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Jonathan Fitzpatrick
VILLAGE & COUNTRY HOMES



'Bumble Bee Cottage' Station Road Edingley NG22 8BX *guide* £425,000/£450,000 Freehold



A charming 3/4 bedroom detached cottage, originally dating back to the 18th century, thoughtfully extended over time to create a beautifully balanced home that blends period character with everyday practicality. Set behind a private gated frontage, the property enjoys an immediate sense of arrival, with a high degree of privacy and a peaceful setting along a quiet village road. The approach is both secure and welcoming, leading to a home that offers warmth, individuality and a clear connection to its heritage.

Internally, the property is rich in character, with a wealth of original features including exposed beams, fireplaces and an abundance of charm throughout. The accommodation is both versatile and well-proportioned, offering 3 reception rooms that cater equally well to relaxed family living and entertaining. The principal bedroom features a dressing area with built in wardrobes and adjoining shower room, plus a further dressing room/occasional bedroom linking to the adaptable annexe section of the house. This valuable addition provides a bedroom, lounge and shower room with a separate stairs to the

secondary kitchen with with its own private entrance. This flexible space is ideal for multi-generational living, guest accommodation, or even as an income-generating opportunity, offering independence while remaining connected to the main home.

The west facing gardens are a particular highlight, extending to both the front and rear. Beautifully maintained and thoughtfully landscaped, they provide a variety of seating areas, established planting and open lawned spaces, ideal for enjoying the changing seasons. The courtyard style rear garden, in particular, offers a private and tranquil setting accessed from a fully glazed rear garden room.

Located in the sought-after village of Edingley, the property benefits from a peaceful, semi-rural environment whilst remaining within easy reach of nearby shops and amenities (in nearby Farnsfield) and good bus links to Southwell and Mansfield. Surrounded by open countryside, it offers an exceptional lifestyle opportunity for those seeking space, character and a quieter pace of life. Overall, this is a home of genuine charm and substance - perfect for buyers looking for something distinctive, with history, privacy and beautifully curated surroundings.



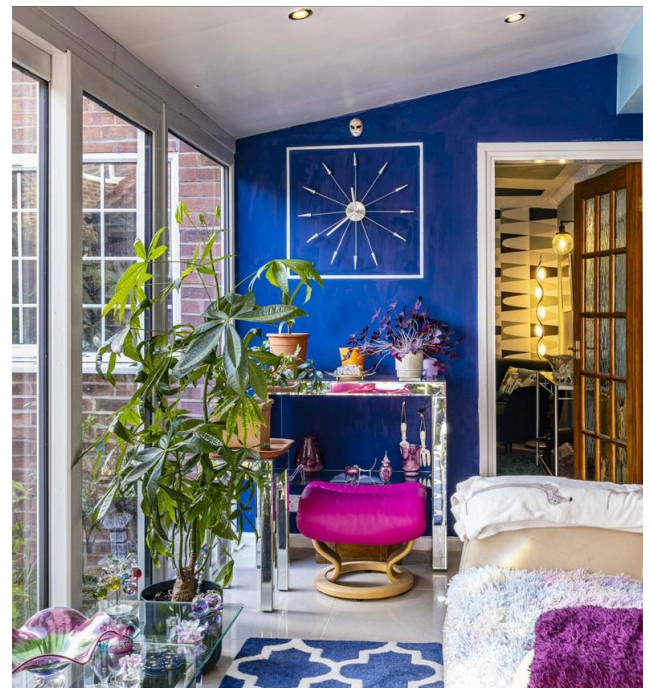
A beautifully landscaped west-facing garden, thoughtfully designed to make the most of the afternoon and evening sun, creating an ideal setting for both relaxation and entertaining.

The fully insulated garden studio /office with double glazing and underfloor heating sits discreetly to one side, adding practicality without detracting from the overall aesthetic.



