



MANOR FARM

— CROMWELL —



A GEORGIAN COUNTRY HOME

Set proudly within the well-connected village of Cromwell, this handsome Georgian farmhouse is a home that immediately speaks of heritage, space and enduring character. Dating back to the late 1700s, its elegant symmetry, sash windows and brick façade create a timeless first impression, whilst beyond, a wonderfully versatile interior unfolds across generous proportions, designed for modern family life.



With six bedrooms, multiple reception spaces and a layout that naturally lends itself to multi-generational living, this is a home that adapts beautifully to the rhythm of everyday life, whilst still offering those quieter moments of retreat.

Set discreetly behind electric wrought iron gates, complete with the house name, this handsome Georgian farmhouse reveals itself with quiet confidence. Beyond the gates, a generous private plot unfolds, enclosed by a boundary wall and original painted railings, where there is comfortable parking for up to six vehicles.

Well known within the village, this is one of the original farmhouses of Cromwell, a home with deep roots and a sense of history that is felt from the very first moment.



A CHARACTERFUL FAMILY ROOM

Hardwood flooring underfoot adds depth and texture, whilst the west-facing window allows the afternoon and evening light to gently pour in, enhancing the feeling of calm.

The original shutters remain in place and fully functioning, a beautiful nod to the home's heritage, offering both privacy and a sense of occasion as the day draws to a close. Library-style shelving frames the space, giving it a quiet, settled feel, perfect for unwinding with a book, gathering as a family, or simply enjoying a slower pace of living.

Step inside and the entrance hall immediately sets the scene. Minton-style original tiling sits underfoot, paired with an original front door framed by glazing above, allowing natural light to filter gently into the space. Details such as the original doorbell and the staircase, with cleverly designed storage for shoes and coats beneath, add both character and practicality.

Positioned to the right of the entrance hall, the family room offers an immediate sense of warmth and comfort, a space designed for everyday living yet rich in period detail. An open fire sits at its heart, bringing a natural focal point to the room and creating that unmistakable atmosphere on cooler evenings.





AN ELEGANT RETREAT FOR THE EVENING

Positioned to the left of the entrance hall, the main lounge offers a more refined and restful atmosphere, a space that naturally lends itself to slower evenings and quiet moments.

West-facing windows draw in the last of the day's light, with original shutters still in place, allowing the room to transition effortlessly from bright and uplifting to warm and intimate as dusk settles.

A multi-fuel burner forms the focal point, bringing both character and comfort, whilst a newly laid neutral carpet softens the space underfoot, adding a sense of calm and understated luxury.

This is a room that feels distinctly grown-up, perfect for unwinding at the end of the day, hosting close friends, or simply enjoying the gentle rhythm of the home as evening falls.





A DINING SPACE RICH IN CHARACTER

Moving through the home, the rear door opens into a practical hallway, a natural transition space that leads you through to the dining room beyond. Here, the atmosphere shifts to something altogether more grounded and characterful.

A log burner sits within an exposed brick fireplace, creating a striking focal point and bringing warmth and texture to the room. Original terracotta tiling underfoot adds to the authenticity, whilst shutters frame the windows, maintaining that sense of heritage that runs throughout the home.





ROOTED IN TRADITION DESIGNED FOR LIVING

An adjustable light fixture sits above the dining table, allowing the space to adapt effortlessly, from softly lit, intimate dinners to brighter, more social gatherings. This is a room made for coming together. Long, relaxed evenings, celebrations with friends, or everyday family meals all feel equally at home here, with a setting that encourages time to slow down and be enjoyed.

Practicality sits seamlessly alongside charm. From the dining room, there is access to a generous larder, complete with its original cold stone bench and traditional plate rack, a wonderful nod to the home's history. Beneath the rear staircase, a pantry cupboard provides further storage, ensuring the space remains as functional as it is beautiful.





THE HEART OF THE HOME CRAFTED FOR LIVING

The layout has been designed with practicality in mind, whilst still feeling inviting and connected. A Rangemaster takes centre stage, with a gas hob and electric ovens, alongside an integrated dishwasher and under-counter freezer, ensuring everything needed for modern living is seamlessly incorporated.

