

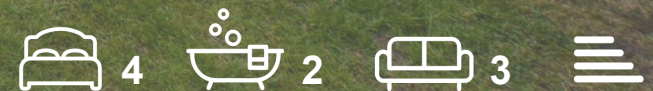


EDLIN & JARVIS
ESTATE AGENTS



6 Park Farm Main Street
Carlton-On-Trent, Newark, NG23 6NW

Offers Over £475,000



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WELCOME TO THE VILLAGE IDYLIC LIFESTYLE

Stepping into this stunning Grade II listed residence is like stepping into a storybook. It is a home that instantly wraps its arms around you, perfectly marrying rich historical integrity with a wonderfully unique, quirky layout. Located within the highly coveted conservation area of Carlton-on-Trent, this property is an absolute dream for anyone seeking character over cookie-cutter design, and a vibrant outdoor lifestyle without sacrificing modern connectivity.

The Lifestyle Experience -Ground Floor: Warmth, Character, and Sociable Living:

The Welcome: Your entry into the home begins in a grand entrance dining hall. Rather than a simple corridor, this is a deeply atmospheric, multi-functional room that sets a magnificent tone. It's the ultimate space for hosting candlelit dinner parties or welcoming family around a roaring festive table.

The Heart: The adjacent kitchen serves as a charming, rustic hub for morning coffee and casual baking, flowing effortlessly into the main living spaces.

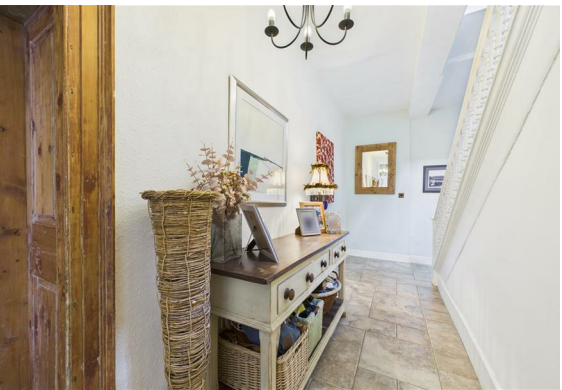
Evenings by the Fire: The ground floor offers a rare luxury: two distinct spaces to unwind. The main lounge is a bright, yet cosy sanctuary designed for gathering, while the separate snug offers a deeply intimate retreat. Imagine escaping here on winter evenings with a good book, the fire crackling, completely shut off from the rest of the world.

Daily Practicalities: Tucked discreetly away, a dedicated utility room and WC ensures that muddy boots and laundry stay entirely out of sight after a long countryside walk.

First & Second Floors: A Quirky, Multi-Level Sanctuary
The Family Floor: The first floor hosts three beautifully unique bedrooms and a spacious family bathroom. Because of the building's historic architecture, every room boasts its own individual personality and shape—making them enchanting spaces for children, guests, or creative studios.

The Master Suite Retreat: The entire second floor is dedicated to a spectacular master suite. Tucked away at the top of the house, this is your private sanctuary. Complete with its own dedicated dressing area and a private ensuite bathroom, it offers total peace, privacy, and an escape from the morning rush below.

Outside: Your Private Oasis & Countryside Freedom
The outdoor spaces are thoughtfully designed to balance easy maintenance with an active, outdoor lifestyle:
Alfresco Dining: Directly outside the home is a beautiful, paved seating area. It is the ultimate spot for summer barbecues, lazy Sunday morning breakfasts, or a glass of wine under the stars.
The Garden: Beyond the patio lies a manicured lawn framed by established bushes and greenery, offering a safe haven for children to play or for you to indulge a green thumb.
Country Living Perks: To the rear, a separate communal drying area keeps laundry out of your private garden oasis. For practical peace of mind, a large gravelled driveway provides expansive parking for several vehicles—perfect for when friends and family come to stay.





The Location & Connection

For the outdoor enthusiast, the location is unbeatable. Step outside your front door and you are surrounded by rolling countryside within walking distance and breathtaking walks along the River Trent—ideal for dog walking, morning runs, or peaceful weekend strolls.

