



‘Cottage Farm ’ Greaves Lane Edingley NG22 8BL

Offers over £799,000 Freehold



Set in approximately 9.8 acres of magnificent grounds, Cottage Farm presents a rare opportunity to acquire a sizeable 4 bedroom, 3 reception room detached home with enormous potential in the heart of the countryside - and enjoying arguably some of the best views in the local area. Originally built in the 1970s, this spacious three double bedroom property with double garage, sits well back from the lane and enjoys a wonderfully private setting, surrounded large gardens, fields, paddocks, and mature trees. The house itself requires some updating and offers ample scope for enlargement or complete transformation, subject to the necessary planning consents. For buyers seeking a project or the chance to design and build their dream home in a spectacular setting, this is a truly exciting prospect. The land includes a number of substantial outbuildings, suitable as garage, machinery storage etc.

Whether you're looking for a lifestyle change, a smallholding, or a private retreat with room to grow, Cottage Farm offers outstanding potential in a highly desirable and peaceful rural location - yet close to shops, pubs and restaurants at Farnsfield and Southwell. *Please note - interested parties must be able to proceed to a legal exchange of contracts within twelve weeks from agreement of sale.*







The property is offered for sale in generally good decorative order although does require some modernisation and improvement. Accommodation is approximately 1800 sq feet and includes 4 double bedrooms, family bathroom, spacious hallway, downstairs cloakroom, lounge, dining room and study, kitchen and utility room plus integral double garage.



The gardens are beautifully landscaped and naturally screened on all sides making them both safe and private. A wonderful and idyllic setting for a growing family - with potential(subject to planning) for a swimming pool, tennis court and a variety of leisure activities.



A useful block of garages and open-fronted stores, ideal for machinery, equipment, or potential conversion to stabling or workshops (subject to planning). Constructed in a mix of timber and blockwork, the units are positioned along the main driveway and surrounded by established planting, offering both practicality and character within the wider 9.87-acre setting. Perfect for buyers seeking versatile outbuildings to support rural living or hobby use.



A substantial block-built outbuilding offering excellent potential for a variety of uses, including storage, workshops, stabling, or possible conversion (subject to planning). Positioned close to the main house and accessed via a wide gravel drive, the structure benefits from a generous footprint and sits within the property's expansive 9.87-acre grounds.

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Tenure - Freehold

Heating - Oil

Drainage - Septic tank

Southwell approx. 2.5 miles

Newark approx. 11.5 miles

Catchment area for Minster School,
Southwell

Council tax band F

**Viewing strictly by appointment
through JF Village & Country Homes**

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Energy performance certificate (EPC)

