



The Stables

Wood Lane | | Kersall | NG22 0BJ

Offers Over £275,000

JF

Jonathan Fitzpatrick
VILLAGE & COUNTRY HOMES

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Located within the peaceful rural hamlet of Kersall, this attractively priced 3/4 bedroom link-detached home presents a superb opportunity to create a personalised countryside haven in an unspoilt setting. Surrounded by open fields and far-reaching rural views, the property offers enormous potential for cosmetic enhancement and modernisation – ideal for buyers keen to add value while designing a home that reflects their own style and lifestyle. The existing accommodation provides a well-balanced layout, including a breakfast kitchen, separate lounge, dining room/bedroom and a practical ground-floor wet room. Upstairs, three well-proportioned bedrooms are served by a family bathroom, offering comfortable proportions and a strong foundation for improvement.

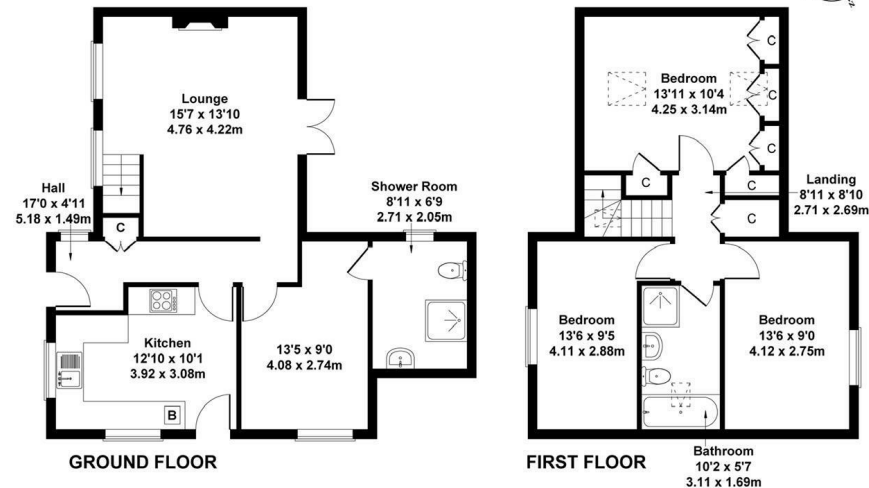
A courtyard garden lies to the rear, while generous front and side gardens offer excellent scope for landscaping, extension potential (subject to the necessary permissions), or simply creating a private outdoor retreat. Off-road parking further adds to the practicality. Despite its idyllic feel, the location remains convenient. The historic Minster town of Southwell is approximately 8.5 miles away, while

- Rarely available 3/4 bedroom link-detached house in picturesque village location
- Kitchen breakfast room
- Courtyard style rear garden plus garden area to side and front
- Does require some cosmetic improvement
- Competitive guide price £275,000 - £299,950
- Lounge with fireplace, family bathroom and ground floor wet room
- Off road parking for 2-3 cars
- No onward chain
- Wonderful countryside environment in traditional Old English hamlet



The Stables, Hopyard Farm, Kersall, NG22 0BJ

Approximate Gross Internal Area
1098 sq ft - 102 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
		EU Directive 2002/91/EC	
			80
		37	

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