



College Farmhouse Main Street, Flintham,  
Newark, NG23 5LA

Price Guide £550,000

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PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

Guide Price £550,000 to £575,000

A fine Grade II Listed, three/four bedroom Georgian farmhouse, situated within the conservation area of this well regarded village, with commuting distance of Newark, Bingham and Nottingham. The well laid out living accommodation offers spacious and light rooms, interior charm and character. The property benefits from a modern gas fired central heating system which had a new boiler fitted in 2023. To the rear there is off-road parking for several vehicles and delightful secluded gardens with patio terraces connecting to the rear of the house.

The living accommodation comprises: entrance hall, door and steps to the wine cellar, sitting room, a spacious family room which is open plan to the superb living & dining kitchen which is fitted with bespoke units, a stable door connects to the patio terrace and rear garden, utility room and shower room. A back staircase gives access to a first floor study/bedroom four with charming vaulted ceiling and beams. The main staircase rises to the first floor where there are three spacious bedrooms and a family bathroom fitted with a good quality white suite including bath and separate shower cubicle.

The accommodation is ideal for a professional couple or family seeking a home in a well served village location within commuting distance of the major centres. Viewing is highly recommended.

Flintham is located approximately 7 miles south of Newark and accessed by a junction off the A46 dual carriageway. The village has amenities including Flintham Primary School which is rated good by Ofsted in a report from December 2022. Flintham community shop stocking items such as basic groceries including bread from a traditional bakery, wine, beer, cakes and sweets. The Boot & Shoe Inn, a delightful village pub also serving food. The community also runs the Flintham Museum which is a further local attraction. Public footpaths and country lanes connect to the beautiful surrounding countryside and neighbouring villages. These are ideal for those who enjoy walking and cycling. Newark, Bingham and Nottingham are within commuting distance. Further amenities can be found at nearby Newark which include local supermarkets,

including Waitrose, Asda, Morrisons, Lidl and Aldi. Additionally, there is a recently opened M&S Foodhall on a new retail park just outside the town centre.

This beautiful Georgian farmhouse is only partly attached at the rear to an adjoining property. The property is constructed of brick elevations with attractive Flemish bond brickwork in evidence to the front elevation under a pantiled roof covering. The living accommodation is arranged over two levels and can be described in further detail as follows:

## GROUND FLOOR

### ENTRANCE HALL

14'1 x 5'10 (4.29m x 1.78m)

Front entrance door, radiator, Dado rail, stairs of with cupboard below, door leading to wine cellar.

### SITTING ROOM

14' x 14'11 (4.27m x 4.55m)

Box sash window to the front elevation with a further window to the rear elevation making a light and airy room, radiator. Attractive cast iron open grate fireplace with wooden fire surround.



### FAMILY ROOM

14' x 13'10 (4.27m x 4.22m)

Attractive open grate fireplace with wood fire surround, a range of four bespoke built-in cupboards in fireplace

recesses. Box sash window to front elevation, radiator. Squared opening to:



### LIVING & DINING KITCHEN

20'8 x 14'10 (6.30m x 4.52m)

Quarry tiled floor, beamed ceiling in the kitchen area and the ceiling becomes partly vaulted with exposed beams over the dining area. Window to both side elevations with a stable door giving access to the courtyard, two central heating radiators. A range of bespoke made solid wood kitchen units comprising base and drawers, Belfast sink, granite working surfaces and additionally, there are wooden working surfaces. Appliances include a built-in fridge and Indesit dishwasher. There is also a Falcon Range with gas hob and electric ovens. Further kitchen units comprise a dresser unit with base cupboards and drawers, wooden worktop over, two eye level cupboards and a plate rack, built-in cupboard to arched reveal. Island unit with base cupboards and granite working surface.



### UTILITY ROOM

'11 x 10'10 (3.35m x 3.30m)

Vaillant gas fired central heating boiler fitted new in 2023, radiator, high quality vinyl flooring, centre opening French doors give access to the rear patio terrace and garden. Belfast sink with cupboard below, wood working surfaces, space for a washing machine.

Back staircase leading to Study/Bedroom Four, with white suite comprising a wash hand basin and low suite WC. Double shower cubicle with tiling to the walls, screen door and wall mounted Mira electric shower, high quality vinyl flooring, radiator, beamed ceiling.



### STUDY/BEDROOM FOUR



### WINE CELLAR

With staircase leading down from the entrance hallway.

### CELLAR ONE

12'9 x 6'5 (3.89m x 1.96m)

Leading to:

### CELLAR TWO

12'9 x 6'5 (3.89m x 1.96m)

### FIRST FLOOR

Staircase rising from the front entrance hallway to first floor landing.

### GALLERIED LANDING

14' x 5'11" (4.27m x 1.80m)  
Front facing box sash window.



