



Farthings The Holme, Southwell, NG25 0NF

£1,100,000

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**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Exceptional Detached Family Home
- Stunning Open-Plan Living Space
- Two Additional Reception Rooms
- Two En-suites Plus Luxury Family Bathroom
- South Facing Rear Garden
- Highly Sought-After Location
- Contemporary Fitted Kitchen
- Five Generous Double Bedrooms
- Beautifully Landscaped 0.52 Acre Plot
- Driveway and Versatile Garage/Home Gym

A rare and unique opportunity to acquire this exceptional detached residence, occupying a highly sought-after position on The Holme, just off Westhorpe. Offering deceptively spacious and versatile accommodation extending to approximately 3300 sq ft, this beautifully appointed contemporary home is perfectly suited to modern family living.

The standout feature of the property is undoubtedly the stunning open-plan living space across the rear. Designed with both relaxation and entertaining in mind, this impressive area benefits from two sets of bi-fold doors opening onto the rear garden, flooding the space with natural light. The dining area flows seamlessly into the stylish kitchen, which is fitted with a modern range of contemporary units and quality finishes, and is further complemented by a practical and well-equipped utility room.

In addition to the main living space, there are two further reception rooms, currently utilised as a cosy family room/snug and a dedicated home office - an increasingly essential feature for modern lifestyles. A convenient ground floor WC completes the downstairs accommodation. The attached garage is presently configured as a home gym, whilst retaining the original front doors, allowing for easy reinstatement as a garage if desired.

To the first floor, the property offers five generously proportioned double bedrooms. Two bedrooms benefit from their own en-suite shower rooms, while the remaining bedrooms are served by a superb family bathroom featuring a large walk-in shower enclosure and an elegant freestanding roll-top bath.

The plot and position are particular highlights of this home. Situated on the outskirts of the town in a tranquil and idyllic setting, the property sits within approximately 0.52 acres. To the front, there is ample block-paved driveway parking. The beautifully landscaped rear gardens enjoy a desirable southerly aspect and include an extensive sweeping lawn, decked and paved seating areas ideal for outdoor entertaining, mature trees, and well-established boundaries that provide both privacy and character.

Viewing is highly recommended to fully appreciate the impressive scale of accommodation and the exceptional setting this outstanding home has to offer.

ACCOMMODATION

A solid oak entrance door with double glazed side windows leads into the entrance hall.

ENTRANCE HALL

A spacious and welcoming entrance hall with tiled flooring, a staircase rising to the first floor, spotlights to the ceiling, a double glazed window to the front aspect, contemporary style central heating radiator and doors to rooms plus rounding into an inner hallway.

INNER HALLWAY

With a continuation of the tiled flooring plus a central heating radiator, spotlights to the ceiling and a range of wall-to-wall and floor-to-ceiling cupboards with hanging rails and shelving.

OPEN PLAN LIVING DINING KITCHEN SPACE

A superb and generously proportioned open-plan living space, thoughtfully arranged into clearly defined zones and finished with high-quality flooring, incorporating areas of underfloor heating. The room is enhanced by ceiling spotlights, a selection of radiators, and an inset log-effect Cazoo gas fire with a slate tiled back panel and striking slate feature wall. Double glazed windows to the side elevation allow for additional natural light, while two sets of large oak bi-fold doors open seamlessly onto the rear garden, creating an excellent indoor-outdoor flow ideal for both relaxing and entertaining.

The kitchen area is positioned to one side of the space and is separated by an impressive breakfast bar, perfect for casual dining and socialising. The kitchen is fitted with an attractive range of two-tone units, predominantly in a cream high-gloss, handleless finish, complemented by stylish worktops and glass splashbacks. There are two undermounted Franke sinks with a mixer tap and integrated drainer grooves. Built-in appliances include a Hotpoint dishwasher, together with a recess for a range-style cooker with Rangemaster extractor hood above, and space for an American-style fridge freezer. The kitchen area also benefits from ceiling spotlights, a double glazed window, and a glazed door overlooking and providing access to the rear garden.

HOME OFFICE

A versatile reception room with a central heating radiator, double glazed windows to the side and front elevations, spotlights to the ceiling, fitted bookcase shelving and a fitted desk with spotlights above. There is a built-in floor-to-ceiling cupboard with shelving plus a further cupboard housing the consumer units and the electricity meter.

FAMILY ROOM

Another versatile reception room, this one having tiled flooring, spotlights to the ceiling, a central heating radiator and a double glazed window to the front aspect.

GROUND FLOOR W/C

A superbly appointed ground floor w/c with tiled flooring, a central heating radiator, extractor fan and spotlights to the ceiling. Fitted with a cloakroom suite by Burlington in a traditional style with a wash basin, having hot and cold taps and a high level w/c with a cistern on mounted brackets.

