



Yew Tree Farm Main Road, Hawksworth,
Nottinghamshire, NG13 9DD

£1,995,000

Tel: 01949 836678

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- Substantial Grade II Listed Former Farmhouse
- Additional Annexe
- Numerous Outbuildings, Garaging & Barn
- Tastefully Renovated
- Rare Opportunity
- In Total Around 5,000 Sq. Ft. of Accommodation
- Set In Approximate 23 Acres
- Considerable Off Road Parking
- Wealth Of Character & Features
- Viewing Highly Recommended

A truly unique opportunity to purchase a stunning, Grade II listed former farmhouse noted on Historic England's website as dating back to the 17th century and is reputed to have earlier elements dating back to possibly the 1500s.

The property affords a wealth of character and features which begin with its impressive double fronted facade with attractive Yorkshire sliding sash windows and dressed stone quoins beneath a pantiled roof. The property stands prominently, close to the heart of this pretty conservation village, with a wonderful aspect across to St Mary & All Saints Church.

The farmhouse itself offers around 4,000 sq.ft. of accommodation and has been sympathetically extended to the rear elevation to create a stunning, open plan, living/dining kitchen with contemporary sliding doors leading out into a landscaped garden which provides a wonderful space, more in keeping with modern living, and often not expected in a property of its age. This is then combined with the more period elements of the home providing four further receptions and five double bedrooms with two ensembles and main bathroom. Every room offers its own individuality, many having exposed beams, attractive fireplaces, cottage latch doors and traditional style column radiators creating a wealth of character and interesting features.

In addition to the main accommodation the property also benefits from a separate converted barn situated in the courtyard at the front, which provides around 1,200 sq.ft. of additional accommodation which would be perfect for extended families, teenagers or even potentially short term let.

Numerous farm buildings, including brick and pantiled stables, workshops and garaging provide further versatile space ideal as workshops, storage or (subject to consent) may offer scope for additional conversion.

As well as the main accommodation the property occupies what is a simply stunning plot extending, in total, to over 23 acres with around one acre of formal gardens and driveway and 22 acres of grassland to the rear. To the westerly side there is a substantial modern barn which offers around 3,700 sq.ft. of floor area that is currently utilised as an impressive workshop space but would provide superb garaging or even potential for conversion into a stable block or arena. This overlooks the grazing land at the rear and would therefore be ideal for the equine purchaser.

Overall this is a simply stunning, individual period home in a delightful setting and taking into account both its accommodation and significant level of land, this is an opportunity that will not often come to market.

Viewing comes highly recommended to appreciate both the location and accommodation on offer.

HAWKSWORTH

Hawksworth is an idyllic village located off the A52 in the triangle between the market towns of Bingham, Newark and Grantham accessible to the cities of Nottingham and Leicester, the A1 and M1. The village has its own church, part of which is used as the village hall and nearby primary schools are available in Aslockton and Orston which also have local public houses. Shopping facilities are located in nearby Bingham which also has a railway station with a Nottingham to Grantham link.

The market town of Bingham is well equipped with local amenities including both primary and secondary schools, leisure centre, railway station with links to Nottingham and Grantham, range of local shops, doctors and dentists, several pubs and restaurants. Bingham is also conveniently located close to the A46 and A52 with further links to the A1 and M1 providing good road links to Nottingham and Leicester.

AN ENTRANCE DOOR WITH DOUBLE GLAZED LIGHT ABOVE LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

8'11" x 6' (2.72m x 1.83m)

Offering an immense level of character which introduces you to the wealth of features within the property, having exposed beams, wide board exposed floor boards, staircase rising to the first floor landing and an open doorway into:

CLOAK ROOM

6'3" x 5'10" (1.91m x 1.78m)

A useful space providing a good level of storage with cloaks hanging, attractive flagstone flooring, traditional style column radiator and window overlooking the rear garden.