French doors lead directly out to the garden, allowing the space to open effortlessly outdoors. Whether it's carrying morning coffee into the fresh air or hosting relaxed summer dining, this connection makes everyday living feel that little bit more considered.



Flowing directly from the dining room, the kitchen forms a natural extension of the home, thoughtfully added to enhance both space and everyday living.

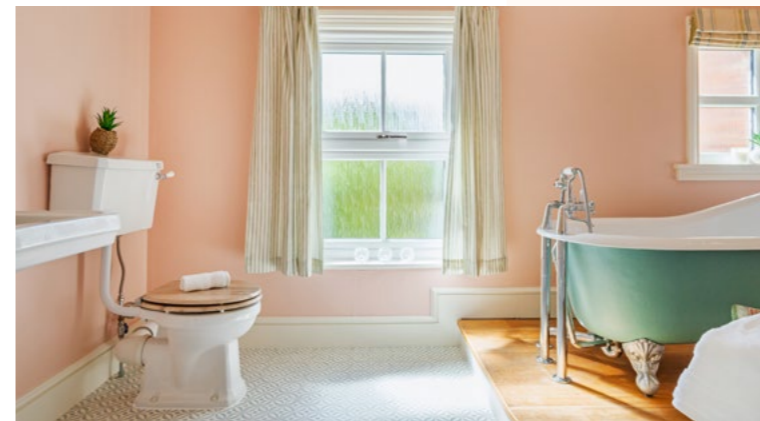
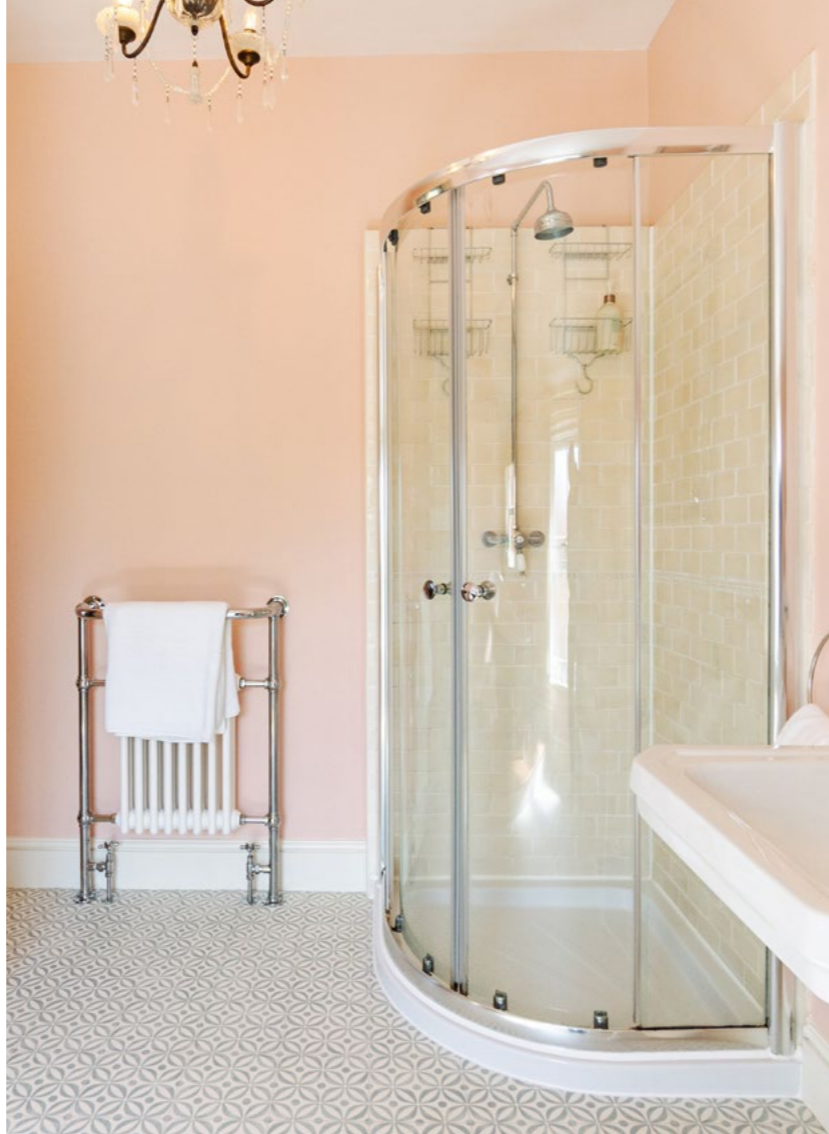
Handcrafted solid timber cabinetry brings warmth and depth, beautifully complemented by a combination of granite and hardwood worktops that offer both durability and timeless appeal. Underfoot, Italian stone flooring grounds the space, adding a sense of quality and permanence that feels entirely in keeping with the home's character.