Cottage Farm
Greaves Lane
Edingley
NEWARK
NG22 8BL

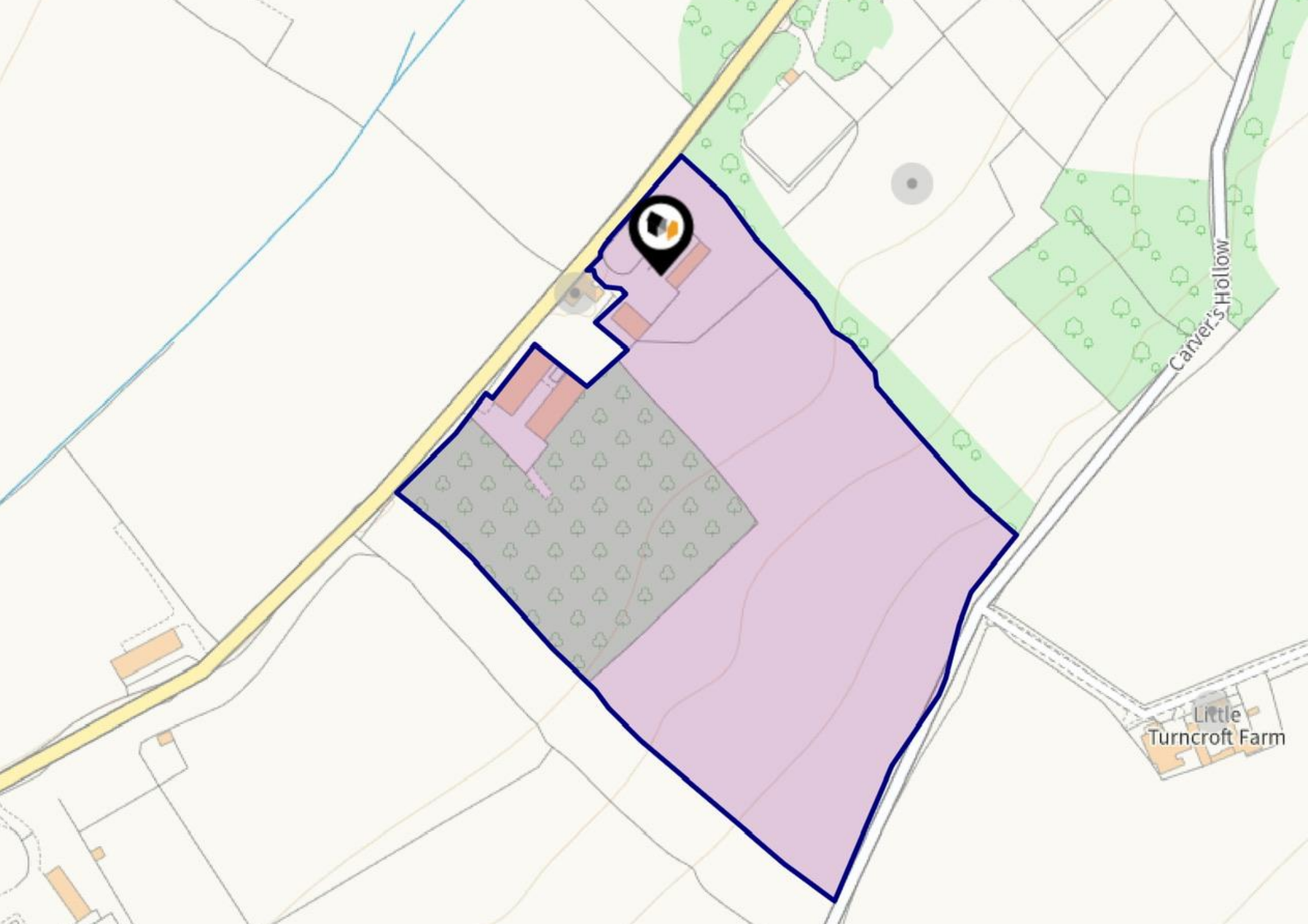
Energy rating

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Valid until: 19 June 2035

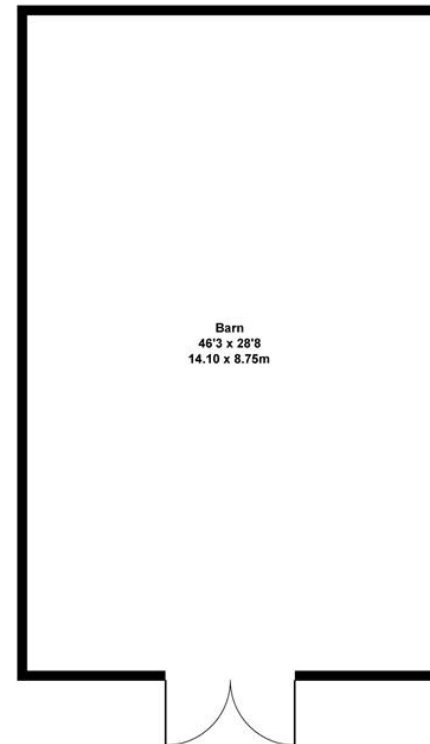
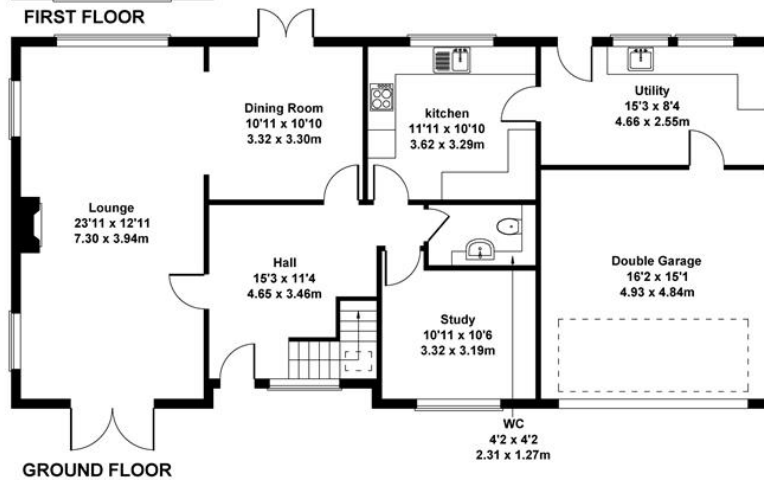
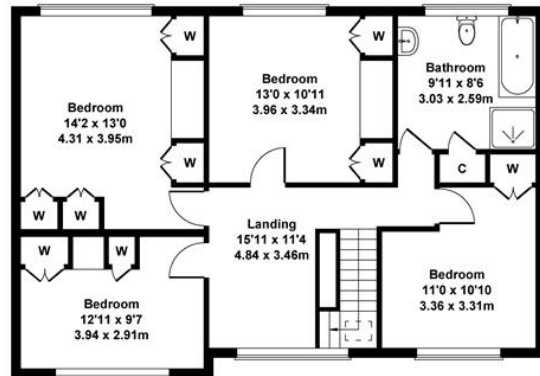
Certificate number: 0340-2778-1560-2895-5151





Cottage Farm, Greaves Lane, Edingley, NG22 8BL

Approximate Gross Internal Area
4790 sq ft - 445 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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