From the initial entrance hall further doors lead to:

DRAWING ROOM

16'9" x 14'11" (5.11m x 4.55m)

A delightful reception benefitting from an aspect to three elevations including Yorkshire sliding sash windows to the front and rear and exterior door into the garden. The room offering a wealth of character and features the focal point of which is an exposed brick chimney breast with inset solid fuel stove and timber lintel above, heavily beamed ceiling and attractive aspect to the front into the village.

Returning to the initial entrance hall a further door leads through into:

SNUG

16' max into fireplace x 16'6" (4.88m max into fireplace x 5.03m)

A further versatile cosy reception having aspect to the front, attractive exposed brick chimney breast with raised hearth, inset solid fuel stove and built in dresser units to the alcoves, beautiful flagstone flooring, heavily beamed ceiling, column radiator, sliding sash window to the front with integral window seat, double doors leading into the main living area and a further cottage latch door leads through into:

PARLOUR

16' x 14' (4.88m x 4.27m)

A cosy versatile reception with an additional oak, exterior door, to the front which could be utilised as the main entrance hall. Again offering a wealth of character and features, having heavily beamed ceiling, attractive exposed brick inglenook fireplace with inset open grate, flagstone floor, traditional style column radiators, sliding sash window to the front, useful built in cloaks cupboard and a further cottage latch door leading through into:

INNER LOBBY

Having an under stairs storage cupboard, cloaks hanging space and a further cottage latch door into:

GROUND FLOOR CLOAK ROOM

5'6" x 4'6" (1.68m x 1.37m)

Having a two piece period style "Thomas Crapper" traditional suite comprising high flush WC and pedestal washbasin, column radiator and obscured glazed window to the side.

Returning to the inner lobby and open doorway leads through into:

OPEN PLAN LIVING/DINING SPACE

32'9" max x 20'8" max (9.98m max x 6.30m max)

A stunning open plan everyday living/entertaining space which currently provides formal dining with adjacent sitting room offering a wealth of character and features, having flagged and quarry tiled floor. The living area having high vaulted ceiling with exposed king post, truss and purlins, internal exposed brick and stone work, attractive column radiators, sealed unit double glazed windows and French doors leading out onto the patio. The dining area also offers a heavily beamed ceiling, exposed internal brick work, an additional radiator, the original brick arched thralls providing a wonderful feature, sliding sash windows to the side and steps leading up to:

OPEN PLAN LIVING/DINING KITCHEN

35'3" x 21'9" max (10.74m x 6.63m max)

A truly stunning light and airy space which has been sympathetically extended to the rear elevation with a more contemporary addition having large, double glazed, sliding aluminium doors to two elevations providing a fantastic outlook onto the rear garden with elevated views beyond. An initial snug area offers a beautiful exposed brick chimney breast with inset period stove, access out into the garden at the side and a stunning vaulted ceiling with

exposed king post, truss and beams. This in turn leads through into the kitchen, again having vaulted ceiling and views into the rear garden. The kitchen is tastefully appointed with a range of bespoke units finished in heritage style colours with a combination of work surfaces including marble preparation areas, having a central island unit with Belfast style ceramic sink with chrome swan neck mixer tap and separate Quooker boiling tap. In addition there is a beautiful floor standing range providing cooking facilities and, overall this is a stunning space perfect for everyday living.

UTILITY ROOM

15'2" max 9'11" max (4.62m max 3.02m max)

Having fitted wall and base units complementing the main kitchen, attractive marble effect work surface with undermounted twin bowl ceramic sink with chrome swan neck mixer tap, continuation of LVT oak effect flooring, fitted shelving, exposed beams to the ceiling, window and exterior door.

RETURNING TO THE DINING SPACE A TURNING STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having further cottage latch doors leading to:

MASTER BEDROOM

19' max x 16'9" (5.79m max x 5.11m)

A well proportioned double bedroom benefitting from ensuite facilities and having a delightful dual aspect with sash window to the front and multi paned window at the side. The room offers a wealth of character with heavily beamed ceiling, attractive exposed brick chimney breast with flagstone hearth, deep skirtings and traditional style column radiators.

