



- Charming Detached Three Bedroom Country Home
- Set in Approx. 4.5 Acres, with a Range of Stabling and Grazing Land
- Beautifully Refurbished and Modernised by the Current Owners ● Established Formal Gardens to the Side and Rear ● Gravelled Driveway and Carport/Garage Providing Ample Parking
- Potential for a Second Dwelling to Provide Multi-Generational Living (STPC)
- Ideal for Equestrian Purchasers or Those Seeking a Smallholding Lifestyle

REF AR8722

GENERAL AND SITUATION

Approximate Distances:

Collingham 2.5 miles • Newark 8.5 miles • Lincoln 16 miles

A beautifully refurbished detached three-bedroom residence set in approximately 4.5 acres, with formal gardens, extensive stabling, grazing land and excellent appeal for equestrian or lifestyle purchasers.

Penbury is an appealing detached three-bedroom residence occupying a delightful rural position and extending, in all, to approximately 4.5 acres. Offering a highly attractive combination of character, modernised living accommodation and excellent equestrian facilities, the property will particularly appeal to those seeking country living with space and versatility. The house has been thoughtfully refurbished by the current owners and is complemented by a gravelled driveway, carport/garage, established gardens and a substantial timber stable block. The property also presents potential for a further dwelling opportunity, subject to confirmation of the relevant planning approvals and documentation.

Besthorpe is a pleasant village in north-east Nottinghamshire, close to the Lincolnshire border, lying conveniently between Newark and Gainsborough. The nearby village of Collingham, approximately five minutes' drive away, provides an excellent range of day-to-day amenities including shops, a supermarket, doctors, dentists, hairdressers, newsagents, butchers, leisure facilities and a railway station. Newark, a historic market town, is approximately 15 minutes.

THE RESIDENCE

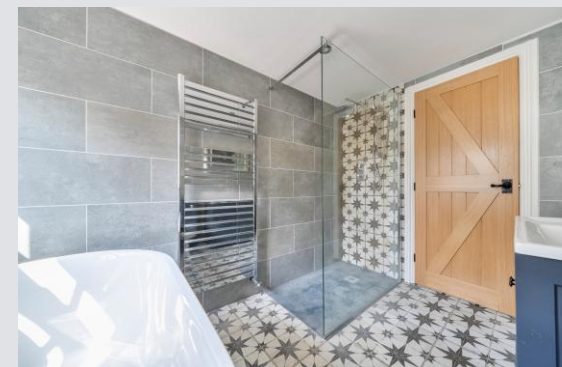
A three bedroom detached house with oil-fired central heating. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The property is entered via an **Entrance Porch**, which in turn gives access to a useful **Guest Cloakroom**, re-fitted and comprising a wash hand basin and WC.

A further door opens into the **Inner Hallway**, where stairs rise to the first floor and an understairs cupboard houses the oil-fired boiler.

Positioned to the right is the recently re-fitted **Kitchen**, with a range of wall and base units, quartzite work surfaces and matching splashbacks, double Belfast-style sinks with mixer tap, integrated dishwasher, and a Belling range-style electric oven with extractor over. The kitchen also enjoys a front-facing window, ceiling spotlights and wood-effect flooring.

Leading on from the kitchen is an **Inner Hall** with rear door to the garden and access to both the **Dining Room** and **Lounge**. The **Dining Room** is a well-proportioned reception room with front-facing aspect, whilst the **Lounge** is an especially attractive and generously sized reception space, centred around an open fireplace with brick surround, tiled hearth and wooden mantel, and benefiting from dual-aspect windows to the front and rear.





The first-floor **Landing** enjoys rear-facing windows and gives access to three good-sized bedrooms and the family bathroom.

The **Principal Bedroom** is a comfortable double room with front-facing window and door leading to an **En-suite Shower Room**, fitted with a shower cubicle, wash hand basin set within a vanity unit and WC, together with complementary wall and floor tiling and extractor.

The **Two Further Bedrooms** are both front-facing and each benefit from loft access.

The **Family Bathroom** has also been re-fitted and comprises a rolled-edge claw-foot bath, shower cubicle, wash hand basin set within a vanity unit and WC. There is also a heated towel rail, electric mirror, and tiling to both the walls and floor.



OUTSIDE, OUTBUILDINGS & LAND

A gravel driveway to the left-hand side of the residence provides off-road parking and access to an open-fronted potential **Garage/Carport/Store**.

