



OLD CHURCH FARM



A REFINED VILLAGE RESIDENCE

Occupying an elevated plot in the centre of the village, Old Church Farm is a home that immediately commands attention. Its original symmetrical red brick frontage sits proudly within the street scene, offering a wonderful sense of heritage, proportion and quiet grandeur.





A TIMELESS FIRST IMPRESSION

The entrance hall gives Old Church Farm a wonderfully authentic sense of arrival. A replica period front door, carefully designed to reflect the original, opens into a welcoming hallway where glazing above draws natural light into the space.

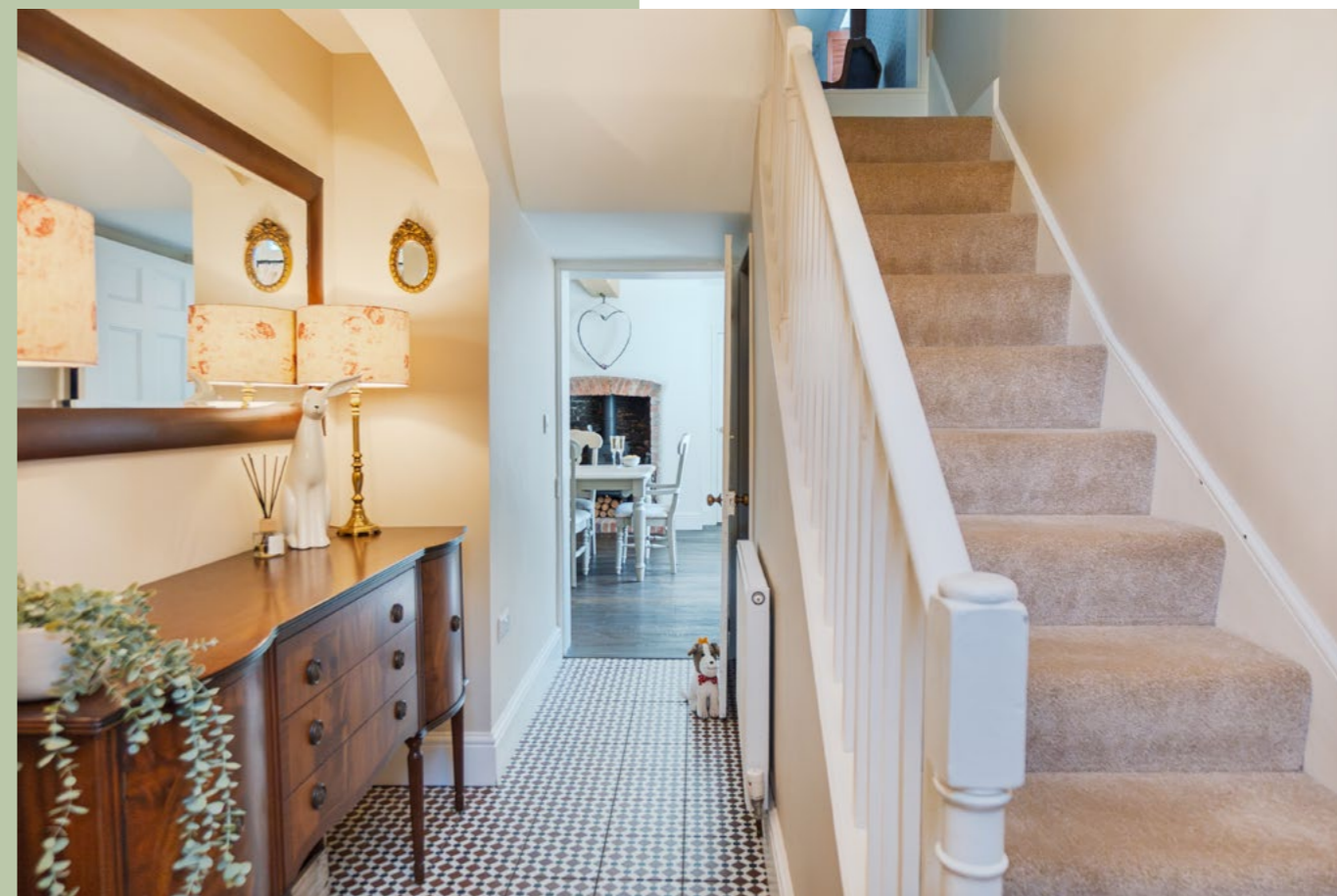
Period-style tiles have been added underfoot, bringing character and texture from the very first step inside. From here, the home begins to unfold beautifully, with the two front reception rooms opening from the hall and the later rear extensions drawing you deeper into the property.



GRACEFULLY SHAPED BY TIME

The earliest part of the home dates back to the late 1700s, with later extensions added in the mid-1900s and again in 2014. The result is a beautifully layered family residence, where period character, thoughtful evolution and modern comfort come together with real elegance.

Set within private wraparound gardens, this is a home that feels both established and deeply inviting. From its characterful reception rooms, and exceptional living kitchen, to its luxurious principal suite, charming attic bedrooms and landscaped outdoor spaces, Old Church Farm offers a lifestyle of warmth, refinement and village charm.