While you enjoy the quiet prestige of Carlton-on-Trent, your daily needs are effortlessly met in neighboring Sutton-on-Trent, home to excellent local schooling, shops, and essential amenities. When the wider world calls, the A1 provides rapid access to Newark, where the high-speed rail link whisks you into London King's Cross in just 75 minutes—giving you the ultimate blend of rural tranquility and effortless commuter convenience

Dining Entrance Hall

11'4 x 14'3 (3.45m x 4.34m)

Lounge

15'6 x 16'0 (4.72m x 4.88m)

Snug

15'1 x 9'4 (4.60m x 2.84m)

Kitchen

13'6 x 6'10 (4.11m x 2.08m)

WC

3'7 x 9'3 (1.09m x 2.82m)

First Floor Landing

8'7 x 16'6 (2.62m x 5.03m)

Bedroom Two

15' x 11' (4.57m x 3.35m)

Bedroom Three

11'11 x 7'6 (3.63m x 2.29m)

Bedroom Four

10'7 x 8'1 (3.23m x 2.46m)

Bathroom

8'8 7'1 (2.64m 2.16m)

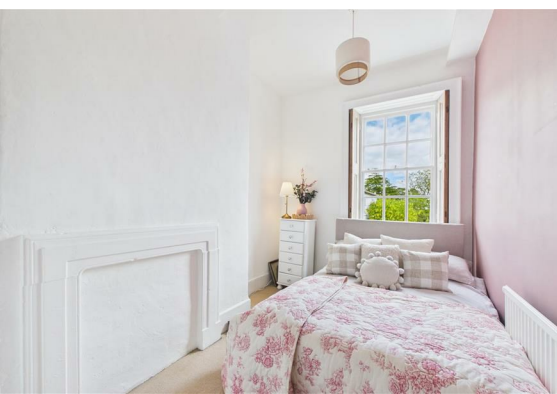
Second Floor

Master Bedroom

13'1 x 18'7 (3.99m x 5.66m)

En Suite

9'5 x 6'0 (2.87m x 1.83m)



Floor Plan



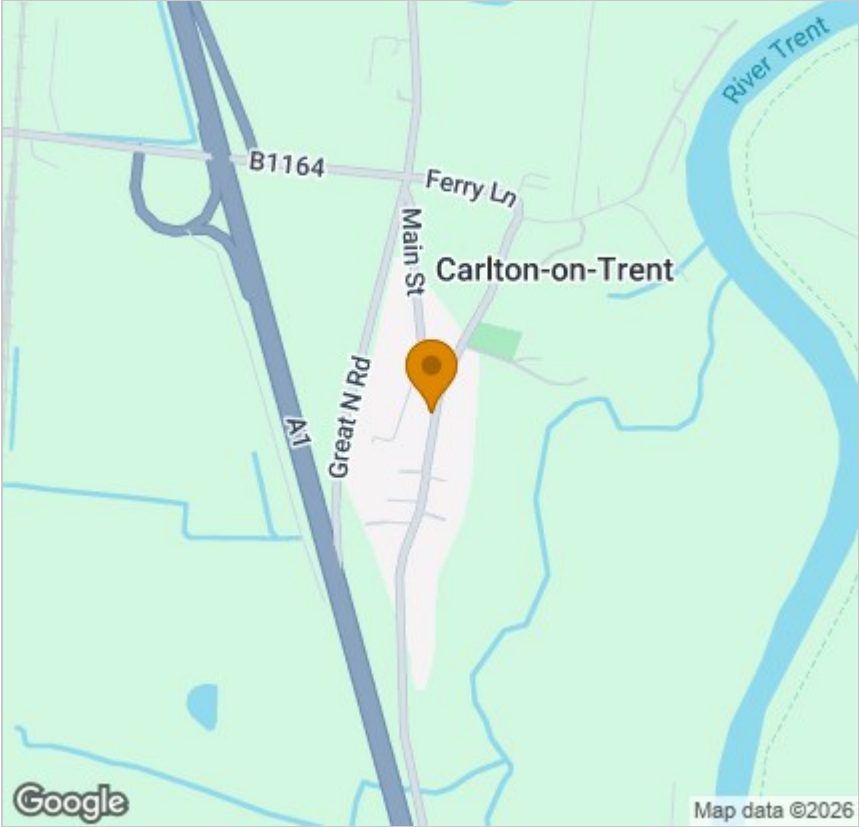
Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