A further cottage latch door leads into:

ENSUITE BATH/SHOWER ROOM

10'5" x 7'4" (3.18m x 2.24m)

Tastefully appointed with a traditional style suite comprising ball and claw roll top slipper bath with wall mounted mixer tap and shower rose over, high flush WC, traditional style vanity unit with inset washbasin and separate quadrant shower enclosure with wall mounted shower mixer, heavily beamed ceiling, metro style tiled splash backs, traditional style column radiator and sliding sash window to the front.

BEDROOM 3

14'7" x 13'7" (4.45m x 4.14m)

A further double bedroom packed full of features, having heavily beamed ceiling, attractive built in wardrobe with stripped antique pine door fronts, shelved alcove to the side, deep skirtings, traditional style column radiator and sliding sash window to the front.

BEDROOM 4

15'10" x 8'5" (4.83m x 2.57m)

A further double bedroom having aspect to the front with heavily beamed ceiling, exposed timbers, traditional style column radiator and sliding sash window to the front.

BEDROOM 2

18'7" x 14'3" (5.66m x 4.34m)

A really interesting, well proportioned, double bedroom which also benefits from ensuite facilities, and affording an immense level of character, having exposed beams and timber purlins to the ceiling, central beam and staircase rising to a galleried study above. In addition the room benefits from windows to three elevations, having attractive column radiators, high level storage areas and a further cottage latch door leading through into:

ENSUITE SHOWER ROOM

8'11" x 2'10" (2.72m x 0.86m)

Having a shower enclosure with bifold screen and wall mounted electric shower, close coupled WC and pedestal washbasin.

SHOWER ROOM

8'6" max x 7'8" max (2.59m max x 2.34m max)

Tastefully appointed having been sympathetically updated with a combination of a traditional and contemporary style suite which comprises a large quadrant shower enclosure with wall mounted shower mixer with both independent handset and rainwater rose over, high flush WC, attractive oak fronted vanity unit with inset Imperial washbasin, exposed beams, traditional style column radiator and multi paned window.

RETURNING TO THE FIRST FLOOR LANDING A FURTHER COTTAGE LATCH DOOR GIVES ACCESS INTO A STAIRWELL AND, IN TURN, A STAIRCASE RISING TO:

INITIAL SECOND FLOOR RECEPTION AREA

23'6" x 11'7" to purlins (7.16m x 3.53m to purlins)

A fantastic space which gives access to two further double bedrooms in the eaves and would make an excellent central reception area, perfect for teenagers, a home office or potentially a further bedroom. The room having a beautiful pitched ceiling with exposed timbers, chimney breast with alcoves to the side, electric heater and multi paned dormer window affording elevated views to the rear.

In turn, further cottage latch doors lead to:

BEDROOM 5

16'2" x 12' to purlins (4.93m x 3.66m to purlins)

An attractive double bedroom having pitched ceiling with exposed timbers, electric heater and sliding sash window to the side elevation.

DRESSING ROOM

12' x 8'10" to purlins (3.66m x 2.69m to purlins)

Having pitched ceiling with exposed timbers and a further door to:

ENSUITE SHOWER ROOM

11'7" to purlins x 6'6" (3.53m to purlins x 1.98m)

Tastefully appointed having a modern suite comprising quadrant shower enclosure with wall

mounted electric shower, close coupled WC, wall mounted vanity unit with inset washbasin, contemporary towel radiator and pitched ceiling with exposed timbers.

BARN/ANNEXE

An attractive conversion of a period outbuilding creating a versatile space which would be ideal as ancillary accommodation to the main house, whether it be an annexe for extended families, or even, potentially, as a short term let.

A TRADITIONAL STYLE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHT LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

16' x 4' (4.88m x 1.22m)

Having attractive tiled floor, deep skirtings, exposed beams to the ceiling, traditional style column radiator, plant room housing oil fired central heating boiler, sliding sash window to the front and further cottage latch door leading to:

OPEN PLAN LIVING/DINING ROOM

28'6" x 14' (8.69m x 4.27m)

A really attractive room offering immense character, the focal point of which is a beautiful exposed stone fireplace and chimney breast with raised flagstone hearth and inset solid fuel stove, alcoves to the side, exposed brick internal elevation and high vaulted ceiling with exposed timbers. The living area affords sliding sash window and French doors to the front, traditional style column radiators and exposed brick piers. The dining room having an additional sliding sash window overlooking the village church.