FIRESIDE ELEGANCE

To the left of the entrance hall, the main lounge is a beautifully refined reception room, rich in character and quietly luxurious in feel. High ceilings give the room a wonderful sense of proportion, while dual-aspect windows draw in natural light throughout the day. The original timber floor has been carefully brought back to life, adding warmth, depth and authenticity beneath the elegant Farrow & Ball finish.



At the heart of the room sits a reclaimed fireplace from Hardwick Hall, creating a striking focal point and adding a further layer of history and distinction. It is a room made for slower evenings, fireside conversations and relaxed family living, with every detail contributing to its timeless charm.





A QUIET STUDY WITH CHARACTER

Across the hall, the study continues the sense of period elegance found within the front of the home. Again, dual-aspect windows fill the room with natural light, while the high ceiling enhances the feeling of space and proportion. Beautifully preserved floorboards run underfoot, bringing texture and heritage to the space, complementing the reclaimed fireplace and log burner at the heart of the room.

Library shelving sits beautifully to either side, creating a room that feels both practical and atmospheric. Whether used as a study, reading room or cosy evening snug, it is a wonderfully characterful space with a calm, inviting feel.



A ROOM FOR EVERY OCCASION

Set within the part of the home extended in the 1930s, the dining room offers a wonderful sense of warmth, character and connection to the garden.

Wood flooring brings a natural richness underfoot, while the fireplace has been opened up to create a charming focal point within the room. Patio doors lead directly onto a raised terrace, allowing the space to flow beautifully outside. It is a room made for long lunches, family celebrations and summer evenings with the doors open, where the history of the home and the ease of modern living come together effortlessly.





WHERE THE HOUSE CONNECTS

To the rear of the home, the entrance hall offers a wonderfully practical everyday arrival, perfectly suited to village and country living. This part of the house provides access to the additional staircase, leading up to the bedrooms within the later extension, giving the home a lovely sense of flexibility and flow.

The entrance also opens directly into the utility room and WC, keeping the practical spaces beautifully tucked away from the main living areas. Karndean flooring has been chosen here for both style and durability, ideal after countryside walks, muddy boots or days spent in the garden. Beneath the stairs, a charming reading nook creates the perfect cosy corner, adding warmth and personality to this hard-working part of the home.





THE HEART OF THE HOME

Step down into the kitchen and the home opens into a beautifully crafted, light-filled living space designed for everyday life, relaxed entertaining and long, unhurried time together. Handmade by local joiner Tristan Goff, the kitchen has a wonderful bespoke quality, with solid oak cabinetry hand painted in Farrow & Ball, using Shaded White on the outer cabinets and Mouse's Back on the island.





A SPACE MADE TO GATHER

The island forms a natural centrepiece, complete with plug sockets, feature pendant lighting above, and space to gather around while cooking or hosting. Appliances include a NEFF fridge and freezer, dishwasher, electric Rangemaster with induction hob, drinks fridge and wine rack, all thoughtfully arranged for both function and flow.

A walk-in pantry leads through to the plant room, adding another layer of practicality to this beautifully considered space.



VENTURE BEYOND
THE KITCHEN

Beyond the kitchen, there is room for both dining and a relaxed snug area, creating a true family hub. A roof lantern floods the room with natural light, while two sets of East-facing French doors open onto the garden, making this a space that feels bright, generous and deeply connected to the outdoors.





A PRINCIPAL SUITE WITH A VIEW

Reached by the rear staircase within the extended portion of the home, the principal suite feels wonderfully private and beautifully connected to its setting.

On the first floor, the bedroom enjoys triple-aspect windows, drawing in light throughout the day and framing views across the surrounding countryside and woodland to the North, with the village church visible to the South. It gives the room a calm, elevated feel, creating a true retreat within the home.



CHARACTER MEETS COMFORT

A reclaimed feature fireplace adds character and charm, while the proportions allow for king-sized furniture alongside a dedicated dressing area. It is a bedroom that feels both elegant and deeply comfortable, with space to pause, unwind and enjoy the outlook.

The en-suite continues the sense of quiet luxury, with a freestanding claw-foot bath, walk-in shower, WC and wash basin. Textured tiling has been chosen to bring depth and interest to the room, creating a beautifully finished space that feels indulgent, timeless and perfectly in keeping with the character of the home.





A CHARMING GUEST BEDROOM

Continuing up to the top floor of the extension, bedroom five offers a beautifully peaceful and characterful space, perfectly suited as a generous guest bedroom. A dormer window frames views out across the surrounding countryside, while an East-facing window and a Velux window draws in additional light and captures a charming outlook towards the village church. Together, they give the room a lovely sense of height, brightness and connection to the setting. With space for a large double bed and freestanding furniture, this is a bedroom that feels both private and welcoming, ideal for guests, older children or anyone wanting a quiet retreat at the top of the home.





TIMELESS BY DESIGN

Moving back into the original section of the house and rising to the first floor, bedroom two offers the feel of an alternate principal suite, beautifully generous, full of character and wonderfully connected to the views.