Lounge

A wonderfully characterful and inviting reception room, where exposed ceiling beams and rich tones create a warm and cosy atmosphere. The focal point is a wood-burning stove set within an attractive fireplace, providing both charm and practicality. Fitted cabinetry and display shelving add a bespoke feel, while the layout offers a comfortable and sociable space to relax. The rear opens onto the garden room, and then to the separate and spacious dining room with adjoining cloakroom.





Main Kitchen

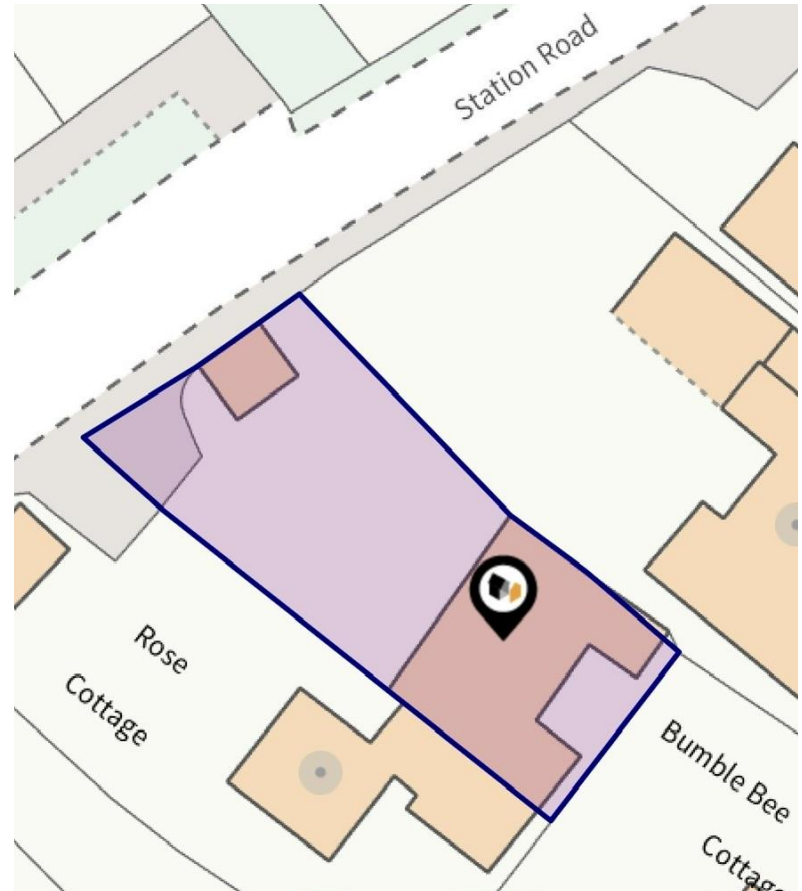
A striking and contemporary kitchen, finished in bold high-gloss cabinetry that creates an immediate sense of style and individuality. The space is well arranged with ample storage and preparation areas, complemented by contrasting work surfaces and splashbacks. A range-style cooker with extractor hood forms a central feature, while integrated appliances and thoughtful detailing enhance both practicality and visual appeal. An adjoining utility / breakfast room provides additional space and versatility.



Annexe Kitchen

The cottage features a secondary kitchen with separate independent access from the front of the property. Fitted with a comprehensive range of units, work surfaces and tiled splashbacks, the space offers everything required for day-to-day convenience, including appliance space and plumbing for washing machine etc. Stairs lead to the first floor annexe bedroom, lounge and shower room - ideal for live-in relatives or perhaps and Airbnb opportunity.





Viewing strictly by appointment through
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Tel **01623 392676** or email - mail@jfea.co.uk .