UTILITY ROOM

Having a central heating radiator, spotlights to the ceiling, extractor fan and tiled flooring with underfloor heating. Fitted with a range of high gloss handleless base and wall cabinets with rolled edge worktops and glass splashbacks plus an inset stainless steel Franke sink with mixer tap.

GYM/ FORMER GARAGE

Having tiled flooring, a central heating radiator, a double glazed oak door to the rear aspect and a fitted cupboard with shelving for storage and a large double boiler cupboard housing the Keston central heating boiler and two pumps, one for the underfloor heating and one for the hot water.

FIRST FLOOR LANDING

With two central heating radiators, a double glazed window to the front aspect, spotlights to the ceiling, an airing cupboard with shelving and having an access hatch to the roof space with pull-down timber loft ladder. The loft is boarded and has light providing excellent storage.

BEDROOM ONE

A good sized double bedroom with a central heating radiator, spotlights to the ceiling, two built-in double wardrobes and a double glazed window overlooking the rear garden.

EN-SUITE SHOWER ROOM

A superbly fitted four piece shower room including a dual flush toilet and a shower enclosure with glazed sliding screen and mains fed shower with in-wall rainfall head and additional sprayhose. There is a floating double vanity unit with two wash basins on top and cupboards below plus tiled flooring, tiling to the walls, fixed bathroom mirror, spotlights to the ceiling, extractor fan, electric shaver point, chrome towel radiator and a double glazed obscured window to the side aspect.

BEDROOM TWO

A double bedroom with a central heating radiator, a double glazed window to the front aspect, spotlights to the ceiling, access to the eaves for storage and having a hanging rail.

EN-SUITE SHOWER ROOM

A modern shower room including a half pedestal wash basin with mixer tap and a dual flush toilet. There is a shower enclosure with glazed folding screen and mains fed shower. Tiling for splashbacks, slate effect tiled flooring, chrome towel radiator, spotlights to the ceiling, extractor fan and a double glazed obscured window to the side aspect.

BEDROOM THREE

A double bedroom with a central heating radiator and double glazed windows to both the front and side aspects.

BEDROOM FOUR

This fourth double bedroom has a central heating radiator, spotlights to the ceiling and a double glazed window to the rear aspect.

BEDROOM FIVE

A double bedroom with a central heating radiator, spotlights to the ceiling and a double glazed window to the front aspect.

FAMILY BATHROOM

A beautifully designed and stylishly appointed family bathroom featuring a spacious walk-in shower with striking patterned floor tiling, a fixed glazed screen, and a sleek in-wall rainfall shower complemented by an additional handheld spray.

The room also boasts a freestanding bath with in-wall mixer tap, a traditional-style dual flush WC, and a double countertop wash basin set above useful storage cupboards.

Fully tiled throughout, including a tiled floor, the space is further enhanced by a chrome towel radiator, ceiling spotlights, shelving, a central heating radiator, and two double-glazed windows - an obscured window to the side aspect and an additional window to the rear - allowing for both privacy and natural light.

DRIVEWAY PARKING

To the front, there is ample block-paved driveway parking.

GARDENS

The plot and position are particular highlights of this home. Situated on the outskirts of the town in a tranquil and idyllic setting, the property sits within approximately 0.52 acres. The beautifully landscaped rear gardens enjoy a desirable southerly aspect and include an extensive sweeping lawn, decked and paved seating areas ideal for outdoor entertaining, mature trees, and well-established boundaries that provide both privacy and character.

COUNCIL TAX

The property is registered as council tax band G.

VIEWINGS

By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION

The initial part of The Holme is publicly maintained. The section of the road fronted by The Farthings is not publicly maintained.

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: <https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>



