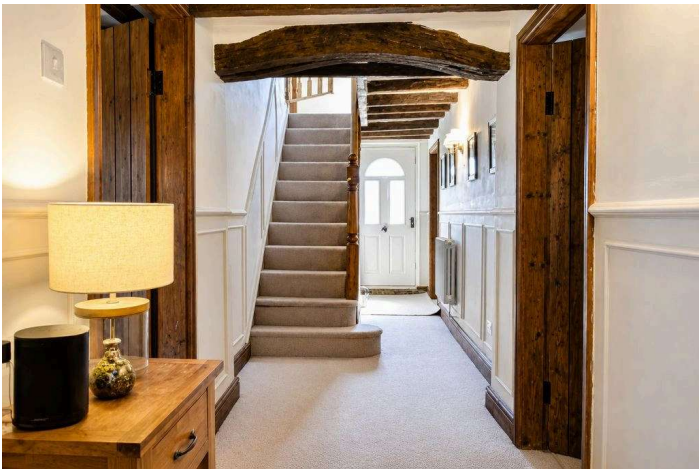


Old Whitemoor Farmhouse, Collingham

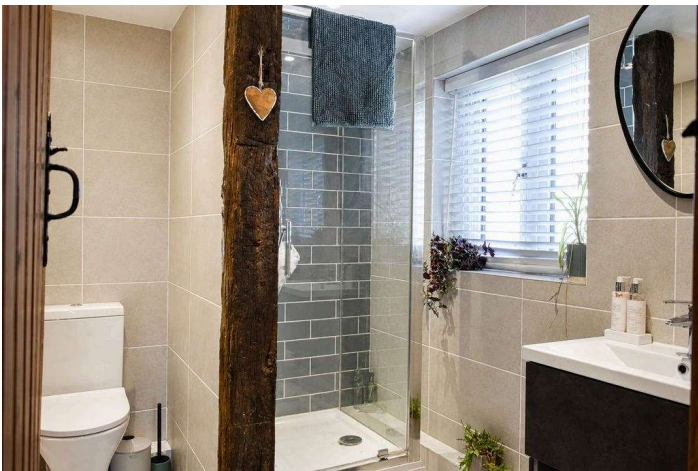


GUIDE PRICE £650,000 to £675,000. A truly magnificent family home with the original parts believed to date back to the late 18th Century. This beautiful home retains a wealth of character, together with spacious and flexible accommodation including three/four reception rooms, three/four bedrooms, dining kitchen, conservatory, shower room, bathroom and en-suite. There is ample off road parking, an EV charging point, large gardens, a triple carport and an outbuilding. The property has oil fired heating and is predominantly triple glazed.

Guide Price £650,000 to £675,000









Situation and Amenities

Collingham is a highly sought after village around 6 miles north of Newark with great transport links including easy access to the A46 and A1, its own train station which offers services to Nottingham, Lincoln and Newark, the latter has an East Coast mainline station linking it to London Kings Cross with journey times a little over an hour. Amenities in Collingham include a good sized Co-op, family butchers, Post Office, takeaways, dining/socialising establishments, two public houses and a variety of sports and leisure clubs. There is also a well respected primary school and a medical centre incorporating a doctor's surgery, dentist and pharmacy.

Accommodation

Entering via the porch on the north east elevation, this leads to one of two principle front doors. Front door one leads into:

Breakfast Kitchen 15' 4" x 13' 7" (4.67m x 4.14m)

Upon entering this stunning room one is immediately greeted by the character and charm of the entire building. The room has dual aspect windows to the side and rear elevations, and doors providing access out to the utility room, the dining room and the rear yard. The kitchen is fitted with a range of bespoke units complemented with granite work surfaces. There is a twin ceramic sink and an integrated dishwasher. The gas (LPG) fired range cooker is also included within the sale. The breakfast kitchen is of sufficient size to comfortably accommodate a dining table, and has a heavily beamed ceiling, recessed ceiling spotlights, wall light points, a radiator and a quarry tiled floor. Situated in a storage cupboard and accessed from the breakfast kitchen is the oil fired central heating boiler.

Utility Room

The utility room has dual aspect windows to the front and side elevations and is fitted with a base unit with roll top work surface and storage beneath. The room has space and plumbing for a washing machine, space for a vertical fridge/freezer, a ceramic tiled floor and a ceiling light point.