To the front of the house there is a further gravelled area with planted borders, whilst to the right-hand side an **Attached Brick Outhouse/Store** adjoins the property. Formal, mature gardens and a lightly wooded area extend to the rear and side of the house, with a paved patio immediately to the rear leading onto a lawned garden, creating an attractive setting for outside entertaining and enjoyment.

Beyond the rear gardens stands a **Timber Stable Block** comprising **Five Stables** together with an adjoining **Tack/Feed Room**. It should be noted that Stable 2 is currently divided to form two stalls, whilst Stable 5 serves as a **Foaling Box**. A concrete yard lies to the front of the stabling with useful overhang, making this an excellent setup for equestrian use.

We understand that the current vendors have submitted a planning application to Newark and Sherwood District Council in relation to the conversion of the stables into a single-storey residential dwelling. Interested parties are advised to make their own enquiries in respect of the current status and any formal planning documentation.

The **Grazing Land** lies predominantly to the left-hand side and rear of the property, with an additional gated access from Sand Lane. The land is predominantly level, enclosed by hedged and fenced boundaries, and has previously been used for the grazing of horses and ponies.



IN ALL APPROX. 4.5 ACRES
(About 1.8 Hectares)

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

NEWARK & SHERWOOD DISTRICT COUNCIL

SERVICES

MAINS ELECTRICITY, MAIN WATER, PRIVATE DRAINAGE, OIL-FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING E
COUNCIL TAX E

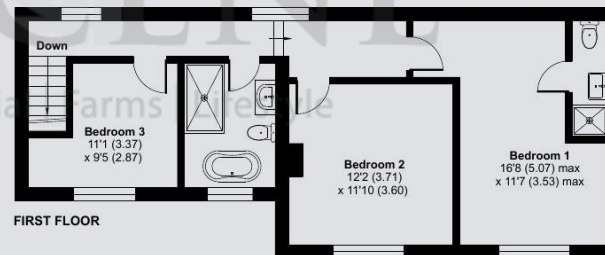
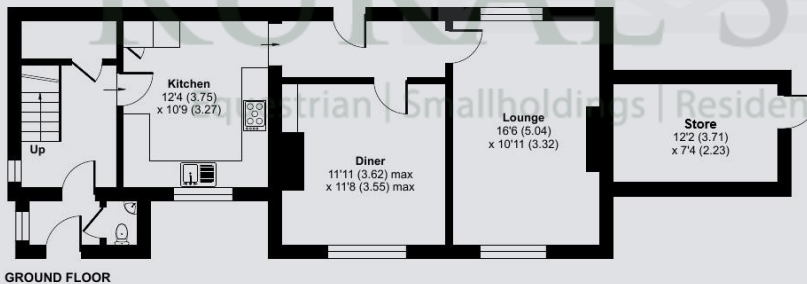
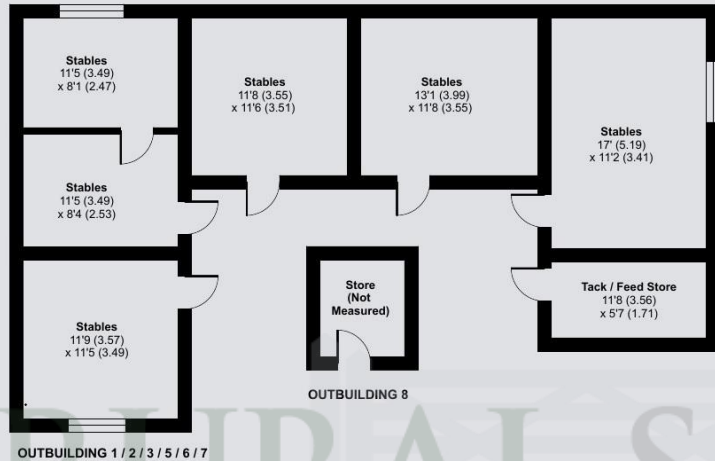
DIRECTIONS

From Collingham, proceed along the A1133 Besthorpe Road. After approximately 2 miles turn right onto Sand Lane, where the property will be found as the first house on the left-hand side.

Please note there is no For Sale board.

what3words /// flute.parsnip.promote

Approximate Area = 1286 sq ft / 119.4 sq m (excludes store)
Outbuildings = 961 sq ft / 89.2 sq m
Total = 2247 sq ft / 208.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n7checom 2026. Produced for Rural Scene. REF: 1457667

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