



‘Newlands’ Halloughton NG25 0QP £695,000 Freehold

A beautiful country home in a desirable historic village.



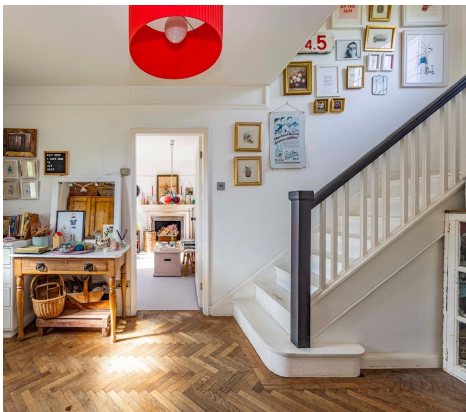
A rare and particularly appealing opportunity to acquire a detached country home in the picturesque and historic village of Halloughton, enjoying an idyllic rural setting just outside the Minster town of Southwell. Set within grounds of approximately 0.4 acres, 'Newlands' is a substantial post-war detached house that has clearly been a much-loved family home for many years. The property now offers the next owner the chance to update and personalise the accommodation, whilst retaining the character, proportions and setting that make it such an interesting proposition. The main house provides generous and versatile accommodation extending to around with two principal reception rooms, kitchen,

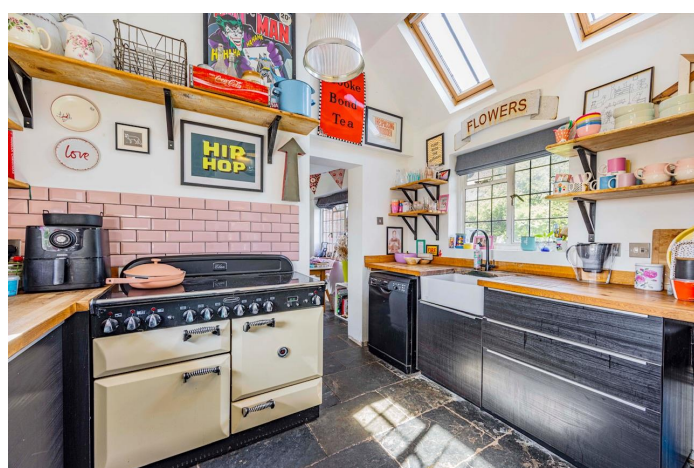
cloakroom/WC, three bedrooms, en suite shower room to the principal bedroom, family bathroom plus one additional occasional bedroom in the garage/annex. There is a real sense of individuality throughout, with attractive original features, excellent natural light and views over the surrounding gardens and paddock-style grounds. A particularly valuable addition is the recently constructed detached garage and annexe building. In addition to garaging, the ground floor provides a large work/play room with kitchenette facilities, together with a shower room and WC, whilst the first floor offers an impressive additional bedroom (see above). This could suit a wide variety of uses, including home working, guest accommodation, hobbies or multi-generational living, subject of course to any necessary consents. Outside, the property enjoys a wonderfully established and private setting, with extensive gardens, mature trees, fenced paddock areas and a stable/outbuilding. The combination of space, greenery and rural outlook gives the property a genuine feeling of being tucked away in the countryside, despite Southwell being only a short distance away.

What makes 'Newlands' particularly special, however, is the location. Halloughton is one of those small rural villages where opportunities to buy rarely arise, and properties of this nature can remain in the same ownership for decades.

For anyone looking to put down roots in a peaceful, historic village close to Southwell, this is very much like a once-in-a-generation opportunity.