Dual-aspect windows draw in natural light, while a charming window seat creates the perfect place to pause and take in the far-reaching countryside outlook and views over the garden. It is a room that feels calm and indulgent, with the proportions and privacy to work beautifully for guests, older children or as a second principal bedroom.





THE ART OF RELAXATION

The en-suite continues the sense of luxury, featuring a large walk-in shower and a freestanding claw-foot bath. Wood-effect herringbone floor tiles complement the crisp white metro wall tiles, creating a timeless, elegant finish that feels perfectly in keeping with the character of the home.





CALM AND CHARACTERFUL

Across the landing, this double bedroom continues the charm of the original section of the house.

Dual-aspect windows bring in plenty of natural light, while fitted wardrobes sit neatly to either side of the chimney breast, adding both symmetry and practical storage. It is a beautifully balanced room, full of character and well suited as a child's bedroom, guest room or elegant dressing room.



THE FAMILY BATHROOM

Up a few steps from the first-floor landing, the family bathroom sits between the original and extended sections of the home, creating a lovely sense of connection between the two parts of the house.

A claw-foot bath is perfectly positioned to enjoy views towards the village church, bringing a wonderful sense of calm and character to the space. A large walk-in shower adds everyday luxury, while a reclaimed feature fireplace introduces warmth and heritage. The wash basin is set within a reclaimed dresser, giving the room a beautifully individual feel, full of texture and charm. Plantation shutters complete the space, adding privacy, softness and a timeless finish.





CHARACTER BENEATH THE BEAMS

Climbing once more to the top floor of the original 1700s section, the character of Old Church Farm comes beautifully into focus. To the right, a charming double bedroom is rich with original beams and period detail. A window seat creates a lovely place to pause, while the room, currently dressed as a twin, could easily accommodate king-sized furniture. Its en-suite shower room adds a welcome layer of comfort, making this a wonderful guest bedroom or private retreat.

Across the landing, the sixth bedroom offers similar proportions, with low windows and original beams giving a gentle nod to the age and character of the home. Views towards the church and over the rear garden bring a calm, peaceful feel, creating another beautifully inviting double bedroom beneath the eaves.





GARDENS WITH CHARACTER AND FUTURE POTENTIAL

Outside, Old Church Farm continues to offer a wonderful blend of charm, practicality and possibility. At the top of the gravel driveway sits the garage, complete with power and lighting, with a water supply that could be easily reinstated if required. Alongside this, the existing outbuildings hold approved planning permission for restoration into a residential building, allowing the character of the original structure to be retained while creating exciting scope for future accommodation.





OUTDOOR LIVING FOR EVERY SEASON

The garden itself has been designed for family life and relaxed outdoor living. A summer house sits at the end of the garden, creating a quiet spot to retreat to, while the children's play set brings a lovely sense of fun and everyday enjoyment.

The extensive gardens continue the sense of privacy and village charm, wrapping around the home with mature hedging, established borders and lawned areas that feel wonderfully suited to family life.





SHAPED BY NATURE

A wildlife pond introduces a peaceful, natural focal point, encouraging birdsong and a lovely connection to the surrounding landscape. Two patio areas have been thoughtfully positioned to make the most of the sun throughout the day, creating natural spaces for morning coffee, long lunches and relaxed evening drinks.



There is space here for children to play, for summer afternoons in the garden and for quieter moments tucked among the planting. Set within a conservation area, the grounds are further enhanced by mature trees and an established setting, giving the garden a sense of permanence, privacy and calm that feels perfectly in keeping with the character of Old Church Farm. It is an outside space that feels established, versatile and full of potential, perfectly suited to both family living now and future possibilities.

OUT AND ABOUT

Eakring is one of those villages that feels quietly special, sought after not only for its setting, but for its rich history, strong community and deep sense of identity.

Proud of its past and full of village character, Eakring has long been a place with stories to tell. Old Church Farm itself forms part of that story, having once been home to Helen Cresswell, the much-loved children's writer, adding another wonderful layer of literary heritage to the house.

Life here feels beautifully connected to the countryside. From the doorstep, miles of public footpaths and cycling routes unfold through the surrounding landscape, allowing you to walk, ride and explore without needing to meet the main roads.



The village also has a warm community spirit, with regular events held at the village hall, including craft fairs and the much-loved scarecrow festival. For everyday amenities, Southwell is within around 10 minutes, while Newark sits slightly further afield with a wider choice of shops, restaurants, schools and services. For commuters, Newark Northgate provides direct rail links to London King's Cross in approximately 1 hour 20 minutes, while the A1 and A46 keep the village well connected by road.

Old Church Farm is a home with history, heart and a wonderful sense of place. Beautifully evolved, rich in character and perfectly positioned within one of Nottinghamshire's most sought-after villages, it offers an exceptional lifestyle for those seeking space, charm and countryside connection.

FLOOR PLAN

Approximate Gross Internal Area = 374.0 sq m / 4023 sq ft. Outbuildings = 77.0 sq m / 829 sq ft. Garage = 32.0 sq m / 342 sq ft. Total = 483 sq m / 5194 sq ft. Illustration for identification purposes only. Measurements are approximate. Not to scale.



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