



Burnmoor Farm, Burnmoor Lane, Egmanton Newark NG22 0HE

welcome to

Burnmoor Farm, Burnmoor Lane, Egmanton Newark

A remarkable period farmhouse combining period charm with modern living, set within beautifully landscaped grounds with far-reaching countryside views. Offering a spectacular orangery, versatile annex/studio, stables, summer house, pond and extensive gardens in the sought-after village of Egmanton.



Entrance Porch

Accessed from the entrance hall, providing an attractive transition to the principal front entrance of the property.

Entrance Hall

Entered via the front entrance porch, with windows to the side and rear elevations. This spacious hallway links the original and newer parts of the home and features French windows, new internal oak doors and attractive half-panelled walls.

Cloakroom

Window to the side, shower, WC, hand wash basin and radiator.

Lounge

A spacious lounge that captures the character of the original farmhouse, featuring exposed beams, two bay windows overlooking the front garden, and a magnificent inglenook fireplace with log burner.

Library/Study

A delightful, light-filled reception room featuring a large bay window overlooking the front garden, complemented by an original brick-built fireplace, exposed beams and charming period details including traditional meat hooks.

Kitchen/Diner

Beautifully fitted with a range of quality wall and base units, complemented by solid granite worktops and a central island providing excellent storage and workspace. Features include a sink unit, integrated fridge, Miele dishwasher, Quooker tap providing instant boiling and filtered cold water, and a SMEG range cooker with seven-burner propane hob and extractor above. A door provides access to the garden, whilst bi-fold doors open seamlessly to the orangery and overlook the stunning rear garden and delightful countryside views beyond.

Utility Room

Fitted with a range of floor and wall units incorporating a sink unit, with a radiator, space and plumbing for a washing machine and tumble dryer. Window enjoying delightful views across the fields towards the Church and Village Hall.



First Floor Landing

Two windows to the rear, fitted storage cupboard, airing cupboard, loft access and two radiators.

Bedroom One

A spacious double bedroom enjoying delightful views over the front gardens, with two side-aspect windows, loft access and two radiators. Served by a newly fitted en-suite shower room by Newark Interiors.

En-Suite

A well-appointed ensuite with a large walk-in shower, WC and wash hand basin set within bespoke oak vanity units, heated towel rail and window to the side elevation.

Bedroom Two

A generous double bedroom enjoying attractive views over the front gardens, benefitting from a newly fitted en-suite shower room by Newark Interiors.

En-Suite

A further newly fitted ensuite with window to the front, shower, WC, hand wash basin and heated towel rail.

Bedroom Three

Currently utilised as a home office, this versatile room features a window overlooking the front gardens and a radiator, making it equally well suited as a bedroom or study.

Bedroom Four

A further double bedroom with radiator and a window overlooking the front gardens.

Bedroom Five

A small double bedroom with a radiator and window overlooking the rear gardens.

Family Bathroom

Fitted with a roll-top bath, WC and wash hand basin, complemented by a heated towel rail. A side-aspect window enjoys attractive views across the surrounding fields, creating a light and relaxing space.

Orangery

Spectacular lantern-roofed Orangery with full-length bifold doors opening the kitchen/living space onto the garden.

Annex

A versatile adjoining annex currently configured as a recording and percussion studio, comprising two soundproofed rooms. One studio benefits from full-height sliding glass doors opening onto a gravelled garden area. Offering excellent flexibility, the space is equally suited as a home office, cinema room, guest suite or bedroom annex.

Outbuilding

A barn style stable with electric and lighting.

Outside Front

Approached via electric gates, the property enjoys a sweeping wrap-around driveway with EV charging point, bordered by mature trees, established shrubs and colourful perennial planting. The attractive frontage features three bay windows and a charming side porch, creating an impressive first impression.

Rear Gardens

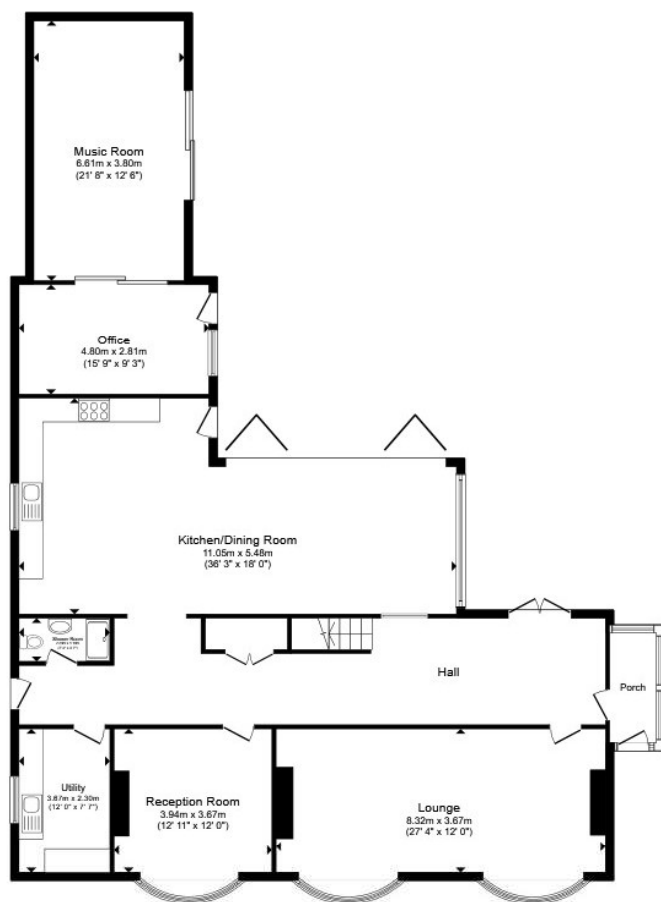
To the rear, the gardens feature expansive lawns with far-reaching views across neighbouring fields, a large ornamental pond, double stables, greenhouse and shed, chicken enclosure, and a beautiful air-conditioned summer house with power. Thoughtfully designed planting includes two large island beds filled with mature shrubs and herbaceous perennials, together with four raised vegetable and cut-flower beds. An attractive original brick crescent bed, with steps leading through an archway to the pond garden, provides a charming focal point within this exceptional outdoor space.

Egmanton Village

Egmanton is a charming and picturesque Nottinghamshire village, nestled amongst rolling countryside just south of Tuxford. Offering a peaceful rural lifestyle, the village benefits from a strong sense of community, a historic church, village hall and traditional pub, whilst remaining conveniently positioned for access to the A1 and the extensive amenities of Tuxford, Newark and Retford.



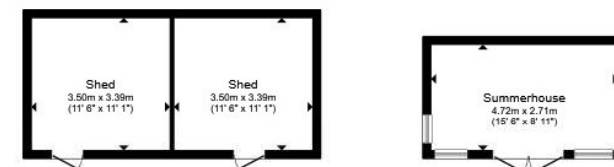
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Ground Floor



First Floor



Outbuilding

Total floor area 330.2 m² (3,554 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Burnmoor Farm Burnmoor Lane, Egmanton Newark

- CHARACTERFUL PERIOD FARMHOUSE, DATING BACK OVER 200 YEARS
- BEAUTIFUL, MATURE WRAP-AROUND GARDENS
- ELECTRIC GATED ENTRANCE
- FIVE BEDROOMS
- ORANGERY AND ANNEX

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: E

guide price

£725,000 - £750,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NWK106854 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



william h brown



01636 640473



newark@williamhbrown.co.uk



47-48 Market Place, NEWARK,
Nottinghamshire, NG24 1EG



williamhbrown.co.uk