dated late 17th Century, being one of a pair of cottages and former school. Situated on a leafy lane and No Through Road, the property is within a short walking distance of a landmark riverside pub and restaurant.

The accommodation provides, on the ground floor, sitting room with beamed ceiling and French windows to the garden, kitchen with cooker in an Inglenook recess, inner hall and winding staircase to the first floor, dining room extension with vaulted ceiling and French windows. The winding staircase leads to first floor landing, bedroom one with dual aspect, bathroom fitted with claw-foot bath and shower. The winding staircase continues to the second floor with bedroom two providing a good sized double bedroom with gable window.

The cottage garden, a particular feature of the property, contains a multitude of shrubs, bulbs and flowers. There is, of course, an young apple tree, block paved paths and block paved rear yard. The low level patio has a sleeper-retaining wall. There is a good sized wooden shed and a hen house. The enclosed yard area adjacent to the dining room extension is contained within a 1.5 metre height wall.

The cottage has footpath access from School Lane. There is unrestricted parking on the lane which is a quiet No Through road.

Farndon village is just two miles from Newark town centre and Newark Northgate station with train services connecting to London King's Cross with journey times of just over 75 minutes. The village has excellent amenities including a primary school, public houses, and a popular riverside restaurant. There are delightful riverside walks and Farndon Marina. Farndon sports ground and cricket club boast a new pavilion. The village has convenient access to Nottingham and Leicester via the A46 trunk road and nearby access points to the A1 dual carriageway.

The property is constructed with red brick elevations with a gable and steeply pitched pantile roof. Central heating is gas fired and the boiler replaced new in 2022. The extension and lounge French windows are double glazed. The property provides the following accommodation:

GROUND FLOOR

EXTERNAL CANOPY PORCH

Above front entrance door which was newly installed in 2023.

SITTING ROOM

14'3 x 9'6 (4.34m x 2.90m)



Solid wood French doors and sealed unit double glazed side panels, beamed ceiling, double panelled radiator.



KITCHEN

14' x 7'1 (4.27m x 2.16m)



Heavily beamed ceiling, fitted base cupboards, wall cupboards and working surfaces incorporating a sink unit. Electric cooker and fan unit within an Inglenook recess and fitted base cupboards either side. There is plumbing for a washing machine. Worcester gas fired central heating boiler fitted new 2022. Radiator.



INNER HALL

With double panelled radiator and contemporary 17th Century winder stair with turned balustrades leading to first floor.

SUN ROOM

10'6 x 8'6 (3.20m x 2.59m)



An extension to the property with exposed brick walls and stone plinth, vaulted beam ceiling, sealed unit double glazed centre opening French Oak frame windows to a walled patio area. Radiator.



FIRST FLOOR

LANDING

The winder staircase leads to first floor landing with built-in cupboard.

BEDROOM ONE

14'3 x 10'9 (4.34m x 3.28m)



Dual aspect single glazed windows, double panelled radiator.



BATHROOM

9'10 x 3'11 (3.00m x 1.19m)
(6' wide in the bath area).



Claw foot bath with shower screen and rain shower and hand shower, high level WC, pedestal hand basin, half tiled walls, Finlock radiator and chrome heated towel rail.

SECOND FLOOR

The winder staircase leads to a second floor landing.

BEDROOM TWO

15'6" x 10' (4.72m x 3.05m)



Double panelled radiator, single glazed window, eaves storage space, built-in cupboard and hatch to the roof space.

OUTSIDE



The property is approached by a pedestrian path from School Lane.



The cottage garden is a particular feature of the property containing a variety of shrubs, bulbs and trees, including an young apple tree. Block paved rear yard and patio with a useful outside tap. Low level patio with sleeper retainer walls. The garden has a south west aspect enjoying sunshine for most of the day. A good sized wooden workshop and a hen house.



The rear courtyard is enclosed by a 1.5 metre height boundary wall, and two metre high wooden fencing, and is accessed from the dining room French windows.



SERVICES

Mains water, electricity, gas and drainage are all connected to the property.

TENURE

The property is freehold.

POSSESSION

Vacant possession will be given on completion.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

VIEWING

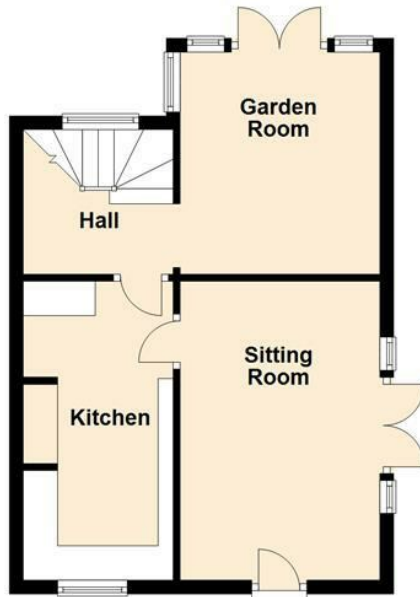
Strictly by appointment with the selling agents.

COUNCIL TAX

The property comes under Newark and Sherwood District Council Tax Band B.

Ground Floor

Approx. 37.2 sq. metres (400.7 sq. feet)



Total area: approx. 86.5 sq. metres (931.2 sq. feet)

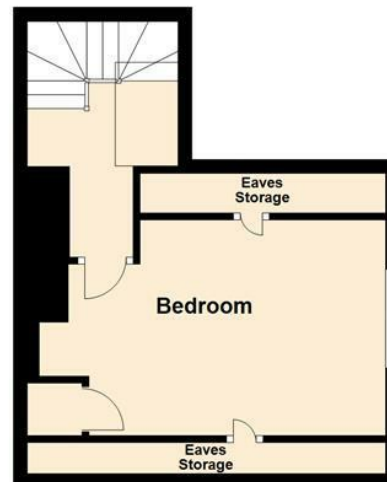
First Floor

Approx. 27.3 sq. metres (294.2 sq. feet)



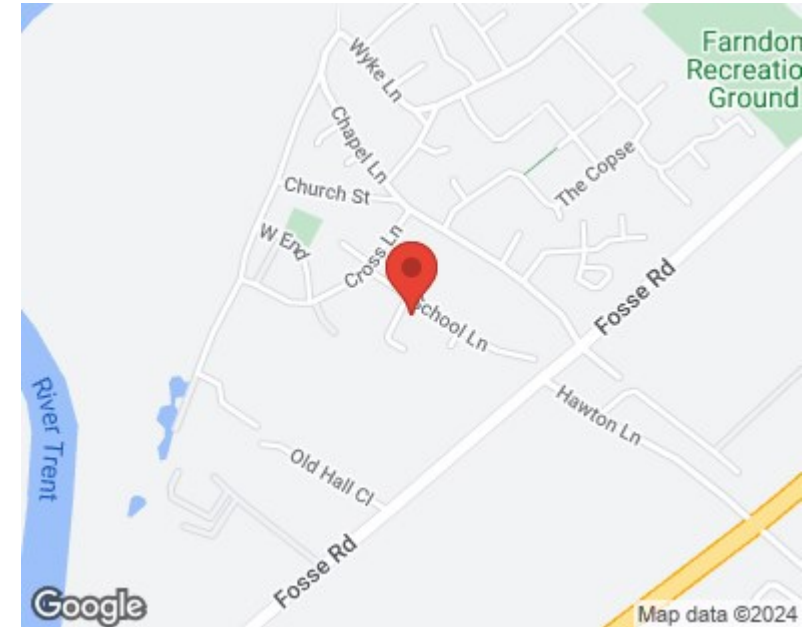
Second Floor

Approx. 21.9 sq. metres (236.2 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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