



**Glebe Farmhouse Weston Road, Egmanton,
Newark, NG22 0HB**

Asking Price £625,000
Tel: 01636 611811

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

Glebe Farmhouse a superbly renovated and extended 3 bedroomed detached family home, with a DETACHED BARN WITH PLANNING PERMISSION FOR CONVERSION to a separate dwelling. Nicely positioned on a 0.37 acre plot with secluded gardens, and driveway .

The living accommodation is appointed to a very high standard throughout and offers in the region of 2,000 sq.ft of internal living space suitable for a couple or family.

There is oil fired central heating and double glazed windows and the property is further described as follows:-

Entrance Hall with purpose made centre opening front entrance doors, WC, superb 28' lounge extension with bi-fold patio doors opening to a lovely patio terrace and the rear garden. Spacious family dining room with a useful drying/store room off. Lobby connecting to a comfortable snug/sitting room. Kitchen with a range of bespoke solid wood kitchen units with appliances.

Moving to the first floor there is a landing, Bedroom 1 with a vaulted ceiling and a picture window overlooking the landscaped gardens, the bedroom then connects to a luxury open plan en-suite bathroom and a dressing room. There are two further double bedrooms a family bathroom.

Moving outdoors, the property is well positioned on the substantial plot with front gardens and a driveway providing off road car parking for several vehicles leading to the rear of property which offers beautifully landscaped gardens, patio terraces and the upper sun terrace at the rear of the garden.

The SUBSTANTIAL BRICK BUILT BARN HAS PLANNING PERMISSION FOR A SEPARATE DWELLING with open plan lounge, kitchen dining, utility, en-suite large studio and bedroom with dressing room and en-suite which could be ideal for multi-generational living or as a potential holiday let.

Egmanton is a quiet rural village location close to local amenities in neighbouring villages. Viewing is highly

recommended.

The charming village of Egmanton is surrounded by beautiful countryside which can be accessed by country lanes and public footpaths. the neighbouring village of Tuxford, 2 miles, has excellent facilities including a recently opened modern Co-op with car parking, doctors surgery, pub, cafe, a variety of local shops including butchers, newsagent, fish & chip shop and takeaways. Schooling includes the Tuxford Primary Academy and Tuxford Academy Secondary, both of which have good Ofsted reports.

Further facilities can be found at the neighbouring village of Sutton on Trent including a Co-op, butchers, doctors surgery, two hairdressers and a primary school with a good Ofsted report. There are good communications with nearby access points to the A1 and mainline stations located at Newark and Retford with LNER connecting to London Kings Cross in approximately 1 hour 30 minutes.

The property is constructed of brick elevations with a pan tiled roof covering. The original house is believed to date back to the 1920's, and a modern two storey extension was built in 2021. The 1960's kitchen extension has a flat roof. The living accommodation is arranged over two levels and can be described in further detail as follows:

GROUND FLOOR

FRONT ENTRANCE



The front entrance has a wide opening and a set of purpose made wooden centre opening doors with double glazed lights, leading to the hallway which has a double sided rustic brick fireplace to the dining room, exposed wooden floorboards and underfloor central heating.

WC

5'4 x 2'9 (1.63m x 0.84m)

Well appointed with a white suite comprising low suite WC and wash hand basin with mixer tap, and vanity unit below, feature shower wall laminate wall panels, and flooring which is stained and hard sealed reclaimed solid maple parquet flooring with underfloor heating.

LOUNGE

28'5 x 13'4 (8.66m x 4.06m)



UPVC double glazed window to the front and a feature floor to ceiling picture window. There is a set of uPVC bifold patio doors to the rear connecting to the patio, LED ceiling lights, feature wooden truss, underfloor central heating.



DINING ROOM

14'5 x 9'10 (4.39m x 3.00m)



UPVC double glazed window to the side elevation, hard sealed reclaimed solid maple parquet flooring, with underfloor heating, rustic brick double sided fireplace from the entrance hall.