From the dining area staircase rises to:

GALLERIED RECEPTION

14' x 13'10" (4.27m x 4.22m)

A really attractive space having a vaulted ceiling with exposed timbers and provides a reception or potentially an additional bedroom located in the eaves with sliding sash window overlooking the church.

Returning to the initial entrance hall further doors lead, in turn, to:

BATH/SHOWER ROOM

9'11" x 8'3" (3.02m x 2.51m)

Having a suite comprising panelled bath with chrome mixer tap, separate quadrant shower enclosure with sliding doors and wall mounted electric shower, pedestal washbasin and high flush WC and central heating radiator concealed behind feature cover.

DINING KITCHEN

20' x 12'11" max (6.10m x 3.94m max)

An attractive space accessed via attractive exposed brick steps from the initial entrance hall,

having high vaulted ceiling with exposed timbers and central beam. The initial kitchen area is fitted with a generous range of built in units, having marble effect laminate preparation surfaces one of which has inset ceramic sink and drain unit with articulated mixer tap, integrated appliances including double oven and electric hob with concealed hood above, walk in pantry, plumbing for washing machine and dishwasher, space for further free standing appliances, ample room for breakfast or dining table, traditional style column radiator and multi paned window to the front.

A further cottage latch door leads through into:

BEDROOM

18' x 13'2" (5.49m x 4.01m)

A well proportioned double bedroom offering a wealth of character with high vaulted ceiling with exposed timbers and central beam, having traditional style column radiator, exterior door and window to the front.

STABLE BLOCK

COMPRISING THREE STABLES AS FOLLOWS:

STABLE 1

16'6" x 13'10" (5.03m x 4.22m)

Having vaulted ceiling with exposed timbers, original hayrack and feeding trough and two stable doors.

STABLE 2

12'10" wide x 12'10" deep (3.91m wide x 3.91m deep)

Again having vaulted ceiling with exposed timbers, original hayrack and feeding trough.

STABLE 3

12'10" x 10" (3.91m x 3.05m)

Again vaulted ceiling, hayrack and feeding trough and also housing electrical consumer unit.

OFFICE/WORKSHOP

25' long x 14'4" (7.62m long x 4.37m)

Previously utilised as a home office, providing excellent storage or workshop space.

WORKSHOP

27' x 14' (8.23m x 4.27m)

A fantastic space providing workshop or storage space, having vaulted ceiling, power and light and two stable doors.

BOILER ROOM

14' deep x 12'5" wide (4.27m deep x 3.78m wide)

Being split into two areas providing an initial log store with vaulted ceiling and an open doorway leading through into a plant room/gardener's WC, which again provides a useful storage space and also housing close coupled WC, washbasin and oil fired central heating boiler.

WORKSHOP/STORAGE SPACE

35' x 14' deep (10.67m x 4.27m deep)

Ideal as a workshop/storage space having pitched ceiling with exposed king post and truss, power and light and timber ledge and brace double doors.

DOUBLE GARAGE

37'7" x 19' (11.46m x 5.79m)

Having twin double timber doors leading into a generous space which would provide a superb workshop or covered parking area for two to three vehicles and also includes a vehicle lift, having high vaulted ceiling, power and light and housing the oil tank.

DOUBLE GARAGE

22' wide x 18' deep (6.71m wide x 5.49m deep)

Again providing further potential secure parking with double timber doors, vaulted ceiling, exposed central king post and truss, power and light.

OPEN CAR PORT

18'5" x 12' (5.61m x 3.66m)

Providing storage space or open fronted car standing, having vaulted ceiling with exposed purlins.