Dining Room 13' 10" x 12' 5" (4.21m x 3.78m)

This excellent sized and well proportioned reception room has doors leading into the inner hallway and lounge. French doors lead through to the conservatory. Once again the dining room is full of character and charm with a heavily beamed ceiling, and a partially exposed brick wall with timber panelling beneath. The focal point of the room is the ornamental fireplace (non working), and there is also a radiator and wall light points.

Conservatory 15' 8" x 11' 9" (4.77m x 3.58m) (at widest points)

This fabulous conservatory is of dwarf brick wall construction with a upvc frame and enjoys views across the yard. There are a set of French doors and also a single glazed door. The conservatory has wall light points and a ceramic tiled floor with electric underfloor heating.

Lounge 13' 9" x 13' 9" (4.19m x 4.19m)

This wonderful sized and well proportioned reception room has a window to the side elevation looking across the principle garden, a heavily beamed ceiling, wall light points and a radiator. The focal point of the lounge is the feature fireplace with log burning stove inset and sat on a stone hearth. A door leads through to the inner hallway.

Inner Hallway

The inner hallway, which may well have been the main entrance at one time, has the staircase rising to the first floor beneath which is sited a useful storage cupboard. Accessed from this hallway are the lounge, the dining room, sitting room, playroom/bedroom four, and the ground floor shower room. The inner hallway has part timber panelling to the walls, wall light points, a beamed ceiling and a radiator.

Sitting Room 14' 1" x 11' 7" (4.29m x 3.53m)

A delightful additional reception room with a window to the side elevation overlooking the principle garden. The focal point of the sitting room is the feature brick fireplace with log burning stove inset. The room has a beamed ceiling, wooden flooring, wall light points and a radiator.

Play Room/Study/Bedroom Four 11' 7" x 7' 7" (3.53m x 2.31m)

This versatile room has a window to the side elevation, and is currently utilised as a play room but would serve equally well as a home office/study, or indeed as a ground floor bedroom as it is adjacent to the shower room. The room has a beamed ceiling, bespoke fitted storage cupboards and shelving, wooden flooring, wall light points and a radiator.

Ground Floor Shower Room 8' 0" x 6' 6" (2.44m x 1.98m)

The well appointed shower room has an opaque window to the front and is fitted with a walk-in shower cubicle with mains rainwater head shower and hand held attachment, vanity unit with wash hand basin inset and storage beneath, and a WC. The room has ceramic tiling to the walls, recessed ceiling spotlights and a heated towel rail.

First Floor Landing

As mentioned, the staircase rises from the inner hallway to the first floor landing which has dual aspect windows to the front and side elevations, the window to the front enjoys views across open countryside, and the window to the side looks over the garden. The landing provides access to three double bedrooms and the family bathroom, and has a beamed ceiling, recessed ceiling spotlights, wall light points and two radiators. Access to the loft space is obtained from here.

Bedroom One 14' 0" x 13' 9" (4.26m x 4.19m)

A very impressive double bedroom with a window overlooking the garden and a high vaulted ceiling with exposed roof trusses. The room has an ornamental fireplace (non working), a ceiling light point and a radiator. A door leads into the en-suite shower room.

En-suite Shower Room

The en-suite has an opaque window to the rear and is fitted with a walk-in shower cubicle with electric shower, vanity unit with wash hand basin inset and storage beneath, and WC. The room is complemented with metro tiling to the walls and recessed ceiling spotlights. In addition there is an extractor fan and a heated towel rail.

Bedroom Two 15' 5" x 11' 7" (4.70m x 3.53m) (excluding wardrobes)

A further superb sized double bedroom having dual aspect windows to the front and side elevations providing views across open countryside. This bedroom has a wonderful array of fitted wardrobes, cornice to the ceiling, wall light points and two radiators. Additional access to the loft space is obtained from here.

Bedroom Three 13' 9" x 11' 5" (4.19m x 3.48m)

A further large double bedroom with a window overlooking the garden. Similar to the master, this bedroom has a high vaulted ceiling with exposed roof trusses. There is also an ornamental fireplace (non working), a ceiling light point and a radiator.