DRYING/STORE ROOM

5'11 x 4'10 (1.80m x 1.47m)

Worcester oil fired central heating boiler and underfloor central heating manifolds, electric consumer unit, uPVC double glazed window to the side, recessed shelving.

LOBBY

6'4 x 2'11 (1.93m x 0.89m)

With staircase to first floor. Underfloor heating.

SNUG SITTING ROOM

14'4 x 10'3 (4.37m x 3.12m)



Attractive rustic brick fireplace with timber beam over, and a Yorkshire slate hearth housing a wood burning stove. Underfloor heating. UPVC double glazed window to front elevation, Oak windowsill, skirting boards and doorframes, solid wood door connecting to lobby.

KITCHEN

22'6 x 11'1 (6.86m x 3.38m)



LED ceiling lights, exposed feature Queens post truss, hard sealed reclaimed solid maple parquet flooring with underfloor heating, three uPVC double glazed windows to the front elevation. A range of fitted high quality solid

wood kitchen units, comprising base units with cupboards and drawers, Corian working surfaces above with a moulded integral sink and drainer, and a boiling water tap. Integral under counter appliances include Beko fridge, freezer and automatic washing machine. Additionally, there is a Hotpoint dishwasher. Integral cooking appliances include a Siemens induction hob, a Zanussi electric double oven and a microwave oven.



The centre solid wood island unit has base cupboards and drawers, and an integral wine cooler. There are solid wood working surfaces over extending to provide a breakfast bar. There is space for a seating area, and a set of bifold patio doors connecting to an outdoor patio terrace, underfloor central heating.

FIRST FLOOR

LANDING

17'5 x 2'11 (5.31m x 0.89m)

From the ground floor the dividing staircases rise to the first floor landing which has a traditional style Finlock radiator, uPVC double glazed window to the rear elevation, loft access hatch.

BEDROOM ONE

15'7 x 13'4 (4.75m x 4.06m)



Traditional Finlock style radiator, full height vaulted ceiling, uPVC double glazed feature picture window overlooking the rear garden, uPVC double glazed to the front.



Open plan to en suite bathroom.

EN SUITE

13'4 x 12'5 (4.06m x 3.78m)



Full height vaulted ceiling, part dividing wall and opening to bedroom one, uPVC double glazed window to front elevation. Bespoke design vinyl shower wall, large format ceramic floor tiles, walk-through shower with glass shower screen, floor drain and waterfall shower, and Finlock radiator. White bathroom suite comprising double ended bath with waterfall tap, his 'n' hers wash hand basins with chrome mixer taps, bespoke wooden vanity unit with drawers and storage shelf, wall hung low suite WC.



Open plan to dressing room.

DRESSING ROOM

10'11 x 7'11 (3.33m x 2.41m)



UPVC double glazed window to front elevation, LED ceiling lights, a range of wood effect wardrobes incorporating four open bays with hanging rails, a chest of drawers with three drawers, and a tall unit with seven shelves.

BEDROOM TWO

14'5 x 11'10 (4.39m x 3.61m)



UPVC double glazed windows to the front and side elevation, Finlock style radiator, built-in cupboard with shelving, vaulted ceiling.

BEDROOM THREE

11' x 9' (3.35m x 2.74m)



With walk-in wardrobe over stairs with hanging rail, Finlock style radiator, uPVC double glazed window to side.

FAMILY BATHROOM

7'8 x 6'10 (2.34m x 2.08m)



Laminate shower wall panelling to the walls, Velux roof light, vaulted ceiling and LED downlights. Refitted modern white suite comprising low suite WC, and a Butlers sink with gloss white vanity cupboard below, P shaped bath with Mira Sport electric shower over, curved glass shower screen, designed chrome heated towel rail.