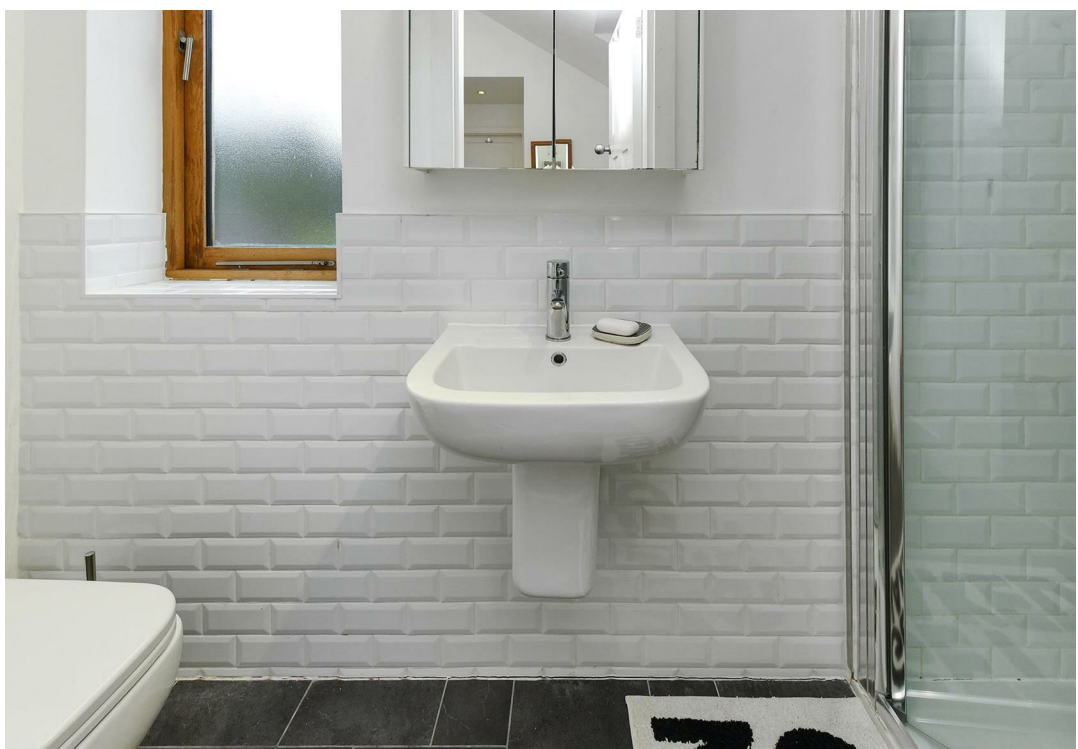


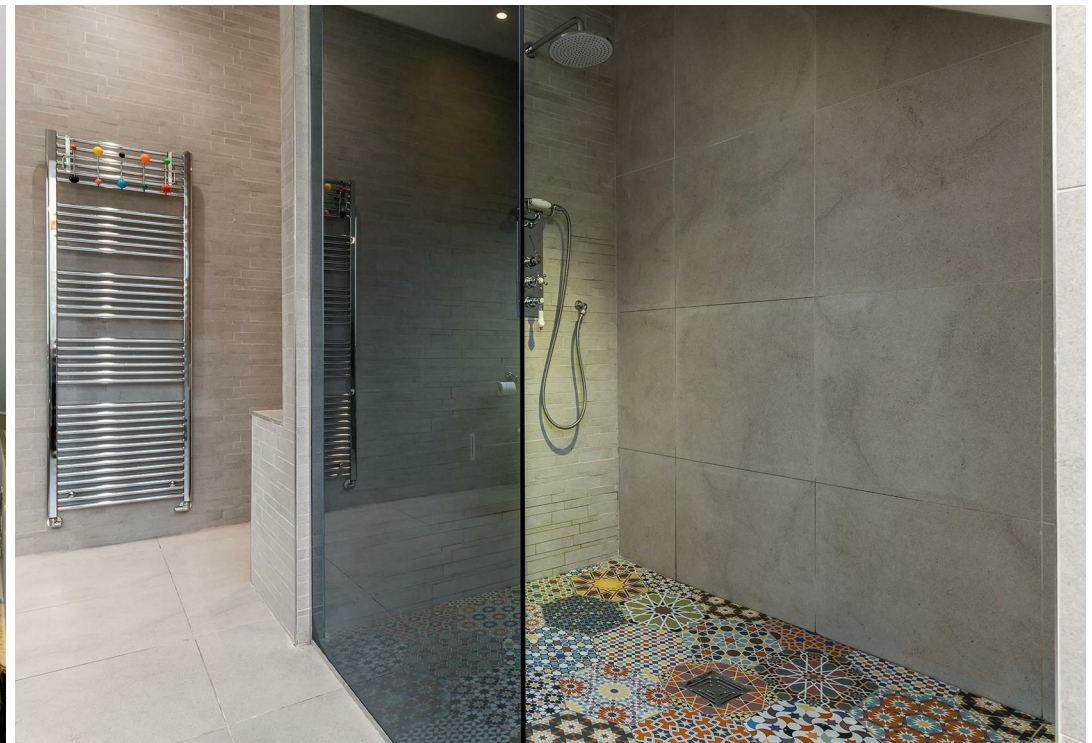
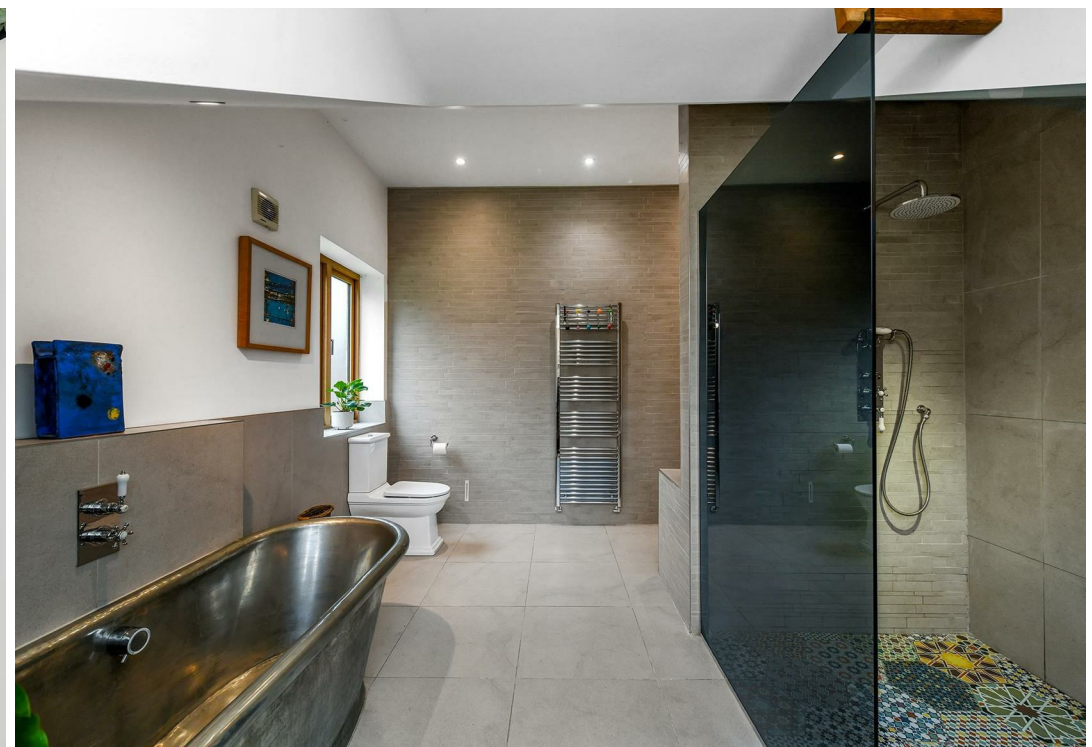