Family Bathroom 10' 10" x 8' 1" (3.30m x 2.46m)

The bathroom has an opaque window and is fitted with a contemporary white suite comprising bath, vanity unit with wash hand basin inset and storage beneath, and a WC. There is an over-sized shower cubicle with mains rainwater head shower, together with a hand held attachment. The bathroom is complemented with a ceramic tiled floor and contemporary tiling to the walls. In addition there are recessed ceiling spotlights and a heated towel rail. The airing cupboard is located within the bathroom.

Outside

Old Whitemoor Farmhouse stands on an excellent sized corner plot and to the front are two distinctive driveway accesses providing ample off road parking. Also to the front is a small garden laid principally to lawn and the entrance porch leading to the breakfast kitchen.

Rear Garden

To the rear is a small patio area which provides an ideal outdoor seating and entertaining space, this in turn leads to 'the yard'. This large gravelled yard at present provides further ample off road parking, it also provides a wonderful opportunity to extend the garden. Situated within the yard is a large brick outbuilding. Adjacent to the outbuilding is the triple carport.

Outbuilding 34' 10" x 13' 11" (10.61m x 4.24m)

This very large outbuilding has a door and window to the front elevation, and is equipped with both power and lighting. The outbuilding is currently utilised for storage. (Agent's note: subject to the appropriate consents, this could be converted to a wide variety of uses).

Triple Carport 33' 10" x 17' 7" (10.30m x 5.36m) (at widest points)

This is also currently utilised for storage.

Principle Garden

The principle garden is to the south east of the property and is fully enclosed, laid primarily to lawn and edged with borders containing a wide variety of mature shrubs, plants and trees.

Drainage

Drainage is to a sewerage treatment plant, a Klargester Bio Tec 1 IPS (P6) system.

Council Tax

The property is in Band C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

Vacant possession will be given upon completion. The tenure of the property is Freehold.

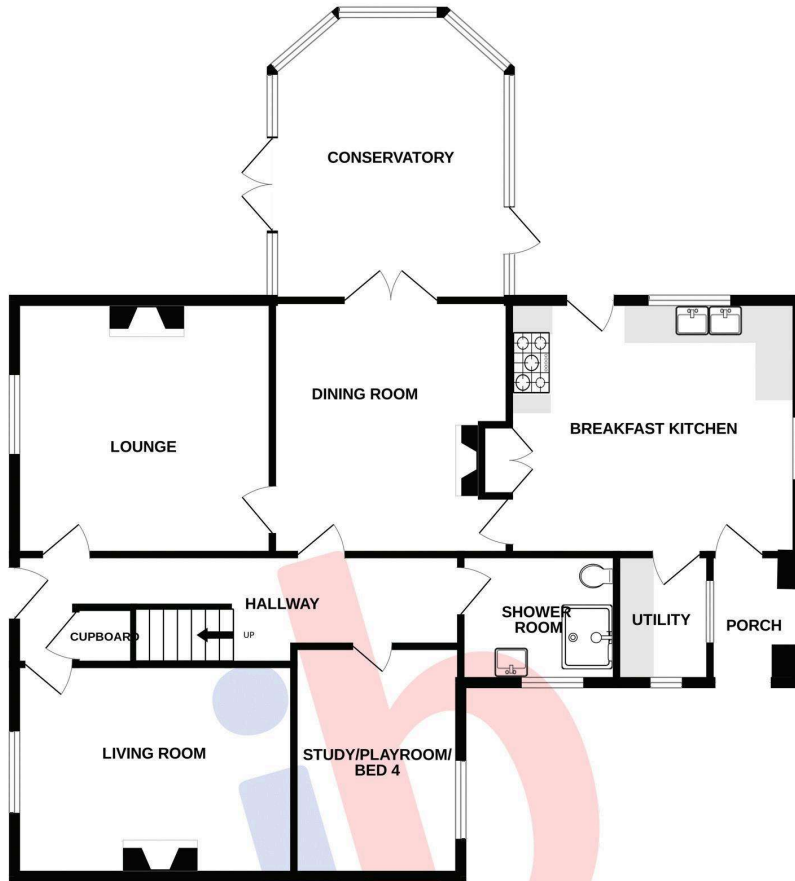
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: JMP Solicitors - £180.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007831 14 August 2026



GROUND FLOOR
1260 sq.ft. (117.1 sq.m.) approx.



1ST FLOOR
804 sq.ft. (74.7 sq.m.) approx.



TOTAL FLOOR AREA : 2064 sq.ft. (191.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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