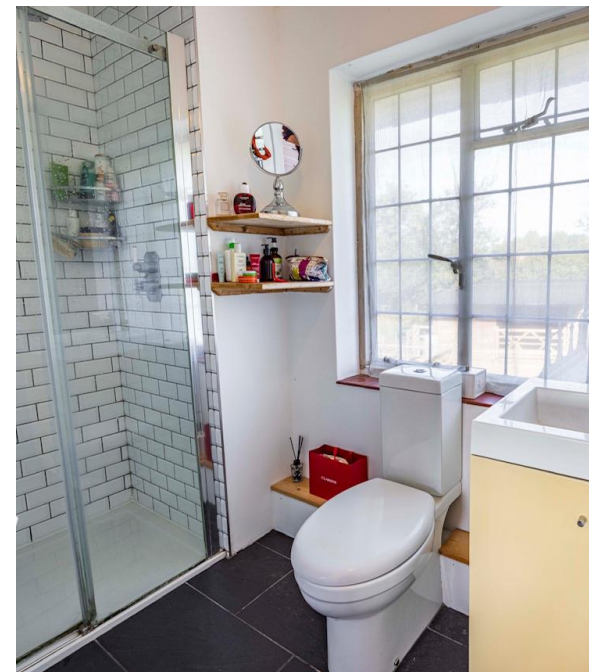
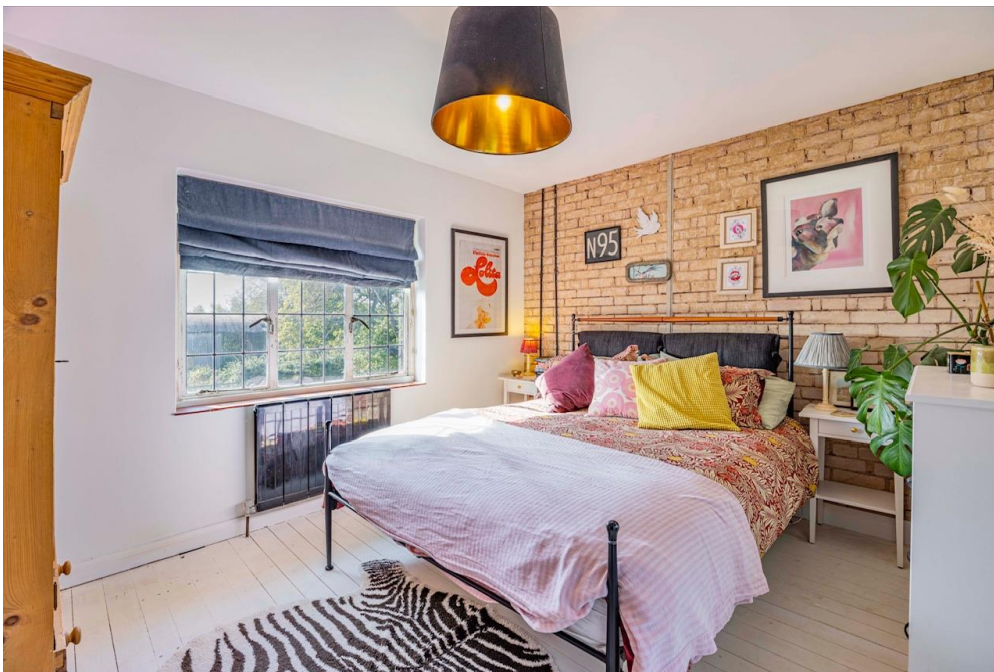


An individual kitchen, combining contemporary cabinetry with warm timber worktops, open shelving and a traditional range-style cooker. The room is flooded with natural light from the rooflight and window, while the original-style stone floor and eclectic detailing give it a relaxed, welcoming feel with plenty of personality.

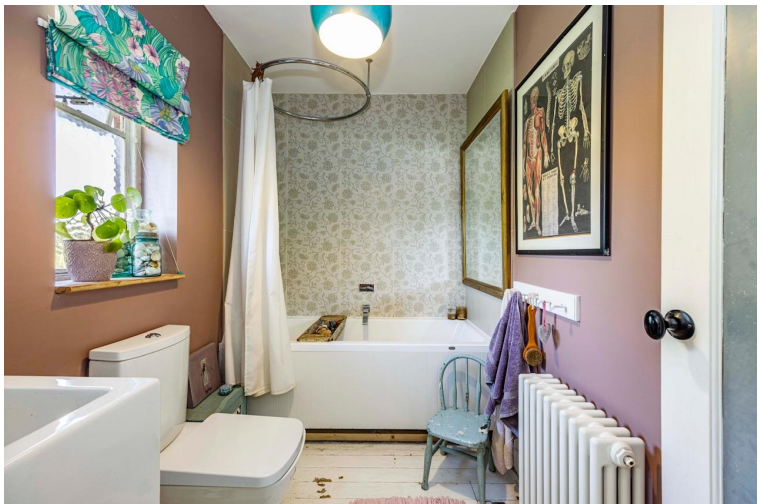
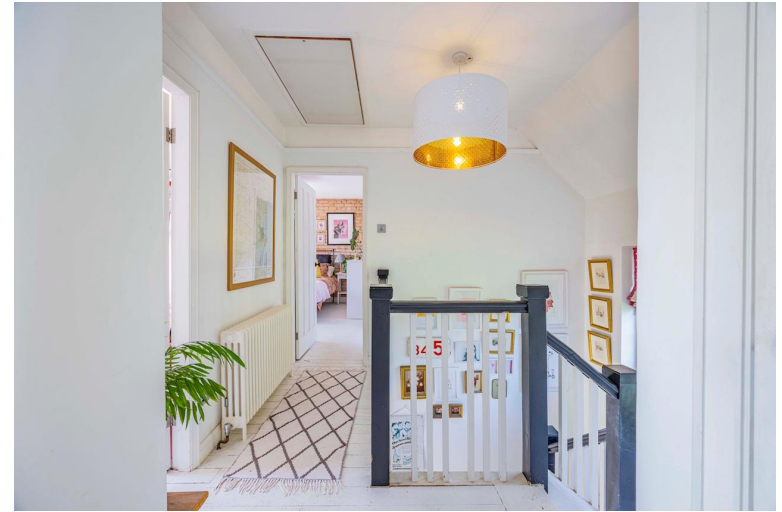