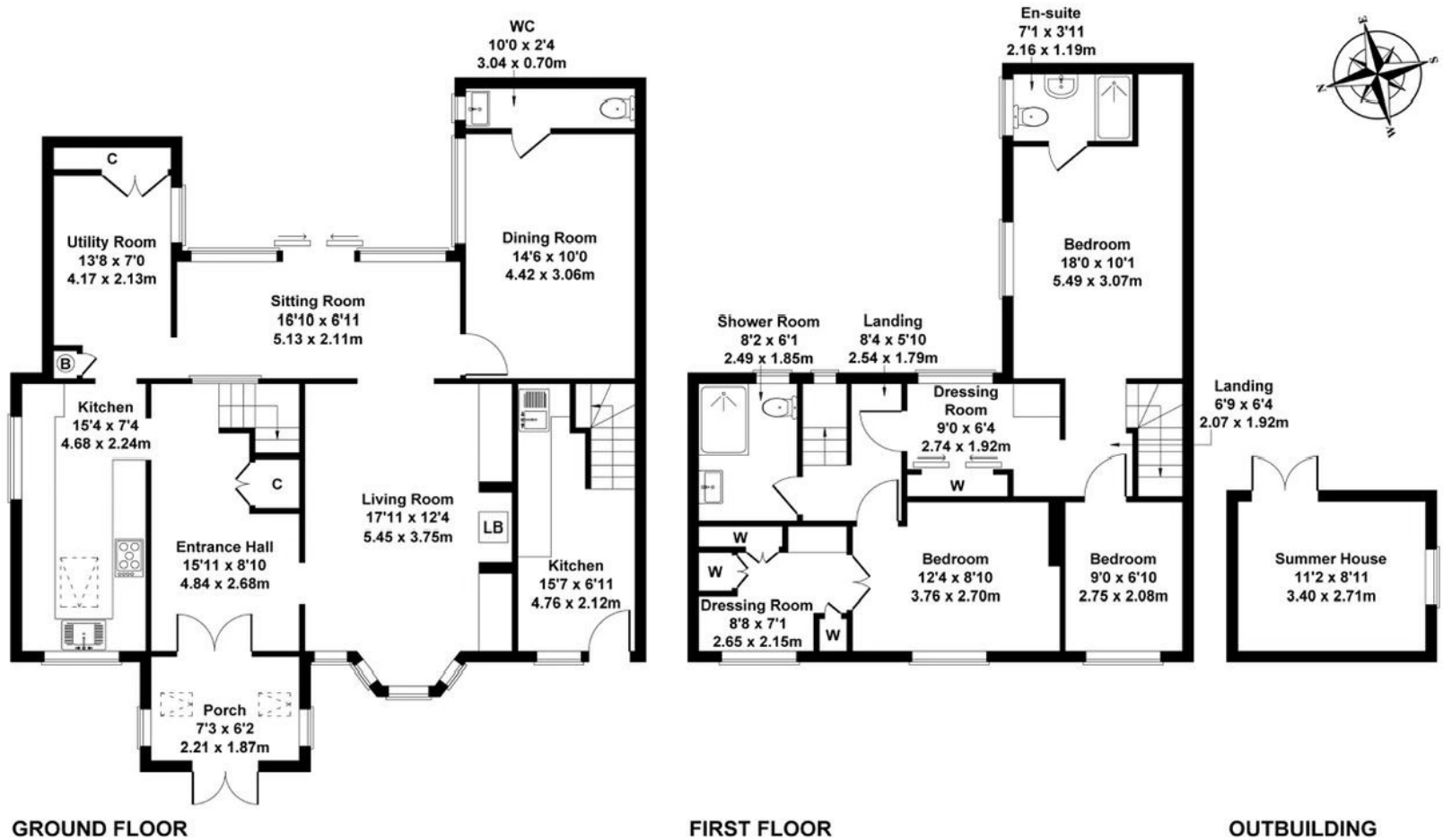
Tenure: Freehold
Council Tax Band:D
Heating: Gas fired boiler
Mains drainage - managed by Severn Trent Water
Flood Risk - Low

Catchment area for the Minster School in Southwell

Energy performance certificate (EPC)			
Bumble Bee Cottage Station Road Edingley NEWARK NG22 8BX	Energy rating D	Valid until:	25 March 2036
		Certificate number:	2848-3060-2207-6676-5204

Bumble Bee Cottage, Station Road, Edingley, Newark, NG22 8BX

Approximate Gross Internal Area
1787 sq ft - 166 sq m



Not to Scale. Produced by The Plan Portal 2026
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 and 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.

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