WOOD STORE/STABLE

15'6" deep x 14' (4.72m deep x 4.27m)

A versatile space which has been utilised as a wood store but would make additional stabling or workshop space, having vaulted ceiling with exposed timbers.

TRACTOR SHED

16' x 16'5" (4.88m x 5.00m)

Useful as a workshop, storage space or additional garaging, having vaulted ceiling with exposed beams and double timber door to the front.

WORKSHOP/ADDITIONAL GARAGING

44' max x 14'11" (13.41m max x 4.55m)

A really useful space in part of the former brick barn and could offer further scope to increase accommodation subject to necessary consents, having attractive exposed internal brick elevations, vaulted ceiling with exposed timbers, windows and double doors to the front.

TACK ROOM

12' x 12' (3.66m x 3.66m)

A versatile space ideal as additional storage, a tack room or stable, having pitched ceiling, exposed timbers and internal brickwork and stable door to the front.

BARN

74' x 50' (22.56m x 15.24m)

A fantastic workshop/garage space having power and light and providing a substantial footprint of approximately 3,700 sq.ft. making it perfect for garaging or alternatively would make an excellent stable block.

EXTERIOR

This stunning period home occupies what is a truly wonderful, extensive, plot that has been lovingly maintained and landscaped to create a beautiful outdoor space lying in around 1.17 acres of formal garden but benefitting from an additional 22 acres accessed immediately off the rear of the house. This in turn makes it a wonderful equestrian opportunity or simply, for those who are looking for a considerable level of outdoor space, affords wonderful panoramic views to the rear. The property is approached from the heart of the village into a substantial walled courtyard which provides a considerable level of off road parking with established formal gardens to the front and side. A gate in turn gives access into an inner courtyard, formerly part of the original farm, providing additional parking and access to a considerable run of brick and pantiled outbuildings which have been utilised as stables, workshops and general storage. This area of the frontage gives access to a converted barn which provides ancillary accommodation to the main house. A further field gate gives access into a landscaped rear garden with a superb paved terrace which links back via two sliding doors into the living area of the kitchen, providing a wonderful outdoor entertaining space well stocked with a range of trees and shrubs. This area of the garden then leads out onto a central lawn with gravelled areas giving access to additional garaging and workshop space and access into a further hard standing area at the rear that looks out across the property's 22 acres of paddock. This area also encompasses a substantial barn that offers around 3,700 sq.ft. of floor area utilised as a substantial workshop but would be fantastic garage space or even ripe for conversion into stabling or an arena subject to consent.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band G

TENURE

Freehold

ADDITIONAL NOTES

The property is Grade II listed and this applies to the house and the adjoining brick garden wall to north west (see Historic England official entry - Entry No1243796).

The property lies within the conservation area.

We understand there is a proposal to convert a neighbouring modern barn, located within "Phillips Farm" to the North side of the site, (to the rear of the brick outbuildings) although this will not be visible from the main house.

Japanese Knotweed was identified on site in 2021. The vendor informs us this was treated and there is a ten year warranty with "Japanese Knotweed Ltd" which was taken out in 2024, expiring 2034.

We are informed the property is on mains electric, drainage and water. Central heating is oil fired. (information taken from Energy performance certificate and/or vendor).

We understand there is a public footpath running through the paddock to the south side, entering from Newfield Lane and returning to Hawksworth Lane adjacent to the "car dyke".

Note the site plan is for guidance only and exact boundaries should be confirmed, the area outlined in green is not part of the title.

ADDITIONAL INFORMATION

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>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