### BEDROOM ONE

14' x 14' (4.27m x 4.27m)

Attractive cast iron hob grate, reproduction bedroom fireplace with wooden fire surround and slate hearth. Front facing box sash window, radiator.



### BEDROOM THREE

13'8" x 6'9" (4.17m x 2.06m)

With double panelled radiator, box sash window to the front elevation, built-in desktop and shelving.



### BEDROOM TWO

14' x 14'10" (4.27m x 4.52m)

With radiator, rear facing window, two built-in wardrobes with hanging rails and an airing cupboard housing the hot water cylinder and slatted shelving. Loft access hatch.



### FAMILY BATHROOM

13'8" x 6'7" (4.17m x 2.01m)

Window to the rear elevation, built-in towel and linen storage cupboard, panelled dado with recessed storage shelf for bathroom essentials. White suite comprising a freestanding Heritage roll top bath, pedestal wash hand basin and low suite WC, a corner double shower enclosure with glass screen and door, overhead shower and tiling to the walls. Traditional towel rail/radiator.

### STUDY/BEDROOM FOUR

9'10" x 6'9" (3.00m x 2.06m)

Bedrooms measurements excludes the eaves recesses.

Gable end window and conservation roof light, radiator. This room is separate from the main first floor accommodation and accessed by a second staircase from the Utility Room.

### OUTSIDE

To the front of the house there is an enclosed garden with a brick boundary wall with a wooden hand gate, leading to steps and a flagstone path leading to the front door with lawned garden areas either side of the path. Shared access driveway leads along the side of the property to a gravelled parking bay for three vehicles located at the rear of the garden.

The rear garden is enclosed and private with a low brick

wall and copper Beech hedge surround. Gate at the rear leading to the parking area. The secluded garden is laid to lawn with borders and shrubs. There is a brick paved patio terrace which connects to the rear of the house and stable door leading to the living kitchen. Features include an old water pump and two stone troughs.

Outbuildings comprise of two brick built sheds useful for garden storage.

This pleasant and secluded garden is ideal for outdoor entertaining and also provides a secure play area for children and pets.



#### **TENURE**

The property is freehold.

#### **SERVICES**

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

#### **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.

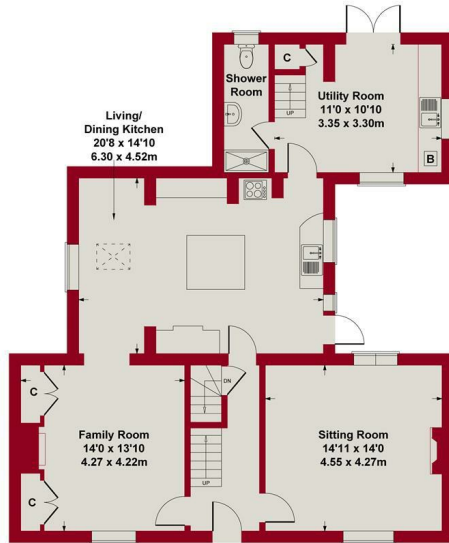
#### **VIEWING**

Strictly by appointment with the selling agents.

#### **COUNCIL TAX**

Band E with Rushcliffe Borough Council.

Approximate Gross Internal Area  
1022 sq ft - 95 sq m



GROUND FLOOR

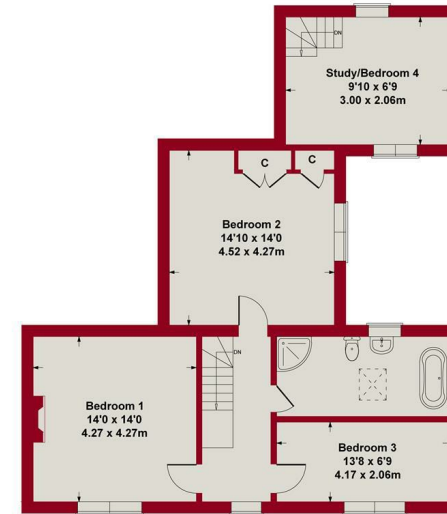
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances,  
their sizes and locations, are approximate only.  
They cannot be regarded as being a representation by the seller, nor their agent.

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Approximate Gross Internal Area  
872 sq ft - 81 sq m



FIRST FLOOR

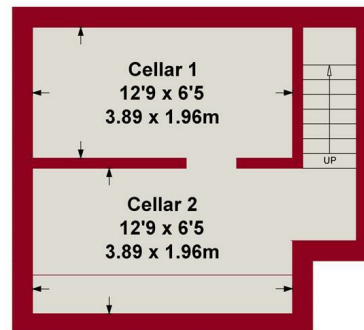
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Approximate Gross Internal Area  
215 sq ft - 20 sq m



CELLAR

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