A LIGHT FILLED LANDING AND FLEXIBLE FIRST FLOOR

Rising from the entrance hall, the staircase leads to a bright and welcoming landing where natural light fills the space and creates an immediate sense of openness. Currently enjoyed as a hobby area, this is a space that naturally invites creativity and quiet moments, yet it also lends itself perfectly to working from home.

Positioned at the heart of the first floor, it offers a calm and practical setting for a desk, allowing work and everyday life to sit comfortably alongside one another. Access to the loft is also provided from here, a fully boarded and lit space, offering excellent additional storage and practicality. From here, the bedrooms unfold, each thoughtfully positioned to provide both privacy and flexibility for family living.



A SPACE TO REFRESH AND RESTORE

The family bathroom continues the home's blend of character and thoughtful updates, creating a space that feels both timeless and refreshed. Set on a raised plinth, the freestanding cast iron claw foot bath takes pride of place, offering a striking focal point and a place to truly unwind at the end of the day.

Alongside, an enclosed shower provides everyday practicality, whilst newly laid flooring and recent redecoration bring a clean, contemporary finish that complements the period features beautifully. Built-in shelving offers useful storage, ensuring the space remains as functional as it is inviting. This is a bathroom that balances classic charm with modern comfort, designed to be enjoyed as much as it is used.





WELCOME TO THE PRINCIPAL BEDROOM

Positioned to enjoy a west-facing aspect, the principal bedroom is bathed in natural light as the day unfolds, with large windows drawing in the warmth of the afternoon and evening sun. A feature fireplace adds a layer of character, anchoring the room and echoing the home's heritage, whilst the proportions allow for a layout that feels both restful and refined.

Fitted with both heating and cooling air conditioning, the space has been designed for year-round comfort, creating a bedroom that remains a true retreat in every season. This is a room that balances character with practicality, offering a peaceful place to begin and end each day.





A SPACIOUS AND VERSATILE SECOND BEDROOM

Also positioned on the front elevation, bedroom two enjoys a similar outlook, with natural light filling the room and enhancing its sense of space.

Recently fitted with new carpeting underfoot, the room feels fresh, comfortable and ready to be personalised, with ample proportions to accommodate either fitted or freestanding wardrobes with ease.



There is also the exciting potential to uncover the original feature fireplace, offering the opportunity to reintroduce another beautiful period detail and further enhance the character of the space. Whether used as a generous guest bedroom, a growing child's room or a secondary principal, this is a room that adapts effortlessly to changing needs.



Bedroom three is a well-proportioned double bedroom, offering versatility as a guest room, nursery or space for a young child. A large window invites in plenty of natural light, whilst hot and cold air conditioning ensures year-round comfort, creating a room that feels both practical and welcoming.

Bedroom four offers excellent flexibility. It's well suited as a single bedroom for children or guests, and also presents the opportunity to be reinstated as a bathroom, having previously served this purpose, depending on the evolving needs of the family.

THOUGHTFULLY ARRANGED FOR FAMILY LIVING

At the end of the hallway, bedroom five has been thoughtfully arranged as a walk-in dressing room, complete with ample fitted storage. This dedicated space adds a sense of luxury and organisation to the home, whilst also offering the option to be reconfigured as an additional bedroom if required.