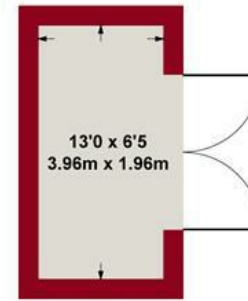




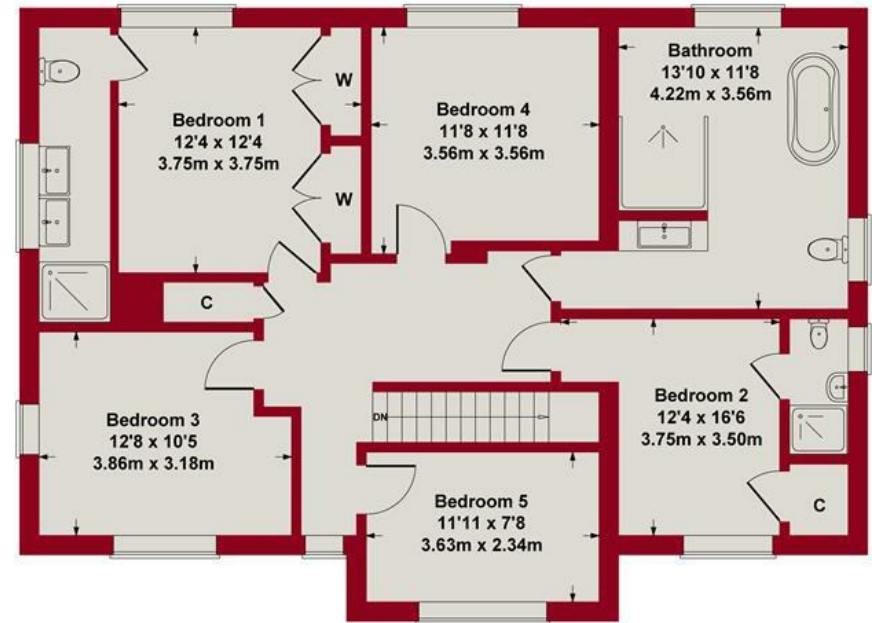
**Approximate Gross Internal Area
3360 sq ft - 312 sq m**



GROUND FLOOR



OUTBUILDING



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	80
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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