OUTSIDE

THE BARN - WITH PLANNING PERMISSION

45' x 19'7 (13.72m x 5.97m)



A substantial brick built barn with pitched roof and a felt roof covering, planning permission has been granted for an open plan lounge, kitchen dining, utility, en-suite large studio and bedroom with dressing room and en-suite, this substantial outbuilding could be used for a number of purposes including vehicle storage or a small business. There is a roller shutter vehicular entrance door, a wooden personal, concrete flooring and steps leading to a raised area with continuation of the concrete flooring and a set of uPVC double glazed French doors to the side elevation, connecting to a terrace and rear the garden. Power and light is connected with three double power points and three strip lights. There are four high level windows in the rear elevation and three windows to the front elevation. The barn also incorporates the following rooms:

STORE

15'10 x 8'5 (4.83m x 2.57m)

With a level concrete floor, wooden steps leading to a storage gallery over measuring 8' x 8'.

STORE ROOM

8'11 x 3'3 (2.72m x 0.99m)

With level concrete floor.

OFFICE

12'10 x 13'4 (3.91m x 4.06m)

With vaulted ceiling, exposed truss, brick arch reveal and a quarry tiled plinth on a brick base. Three wood framed windows, front entrance door, three double power points, level concrete floor.

THE GARDENS

The frontage along Weston Road has a block built boundary wall and a field gate entrance leading to a gravelled driveway with off-road parking for three vehicles. The pleasant front gardens are laid to lawn and there is a gravelled terrace which wraps around the front and side of the house bounded by a brick built planter.

Moving to the side of the house there is a rustic tiled terrace connecting to the front entrance, and bifold patio doors from the kitchen. A gravelled area extends in between the house and the barn which can provide parking for a further three vehicles if required, and connects to the rear garden. A raised rustic tiled terrace connects to part of the barn frontage. There is a pleasant sun terrace area connecting to the lounge and bifold patio doors at the rear of the house, which is laid out with wooden decking and gravelled areas, partly enclosed with low level brick built walls which connect to higher level terraces with rustic tiled and gravelled surfaces. Raised fish pond with pump and filter, steps connect to a water garden, part divided by a rustic paved path, leading to a wooden built shed which houses the oil storage tank and provides storage for logs.

SUMMERHOUSE

10' x 7'11 (3.05m x 2.41m)

A timber built summerhouse with power and light connected, featuring three windows and a set of centre opening French doors which connect to a gravelled terrace with brick wall.



The main garden area consists of a large area of lawn which elevates towards the rear of the plot, and has borders planted with a good variety of trees and shrubs providing a screen from neighbouring properties. Additionally, there are close boarded wooden boundary fences to both sides. Fruit trees include two Cooking Apples, two Eating Apples, a Plum tree, Pear tree, and Damson tree. There are four productive vegetable plots interspersed with gravel paths and a greenhouse with power connected.

At the rear of the plot is the upper sun terrace, which is a unique design, accessed by rustic paved entrance steps, leading to an enclosed gravelled terrace with a wall along the rear and to the eastern side, with the enclosure completed by a low wall on the west side, with wooden slatted fence which also extends along the front of the terrace which features an old Crittall window with stained glass, which was one of the original windows to the house. Centred within the terrace is a block built barbeque and firepit with a wooden cover over. This rear garden has a very secluded feel and offers high levels of privacy. The plot extends to 0.37 acre or thereabouts.





AERIAL VIEWS



heating system is oil fired with underfloor heating to the ground floor and radiators to the first floor. Recently installed sewage treatment plant which conforms to recent Regulations.

TOWN & COUNTRY PLANNING

Please note that the property is located within the conservation area. Planning Permission has been granted for conversion of the barn to a one bedroom dwelling. Further details are available from the Newark & Sherwood District Council Planning Portal reference 23/01660/FUL | Convert outbuilding to dwelling | Glebe Farm House Weston Road Egmonton Newark On Trent NG22 0HB (newark-sherwooddc.gov.uk).

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.

COUNCIL TAX

This property comes under Newark & Sherwood District Council Tax Band D.



TENURE

The property is freehold.