Together, these rooms provide a balanced and adaptable layout, designed to evolve alongside family life.





FLEXIBLE LIVING WITH ANNEXE POTENTIAL

Accessed either through the larder or via its own private side door from the driveway, this section of the home offers a wonderful sense of independence whilst remaining seamlessly connected to the main house.



The utility space provides a practical backbone to the home, with plumbing in place for a washer and a dryer, keeping day-to-day living neatly organised and separate from the main kitchen. A well-appointed shower room sits alongside, fitted with a walk-in shower, wash basin and WC, it offers convenience for both family living and guests.





COMFORT BEYOND THE MAIN HOUSE

Beyond, the annexe bedroom introduces a quieter, more self-contained feel. With a log burner at its heart, the room carries both warmth and character, creating a space that feels private, comfortable and inviting.

This layout naturally lends itself to a variety of uses. Whether for multi-generational living, extended guest accommodation or a dedicated workspace, it offers genuine flexibility. With its own access and facilities already in place, it works beautifully as part of the main home, whilst equally holding the potential to function as a fully self-contained annexe.





OUTDOOR LIVING WITH SPACE

Extending to around half an acre, the gardens wrap beautifully around the home, offering a sense of space, privacy and connection to the outdoors that is increasingly rare. Fully enclosed both the front and rear, the entire plot feels safe and secure, ideal for children and pets to roam freely whilst still offering peaceful, private surroundings.

The gardens themselves have been thoughtfully established, with a greenhouse, a pear tree positioned along the front boundary, two plum trees, and established raspberry and blackberry bushes bringing both colour and seasonal produce. Laurel hedging provides natural screening, whilst a dedicated log store adds practicality, neatly supporting the home's characterful fires and burners.





A LANDSCAPE WRAPPED IN PRIVACY

A wildlife pond, complete with power for a pump, introduces a gentle focal point and encourages nature into the garden, creating a space that feels both tranquil and alive.

Alongside the gardens, the outbuildings add further versatility. The garage has been cleverly arranged, with one section fitted with shelving, units and worktops to create an excellent workspace, ideal for hobbies or projects, whilst the remaining section provides space for vehicle storage, complemented by additional storage above.



A CONNECTED VILLAGE WITH A STRONG SENSE OF COMMUNITY

Cromwell is a village that achieves a considered balance between rural living and everyday connectivity. At its centre lies a welcoming and well-established community, with the village hall hosting a variety of events throughout the year, offering natural opportunities to engage and feel part of village life.

Surrounded by open countryside, a network of public footpaths extends outwards, linking neighbouring villages and nearby fishing lakes. These routes invite both leisurely walks and more active exploration, shaping a lifestyle that remains closely tied to the landscape.

A selection of well-regarded local pubs further enriches the setting. The Milestone within Cromwell itself, alongside The Plough at Norwell and The Muskham Ferry, provide relaxed and characterful environments for dining, gathering and unwinding.

Despite its peaceful setting, Cromwell remains well connected. The A1 is easily accessible, whilst Newark offers a comprehensive range of amenities, as well as rail links for those travelling further afield. For families, the village sits within the catchment for North Muskham Primary and Norwell Church of England Primary School, the latter forming part of the Southwell Minster Academy programme, creating a clear pathway through to secondary education. A dedicated bus service to the grammar school in Grantham provides further flexibility.

This is a setting that allows for space, connection and ease in equal measure, supporting a lifestyle that feels both grounded and well considered. A home with history and flexibility at its core, offering character, space and a natural foundation for modern family living, ready for its next chapter.



FLOOR PLAN

Approximate Gross Internal Area = 217.0 sq m / 2336 sq ft.

Garage = 29.6 sq m / 319 sq ft. Total = 246.6 sq m / 2655 sq ft. Illustration for identification purposes only. Measurements Are Approximate. Not To Scale.



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Unwin Suite, Innisdoon, 1 Crow Hill Drive, Mansfield NG19 7AE
To view Manor Farm, call our team on 01623 392352 or email info@smithandcoestates.co.uk



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