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

Planning applications:-

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



















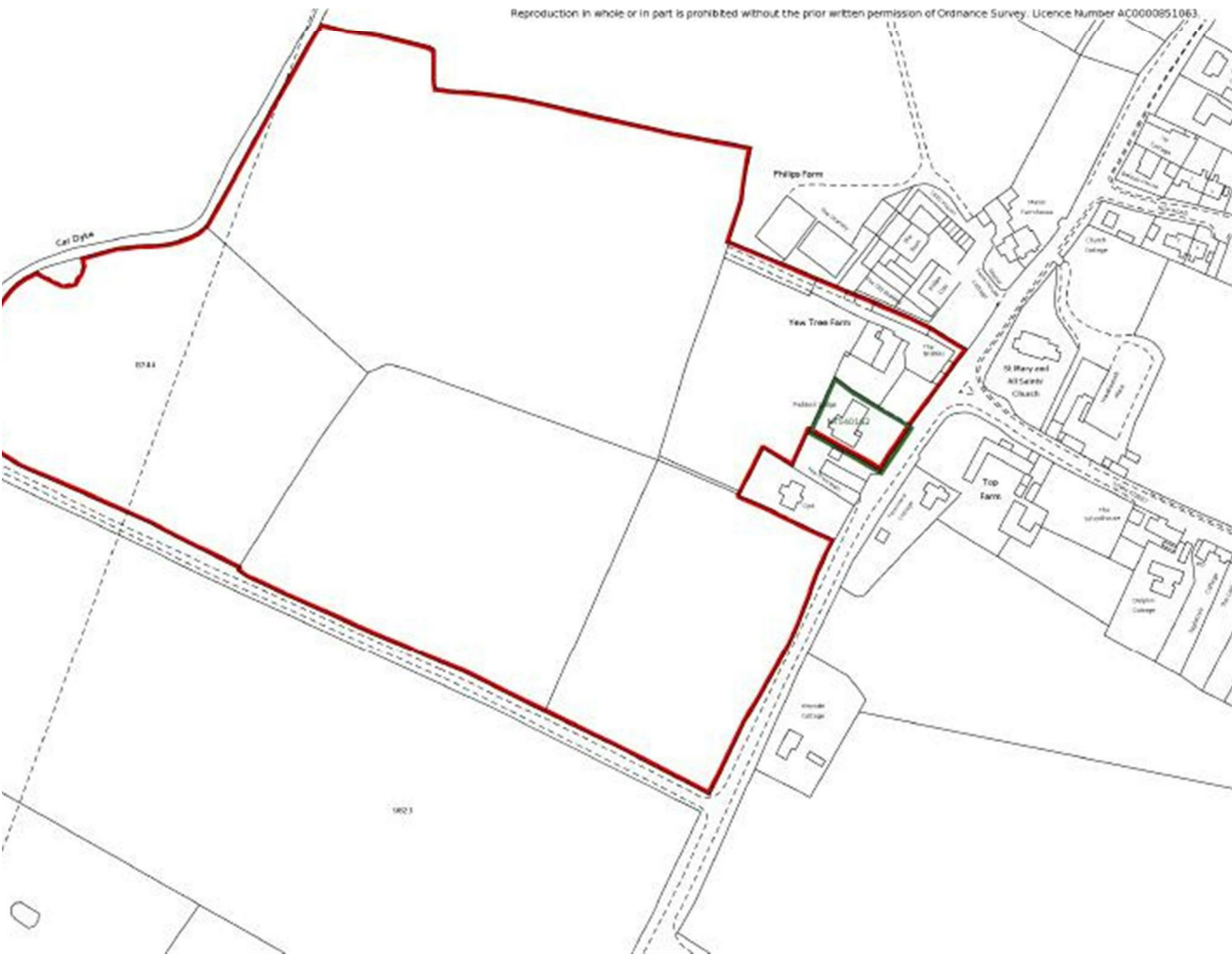




Yew Tree Farm, Hawksworth
Approximate Gross Internal Area
Main House = 448 sq.m/4822 sq.ft
Annexe = 138 sq.m/1485 sq.ft
Outbuildings = 451 sq.m/4855 sq.ft
Agricultural Barn = 352 sq.m/3789 sq.ft
Total = 1389 sq.m/14951 sq.ft



Illustration for identification purposes only, measurements are approximate, not to scale.
 JonHolmesPhotography © 2025



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		
	61	76
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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Registered in England. Ltd Registration number: 07140024

10 Market Street,
Bingham NG13 8AB
Tel: 01949 836678
Email: bingham@richardwatkinson.co.uk



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