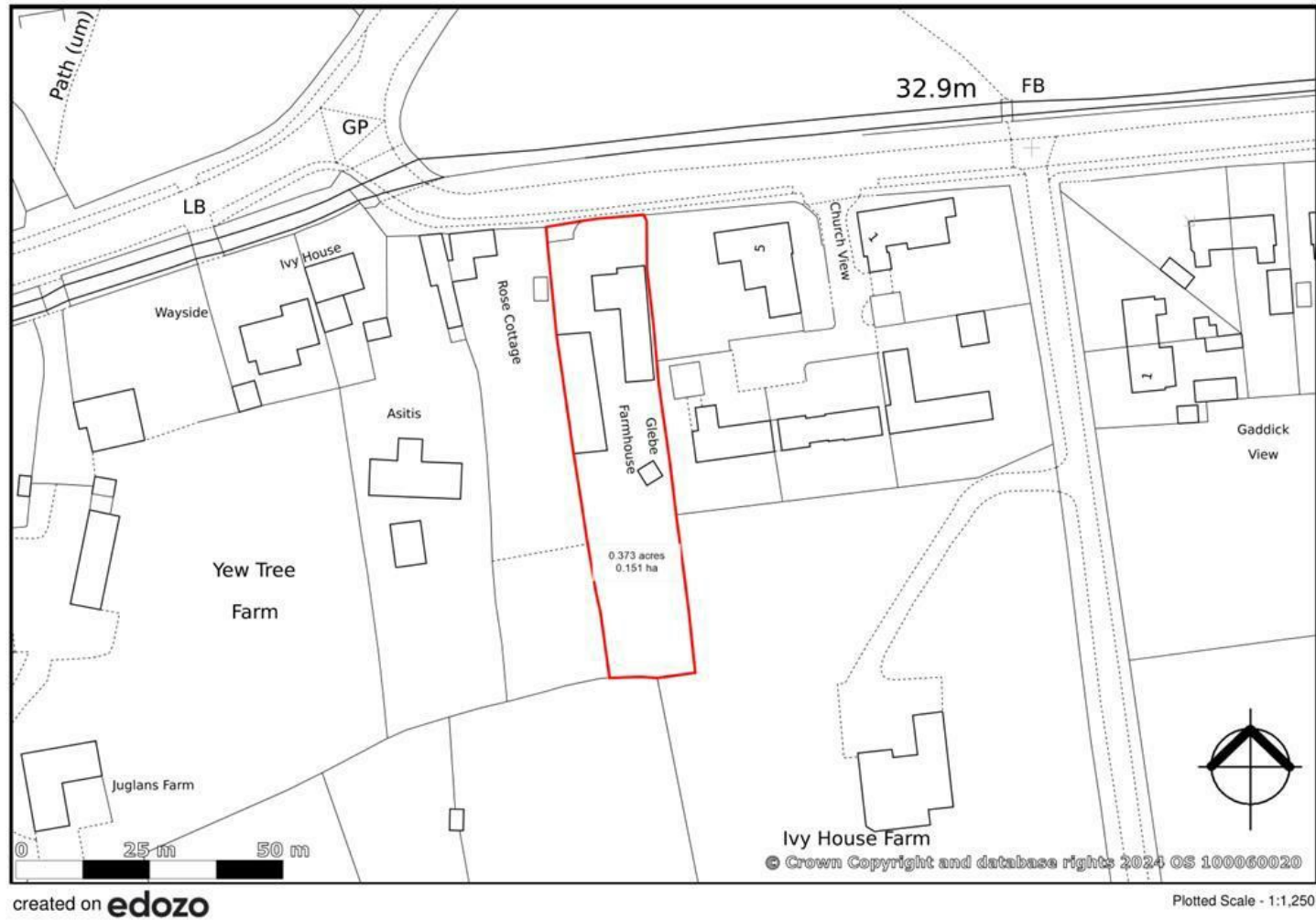
VIEWING

Strictly by appointment with the selling agents.

SERVICES

Mains water and electricity are connected to the property. There is no mains drainage connected, the property is served by its own sewage treatment plant which has recently been installed and conforms to recent regulations. There is no mains gas available in Egmonton. The central

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This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		73
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	51	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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



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