A particularly inviting family/dining room with plenty of space for both everyday living and entertaining. The room has real character, with a feature fireplace, large multi-pane windows and the continuation of the attractive stone flooring. Its generous proportions allow for distinct sitting and dining areas while still feeling relaxed, sociable and connected.



A bright and characterful principal bedroom with exposed brickwork forming a striking feature wall, painted floorboards and a large multi-pane window providing plenty of natural light. The room has a relaxed, individual feel and is complemented by its own en suite shower room, fitted with a glazed shower enclosure, WC and wash basin.



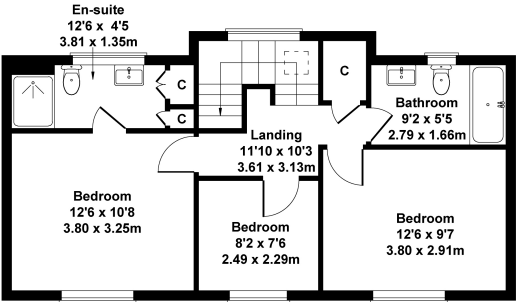
A further two bedrooms provide comfortable and versatile accommodation, both enjoying good natural light and attractive painted floorboards. The family bathroom is fitted with a modern white suite including a panelled bath with shower over, WC and wash basin.



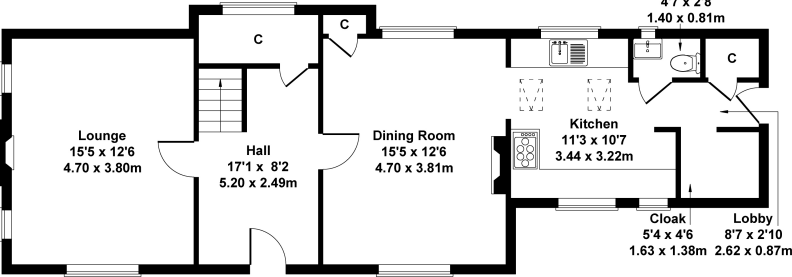


Newlands, Halloughton, Southwell, NG25 0QP

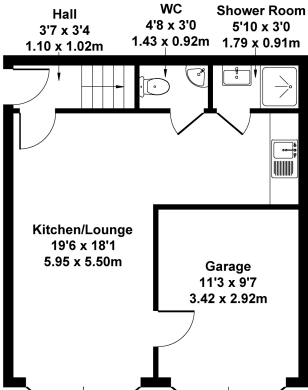
Approximate Gross Internal Area
2164 sq ft - 201 sq m



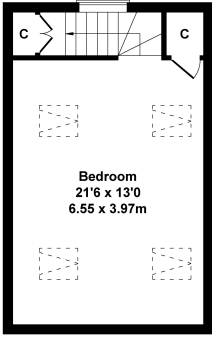
FIRST FLOOR



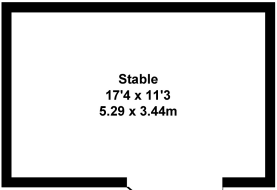
GROUND FLOOR



ANNEXE GROUND FLOOR



ANNEXE FIRST FLOOR



OUTBUILDING

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Viewing strictly by appointment through
Jonathan Fitzpatrick Village & Country Homes.
Tel **01623 392676** or email - mail@jfea.co.uk .

Tenure: Freehold
Council Tax Band: E
Heating: Oil fired boiler
Cesspit waste
Conservation Area - Yes
Flood Risk - Very Low

Energy performance certificate (EPC)

Newlands Halloughton SOUTHWELL NG25 0QP	Energy rating	Valid until:	28 July 2035
	E	Certificate number:	0535-8123-0500-0801-3226

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

64 Main Street Farnsfield NG22 8EF
01623 392676
www.jfea.co.uk

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Jonathan Fitzpatrick
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